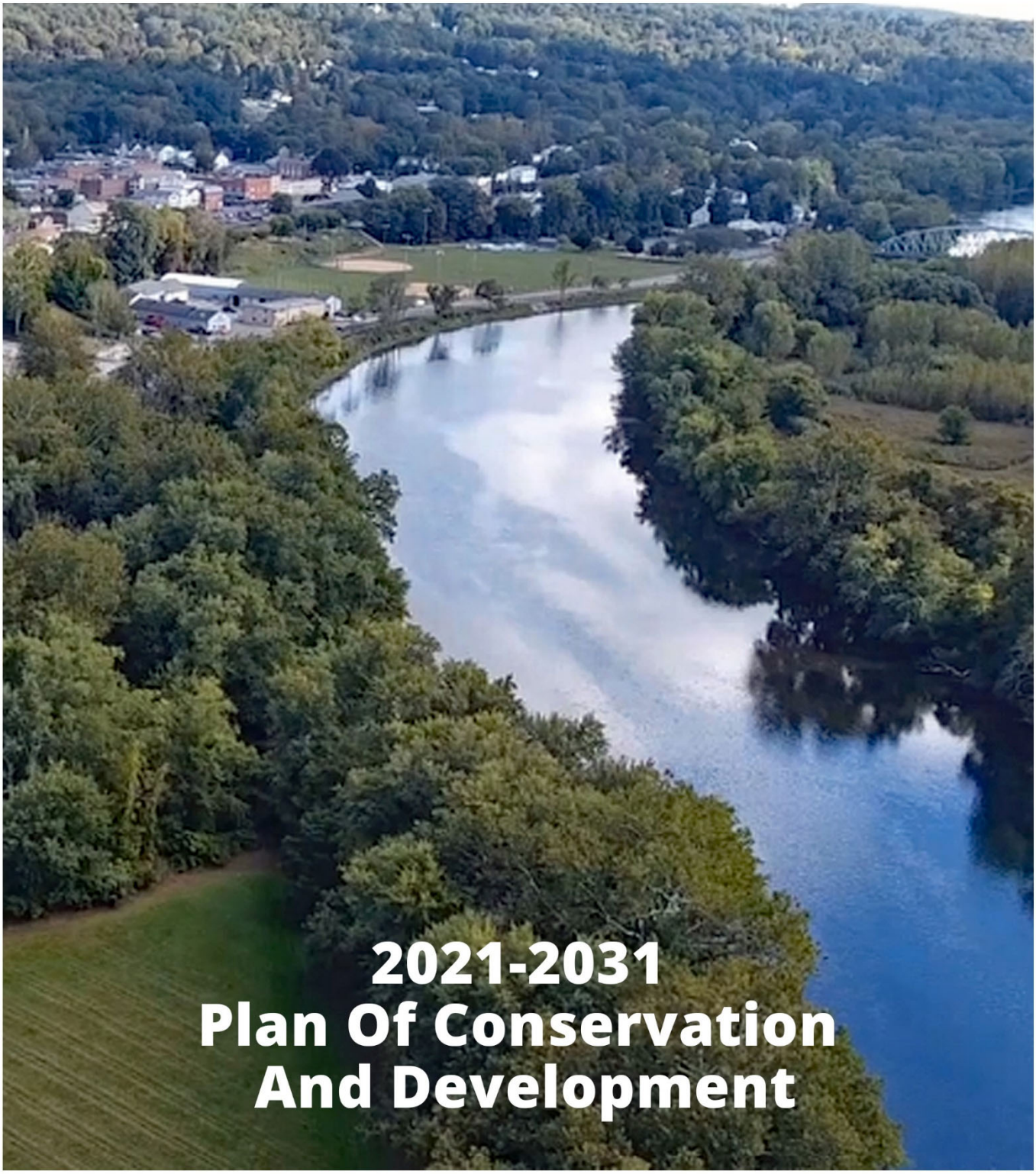
This constitutes the final text of the 2021 POCD as adopted by the Planning Commission and endorsed by the Legislative Body. This POCD will be published in electronic and print form employing graphic art and design. The text will be identical.



2021-2031 Plan Of Conservation And Development

August 2021
New Milford, CT

Adopted: August 23, 2021

Effective: September 7, 2021

TABLE OF CONTENTS

ACKNOWLEDGEMENTS

FORWARD

EXECUTIVE SUMMARY

Chapter 1 - INTRODUCTION

Chapter 2 – CONDITIONS AND TRENDS

Chapter 3 – NATURAL RESOURCES CONSERVATION

Chapter 4 – COMMUNITY CHARACTER PRESERVATION

Chapter 5 – COMMUNITY FACILITIES

Chapter 6 – TRANSPORTATION INFRASTRUCTURE

Chapter 7 – UTILITIES INFRASTRUCTURE

Chapter 8 – COMMUNITY RESILIENCY

Chapter 9 – HOUSING

Chapter 10 – ECONOMIC DEVELOPMENT

Chapter 11 – FUTURE LAND USE PLAN

MAPS

Existing Land Use (Chapter 2)
Zoning (Chapter 2)
Municipal Owned Land (Chapter 5)
Water Resources (Chapter 3)
Forest Resources (Chapter 3)

Habitat (Chapter 3)
Active Farms and Farmland Soils (Chapter 3)
Farm Parcels and Protected Farmland (Chapter 3)
Permanently Protected Lands (Chapter 3)
Septic Suitability (Chapter 7)
Sewer Service Area (Chapter 7)
Future Land Use (Chapter 11)

DATA SOURCES

REFERENCES

A. Connecticut DEEP Natural Diversity Data Base Maps
B. 2018 and 2019 CERC Town Profile
B. 2020 Market Analysis, Camoin310
C. 2020-2030 WestCOG Plan of Conservation and Development
D. Western Connecticut Council of Governments 2020 Hazard Mitigation Plan Update, Municipal Annex for New Milford
E. Sustainable CT Committee Community Resilience Building Committee Report, 2021
F. Farmland Committee, Map of Important Agricultural Land
G. New Milford Housing Workshop Report, Milone & MacBroom, February 2018
H. New Milford River Trail, Preliminary Engineering Report, Milone & MacBroom, 2018
I. Riverfront Revitalization Master Plan, WXY, 2021
J. Sullivan Farm, 2018 Plan
K. MS4 Stormwater Management Plan, 2017
L. Town Facilities Utilization Sub-Committee Final Report, 2018
M. 2013 Transportation Management Plan, Fitzgerald & Halliday
N. 2015-2018 CT Conservation and Development Policies Plan
O. Revised Draft, 2018-2023 CT Conservation and Development Policies Plan
P. POCD Community Input Survey, 2019

ACKNOWLEDGEMENTS

Planning Commission

Paul Murphy, Chairman
Joseph Davis, Vice-Chairman
Lois Chluldzinski, Secretary
Chris Ludwig
George Sam
Gerard Monaghan
Tim Harkin
Joseph Girardot, *former member*
Peter Schmitt, *former Chairman*

POCD Update Committee Members

Nick Pouder, Co-Chair; Farmland & Forest Preservation
Cathy Setterlin, Co-Chair; Inland Wetlands
Jeannie Tremont, Vice Chair
Chris Cosgrove, Town Council
Liba Furhman, Riverfront Revitalization
Tom Esposito, Town Council
Tara Ewers, Downtown Business Community
Katy Francis, Town Council
Leonardo Ghio, Senior Center
Adam Halasi-Kun, Conservation Commission
Tim Harkin, Planning Commission
Diane Klaif, Board of Finance
Paul Murphy, Planning Commission
Peter Schmitt, Planning Commission
Frank Wargo, Economic Development Commission

Mayor

The Honorable Pete Bass

Town Council

Katy Francis, Vice Chair
Walter M. Bayer
Chris Cosgrove
Thomas Esposito
David Lawson
Mary Jane Lundgren
Michael Nahom
Slawomir Rynkiewicz
Doug Skelly

Staff

Kathy Castagnetta, AICP, Town Planner/Community Investment Officer/POCD Specialist
Laura Regan, Land Use Supervisor/Zoning Enforcement Officer/Town Planner
Jill Lucas and Joelle Westervelt, Recording Secretaries

Writers and Editors

Kathy Castagnetta, Bill Devlin, Liba Furhman, Diane Klaif, Gerard Monaghan, Nick Pouder, Laura Regan, Cathy Setterlin

Map Preparation

Stacy Deming, GISP, Housatonic Valley Association (HVA)

Photo Credits:

Kathy Castagnetta
Grant Dupill
Kathy Dunn
Liba Furhman
Myke Furhman
Tim Harkin
Greg Kaiser
John LaPerch
Jill Lucas
Art Malley
Karen Pollard
Linda Pouder
Joe Quaranta
Peter Schmitt

Special thanks to the residents, business owners, property owners and Town Departments who came to meetings, responded to our survey, contributed to discussions, answered questions and helped create this POCD.

FORWARD

New Milford Residents,

On behalf of the Plan of Conservation and Development Update Committee, we are pleased to submit to you the 2021 New Milford Plan of Conservation and Development (POCD).

This Plan is intended to guide the enhancement of New Milford's quality of life and community character, addressing important community issues such as housing, farming, natural and cultural resources, transportation, economic development and sustainability, open space, and historic preservation.

This planning process began in 2018 before the Covid 19 pandemic. This global crisis reminds us of the need to respond at the local level to rapidly changing conditions, while maintaining a steady and clear vision for the future.

It has reaffirmed the need for our community to respond to changes in demand for housing, community services and a sustainable local food supply, as we plan for conservation and development in the next decade and beyond.

This Plan is the result of numerous meetings by the POCD Committee, the Planning Commission, discussions with municipal employees, public forums with residents during the past year, as well as hours of research, review and discussion by the commission and staff. Their work has reinforced our commitment to fostering a stronger community through this planning process.

We acknowledge and thank all involved for their contribution of time and commitment to the development of this Plan.

Cathy Setterlin and Nick Pouder
Co-Chairs POCD Update Committee

EXECUTIVE SUMMARY

The New Milford 2021 Plan of Conservation and Development (POCD) is a tool for guiding the community's growth into 2031. The POCD, an advisory document intended for use by the Planning and Zoning commissions, as well as other Town boards, commissions, committees and residents, provides a framework for consistent and deliberate decision making.

Summary of POCD Update Committee Findings:
During the research and outreach portion of the POCD update process, the Committee learned:

- The Town's population is declining and the average age has increased, resulting in more seniors, fewer school-age children and fewer young adults. This trend is projected to continue; however, based on future Town action and unknown variables, this trend could change.
- Residents strongly support protection of water quality, and the preservation of farmland and forests.
- The Town's most revered assets are the Village Green, Candlewood Lake and the Housatonic River.
- Residents are very concerned about the potential loss of the Town's historic buildings, structures, scenic roads and scenic views.
- Most residents believe Town government provides high-quality services, but needs to maintain its infrastructure and buildings, and continue to make government more efficient.
- In order to maintain and expand Town services, the Town needs to increase its tax base.
- Recruitment and retention of volunteers for emergency service organizations as well as other organizations and Town departments that provide public services is a concern.
- There is a need for increased housing options.
- A clearer development vision for Routes 7 and 202 is needed.
- Many residents favor the cleanup and redevelopment of brownfield sites.
- The Town should focus on better marketing to support economic development opportunities.

Summary of POCD Goals:
Following extensive community outreach and discussion, the Committee developed these overall goals:

- Protect and enhance the quality of surface and ground water.
- Preserve farms and strengthen farming.
- Preserve and manage open space.
- Preserve and enhance community and cultural character.
- Protect and preserve historic assets.
- Maintain high-quality community services while balancing residents' desires for services and amenities with fiscal realities.
- Continue providing services to our most vulnerable residents.
- Maintain Town properties.
- Maintain, improve, and expand transportation infrastructure and options for all users.
- Ensure the utilities infrastructure is adequate to serve the Town's future needs.
- Create a variety of housing options for all ages and income levels while maintaining community character and considering fiscal impacts.
- Create a strong and diverse economy, job market and tax base.
- Provide opportunities to purchase goods and services locally.
- Provide a high quality of life for residents with recreational and cultural opportunities.

CHAPTER 1 – INTRODUCTION

New Milford's 2021 Plan of Conservation and Development was drafted during an extended period from 2018 to 2021. This Report provides the Town of New Milford with the most recent data available at the time.

Since the committee began its work, the Town faced the challenges presented by the COVID 19 pandemic to its economy and lifestyle. Businesses suffered across the region. Several New Milford businesses closed. Others are barely surviving.

However, New Milford was also fortunate. In this same period, approximately 20 businesses have or will soon be opening or expanding. In addition, the housing market is seeing increased activity due to an influx of new residents from out-of-state and neighboring urban communities.

It is too soon to know what the impacts on the community will be going forward. However, due to its foresight, the Town is well positioned to take advantage of market opportunities both in the short- and long-term.

New Milford has taken important first steps. The local Corporation for Economic Development has been designated as the Town's development agency. The Town's Riverfront Revitalization Committee is developing a master plan for the Housatonic Riverfront corridor and connections to its Downtown. Important studies for adaptive reuse of Town-owned properties are under way. A Town-wide Market Analysis and a study of the potential for a hotel to locate in Town are completed.

New Milford is addressing infrastructure improvements including local roads, Downtown walkability, passenger rail feasibility, and extension of its multi-purpose river trail. It is partnering with local business and educational institutions to provide opportunities for job force training.

Armed with the information of this POCD and by acting on current planning initiatives, New Milford residents can be confident the Town will strengthen its economy, broaden its tax base, reverse population decline and ensure the continuation of its strongest asset – its remarkable quality of life.

A NEW PLAN OF CONSERVATION & DEVELOPMENT

The 2021 POCD establishes a common vision for the future physical development, growth and environment of the Town of New Milford. It identifies goals and recommends both short- and long-term strategies to help attain that vision. The POCD also addresses social and economic development issues which are interrelated with conservation, development, and land use issues.

The 2020 POCD is intended to:

- *coordinate municipal activities*
- *guide land-use decisions and regulations*
- *plan and prioritize public projects*

A POCD serves as an advisory document to the Planning Commission, other boards and commissions, business owners and residents. It is intended to provide a framework for decision-making with regard to conservation and development activities in New Milford during the next 10 to 20 years.

New Milford has a long planning tradition, and previous planning efforts form the foundation of this Plan. The first Plan of Development was adopted in 1959, and subsequent plans were adopted in 1965, 1972, 1986, 1997 and 2010.

The Town has undertaken other planning efforts including the 1996 Downtown New Milford Plan, various economic development studies, the 2013 Transportation Management Plan and most recently in 2020, a Town-wide Market Analysis and the Riverfront Renewal Plan.

This POCD continues to recommend development patterns based on the land's physical character and capacity, and encourages growth in harmony with the Town's natural and built environment.

While the statutory authority to adopt the POCD rests with the Planning Commission, implementation can only occur with the diligent efforts of the residents and officials of the Town of New Milford.

The POCD Development Process:

In July 2018, the Planning Commission appointed a POCD Update Committee composed of representatives from various Town boards and commissions, and Town residents.

One of the Committee's objectives for the plan-writing process was energetic public outreach to ensure transparency and wide-spread involvement – and to engage and draw upon the knowledge and priorities of residents.

The Committee conducted three interactive public workshops to solicit ideas and feedback.

- Community Conversation 1, Feb. 21, 2019. Topics were:
  - Community Services and Facilities
  - Transportation and Infrastructure
- Community Conversation 2, March 21, 2019. Topics were:
  - Natural Resources and Open Space
  - Community Character
- Open House, May 4, 2019

The Committee distributed a POCD Community Survey, both online and in print, which generated almost 400 responses. Public participation was invited and welcomed at each regular Committee meeting.

In addition, input was solicited from Town agencies, boards, commissions and committees via questionnaires and in-person consultations. Previous Town plans, reports and studies were researched and data incorporated

The Final Draft of the 2021 POCD was presented to the Planning Commission for consideration and adoption on June 17, 2021. The Commission referred it

STAKEHOLDER INPUT FROM:

Aquarion Water Co.
Board of Education
Candlewood Lake Authority
Commission on Aging
Community Center Committee
Conservation Commission
Corporation for New Milford Economic Development
Health Director
Public Works Director
Farmland and Forest Preservation Committee
Gaylordsville Volunteer Fire Department
HARTransit
Housatonic Valley Association
Community Ambulance Corporation
Homeless Shelter Coalition
New Milford Hospital
New Milford Police Department
New Milford PTO
New Milford Public Library
New Milford Trust for Historic Preservation
New Milford Visiting Nurse Association
New Milford Water Pollution Control Authority
Northville Volunteer Fire Department
Parks and Recreation Commission
Planning Commission
Social Services Department
Town Planner
Water Witch Hose Co. #2
Northwest Connecticut Land Conservancy
Wetlands Enforcement Officer
Youth Agency
Zoning Commission



to the Town Council and the Regional Planning Agency and conducted a public hearing on August 23, 2021. The 2021 POCD was formally adopted on August 23, 2021.

CONSISTENCY WITH CONNECTICUT GENERAL STATUTES, STATE AND REGIONAL PLANS

Consistency with Connecticut General Statutes Section 8-23
This Plan was developed in accordance with Connecticut General Statutes (CGS), which requires municipalities to adopt a Plan of Conservation and Development every 10 years and sets forth what must be included and considered in a POCD. The following are excerpts from CGS Section 8-23.

The POCD *shall*:

- Be a statement of policies, goals and standards for the physical and economic development of the municipality.
- Provide for a system of principal thoroughfares, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate.
- Be designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and identify areas where it is feasible and prudent:
    - To have compact, transit accessible, pedestrian-oriented mixed-use development patterns and land reuse, and
    - To promote such development patterns and land reuse.
- Recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, agricultural and other purposes and include a map showing such proposed land uses.
- Recommend the most desirable density of population in the several parts of the municipality.
- Note any inconsistencies with the state's growth management principles.
- Make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region.
- Promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development.
- Consider allowing older adults and persons with a disability the ability to live in their homes and communities whenever possible.
- Identify the general location and extent of areas served by existing sewerage systems, areas where sewerage systems are planned, and areas where sewers are to be avoided.
- Recommend conservation and restoration of the natural environment, cultural and historical resources and existing farmlands and protection of environmental assets critical to public health and safety.

In preparing the POCD, the Committee *shall* consider:

- The community development action plan of the municipality, if any.
- The need for affordable housing.

- The need for protection of existing and potential public surface and ground drinking water supplies.
- The use of cluster development and other development patterns to the extent consistent with soil types, terrain and infrastructure capacity within the municipality.
- The state POCD.
- The regional POCD.
- Physical, social, economic and governmental conditions and trends.
- The needs of the municipality including, but not limited to human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and circulation, cultural and interpersonal communications.
- The objectives of energy-efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation.
- Protection and preservation of agriculture.
- The most recent sea level change scenario.
- The need for technology infrastructure in the municipality.

The POCD *may*:

- Include any necessary and related maps, explanatory material, photographs, charts or other pertinent data and information relative to the past, present, and future trends of the municipality.
- Show the Committee's recommendations for:
    - Conservation and preservation of traprock and other ridgelines.
    - Airports, parks, playgrounds and other public grounds.
    - The general location, relocation and improvement of schools and other public buildings.
    - The general location and extent of public utilities and terminals, whether publicly or privately owned, for water, light, power, transit and other purposes.
    - The extent and location of public housing projects.
    - Programs for the implementation of the plan, including
        - A schedule,
        - A budget for public capital projects,
        - A program for enactment and enforcement of zoning and subdivisions controls, building and housing codes and safety regulation,
        - Plans for implementation of affordable housing,
        - Plans for open space acquisition and greenways protection and development,
        - Plans for corridor management areas along limited access highways or rail lines,
        - Proposed priority funding areas, and
        - Any other recommendations as will, in the Committee's judgment, be beneficial to the municipality.

Statement Regarding Consistency with State and Regional Plans of Conservation and Development

The policies and actions recommended in this plan are consistent with the State and the WestCog region POCDs.

Connecticut's Conservation and Development Policies Plan

The goals, policies and strategies identified in this plan are consistent with the six growth management principles identified in the state's 2013-2018 Conservation and Development Policies Plan. At the time of writing this document, the State had not yet adopted the 2019-2023 plan.

State of Connecticut POCD

Growth Management Principles

1. *Redevelop and revitalize regional and commercial centers and areas with existing or planned physical infrastructure.*
2. *Expand housing opportunities and design choices to accommodate a variety of household types and needs.*
3. *Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.*
4. *Conserve and restore the natural environment, cultural and historical resources, and farm and traditional rural lands.*
5. *Protect and ensure the integrity of environmental assets critical to public health and safety.*
6. *Integrate planning across all levels of government to address issues on a local, regional and state-wide basis.*

Regional Land Use Plan

The 532-square-mile Western Connecticut Region (WestCOG) encompasses eighteen municipalities in southwestern Connecticut including Bethel, Bridgewater, Brookfield, Danbury, Darien, Greenwich, New Canaan, New Fairfield, New Milford, Newtown, Norwalk, Redding, Ridgefield, Sherman, Stamford, Weston, Westport and Wilton.

The goals, policies and strategies identified in this plan are consistent with WESTCOG's 2020 Regional POCD's "key policy recommendations."

CHAPTER 2 - CURRENT CONDITIONS AND TRENDS

INTRODUCTION

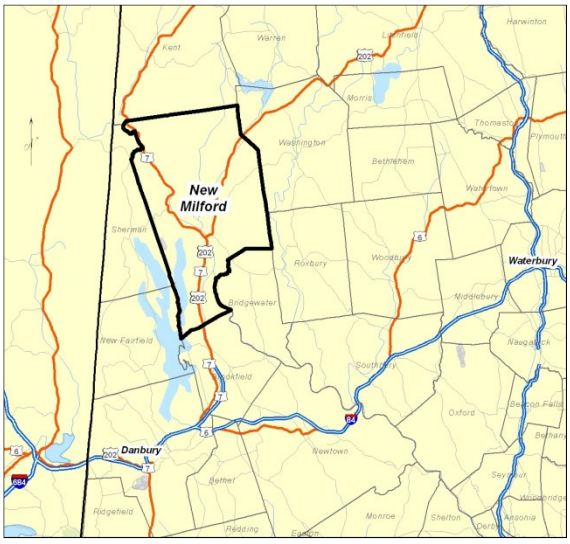
The Town contracted with Camoin 310, an economic development consulting firm, to perform a market analysis and provide the New Milford community and its partners with data, information and recommendations to inform the Town's 2021 POCD Update, Riverfront Master Plan, and other planning and economic development efforts.

Camoin defined the Greater New Milford Region as the 12 towns that comprise the Town of New Milford's labor shed (i.e. where most New Milford residents and workers commute to and from). The 12 towns include New Milford as well as Bethel, Bridgewater, Brookfield, Danbury, Kent, New Fairfield, Newtown, Roxbury, Sherman, Warren, and Washington.

This POCD shares the study's findings throughout and refers to the document as the "Market Analysis."

OVERVIEW

The Greater New Milford Region



Located in western Connecticut, New Milford, the Gateway to Litchfield County, is, at 64.4 square miles, the largest municipality in the State. The Town is bordered to the north by Kent, to the east by Washington and Roxbury, to the south and east by Bridgewater, to the south by Brookfield and to the west by Sherman and New Fairfield.

It is served by State highways (Routes 7, 202, 109, 67, 37 and 55), and Interstate Route 84 is 12 miles to its south. Downtown New Milford is 55 highway miles from Hartford, 80 from New York City and Springfield, 143 from Providence, 153 from Boston and 177 from Philadelphia.

The Town is a regional hub for Litchfield and northern Fairfield counties, as well as nearby New York State communities, and provides numerous amenities. These include a vibrant downtown, retail and entertainment establishments, a hospital, jobs, housing that is often more affordable than that of the surrounding area, and a food supply via numerous local farms.

Natural assets include Candlewood Lake and Vaughn's Neck, major rivers such as the Housatonic, Aspetuck and Still, Lover's Leap State Park, scenic vistas, Town parks, trails, and picturesque mountains including Bear Hill, Mount Tom and Candlewood.

New Milford has a strong civic culture, with an organized network of engaged residents and volunteers that take on improvement and advocacy projects.

Local businesses and organizations join the Town in providing cultural opportunities such as concerts, theater, cinema, art shows and festivals. New Milford offers residents and visitors alike a broad range of outdoor recreational activities such as kayaking, swimming, hiking, bicycling, walking and cross-country skiing.

New Milford's rural, small-town setting and superb natural environment that includes forests and farmlands, anchored by the Town Green with its "Main Street" charm, draws in people and businesses who make emotional connections with the Town. This family-friendly, high quality of life is the Town's major asset and differentiating factor.

HISTORICAL HIGHLIGHTS

New Milford's past gives insight into the forces that shaped development patterns. Both natural and man-made features played a large role in influencing the Town's patterns. These same resources continue to guide development in New Milford. Historic trends also continue to impact the Town, including the loss of farmland and ever-shifting economies that require continual adaptation.



Downtown, c. 1902-1915.

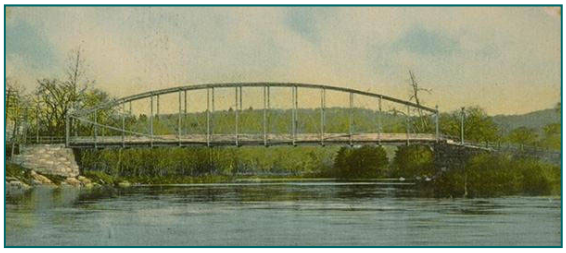
In 1712, the State General Assembly granted New Milford the privileges of a township. During these early years the first "highways" were laid out, local government formed, villages such as Gaylordsville emerged, and settlers built the first bridges across the Housatonic River.



Railroad in New Milford, 1904.

With abundant natural resources, the Town was able to play an important industrial role in the early 1800s. Local industry included marble quarries, iron works, a paper mill and agriculture. Having the Housatonic River as a means for shipping these products was critical.

While the River supported industry, crossing it was a challenge. Bridges were built Downtown and in Gaylordsville. These bridges, along with the opening of a rail line from Bridgeport to New Milford in 1840, helped the Town emerge as a trading center.



Boardmans Bridge, c. 1913.

By the late 1800s, New Milford was enjoying a new prosperity thanks to its agriculture and new industries. The Town Hall was built and an active Village Improvement Society transformed the rough Green into a parklike setting. The Town became the site of private schools like Canterbury, and began a long history of attracting summer and weekend residents and exurbanites.



Downtown, 1938.

Agriculture and family farms had been a major activity in the region since its first settling. The wide, fertile floodplains of the Housatonic and Still Rivers as well as ridgetop lands were used to grow broadleaf tobacco for cigar wrappers and later for binder. For 60 years, tobacco was the major crop of the region, with New Milford as its epicenter.

Most local farmers between Brookfield and Kent put acreage into the valuable cash crop and long tobacco barns dotted the landscape. In Downtown New Milford a dozen

warehouses packed and shipped the crop to New York, other eastern cities and Europe. At its peak the industry employed 500 people seasonally. New Milford's tobacco production was the equal of any of the better-known towns of the Connecticut Valley. Its prosperity continues to be marked by neighborhoods of Victorian homes near Downtown and along Route 7. However, near the end of the 1800s, tobacco and dairy farming reached their peak.

Multiple dams began appearing in the late 1800s, powering industrial operations. The second half of the century saw many new industries and technologies come to New Milford. Water Witch Engine Company, local telephone and electricity companies, and newspapers were established. Manufacturing of buttons, paint and varnish, hats, furniture, pottery and pasteboard were some of the industries that came to New Milford.



New Milford Hat Factory, Housatonic Avenue, circa 1908

The Robertson Bleachery and Dye Works was built along the Housatonic River in 1917, joining the Bridgeport Wood Finishing Company located further south. At the turn of the century New Milford's population had grown to 4,804. The Great Fire of 1902 destroyed nearly half of New Milford's business district. Development patterns greatly changed as advancements in communications and electricity enabled people to live throughout the Town.



The C.E. Griffin Lime Company, predecessor to the New England Lime Company, River Road, circa 1897

The Connecticut Light & Power Company built the Rocky River hydro-electric plant in 1928, providing power to the Town and helping to grow industry. The project drastically altered New Milford's physical landscape with the creation of Candlewood Lake, which proved to be a popular amenity and enticed summer visitors and new residents.

Roads also shaped New Milford's development patterns. In the 1920s, Route 7 was paved as a two-lane road and other state routes were constructed. While Downtown was still a community focal point, Route 7 attracted business development.

After World War II, the entire country experienced a new wave of growth where development expanded out from traditional areas. People were free to live further from their place of employment since they could commute by automobile.

The 1940s also saw the construction of Maggi Company, which later became Nestles. This was followed in 1957 with construction of Kimberly Clark's and Scovill Manufacturing's plants, with proximity to the Housatonic River a key factor in their decisions to locate in the Town. Although tobacco farming dwindled, many of the historic warehouse buildings remain today.

New Milford's Population

	Pop.	Change
1800	3,221	
1810	3,537	10%
1820	3,830	8%
1830	3,979	4%
1840	3,974	0%
1850	4,508	13%
1860	3,535	-22%
1870	3,586	1%
1880	3,907	9%
1890	3,917	0%
1900	4,804	23%
1910	5,010	4%
1920	4,781	-5%
1930	4,700	-2%
1940	5,559	18%
1950	5,799	4%
1960	8,318	43%
1970	14,601	76%
1980	19,420	33%
1990	23,629	22%
2000	27,121	15%
2010	28,142	4%
2020	28,115	0%

Sources: US Census, HVCEO.

By the 1960s, agriculture was still declining, housing development was rapid, and the Town faced traffic and sewer capacity issues. The Town recognized the need to plan for growth and adopted its first town plan in 1959. Then 11 years later, the Town adopted zoning. Many of the development patterns seen today were already established by that time.

Beginning in the 1960s New Milford saw dramatic growth in population and housing. The population more than doubled – from 8,318 in 1960 to 19,420 in 1980. This growth slowed in the late 1980s and the Town saw a decline in industry and manufacturing, with large employers and facilities closing or moving from the area. Today, Kimberly-Clark continues to manufacture tissue products, and is joined by newer industries such as Neeltran and Chemical Marketing Concepts, both global leaders in their fields.

New Milford's population grew steadily into the 2000s, finally surpassing 26,000 and putting it demographically in the category of a small city. This triggered the attention of large national chain stores, regional banks and new shopping center development along the Route 7 corridor.

Longstanding and long-neglected infrastructure challenges ultimately resulted in re-design of intersections, a new rotary and a major reconfiguration of schools, with a new high school built in 2002 and the conversion of the former high school building into the largest intermediate school in the state.

Countervailing trends have resulted in conservation of existing open space and robust historic preservation, both of which came to be seen as important assets as many in Town sought to maintain its small town feel.

Thanks to the efforts of land trusts such as Weantinoge (now Northwest Connecticut Land Conservancy), the largest land trust in the state, gifts of open space to the Town, municipal purchases such as Sega Meadows and farmland preservation efforts, the amount of protected open space in New Milford currently stands at near 20% of its total developable land area. A new state park was created in the Lover's Leap area in 2006.

The Downtown area of New Milford and several other buildings are listed on the National Register of Historic Places. The Town added zoning protections such as the Village Center District and Town Landmark District that provide flexible building and parking requirements for significant buildings, and also adopted a scenic road ordinance and a demolition delay ordinance.

Work to revitalize the Housatonic Riverfront has begun and significant private and public investment in the Downtown area around the Green has kept it as a vibrant community center for outdoor events such as a popular farmers market, festivals and musical performances at the bandstand.

CONDITIONS AND TRENDS

Population and demographic trends

The 2020 Town Market Analysis found New Milford is experiencing a demographic shift that will have wide-reaching effects across the local economy and will affect the demand for real estate development.

- After rising continuously for decades, the Town's population peaked in 2008 at 28,694. The number of people in Town dropped to 28,142 in 2010. The 2020 US Census reports that New Milford's population was 28,115 in 2020. State projections of a decrease were incorrect. It is unclear what the recent upsurge of Pandemic-related migration will have in the future.

- **Aging of the population:** The makeup of the population is expected to shift as well, with older adults (60+) growing both in absolute numbers and as a share of total residents. New Milford will have 1,400 new seniors by 2030, as the youngest of the Baby Boom generation age into the senior cohort. In 2015, seniors made up 21% of the Town's population and, by 2030, they will account for 29%.

- **Declining school-age population:** School enrollment has declined. According to the Connecticut Department of Education, New Milford's School District enrollment decreased from 4,600 in 2012 to 4,133 in 2017 (10%). Enrollment continues to decline, and is projected to be at 3,885 in the 2021-22 school year. This trend is predicted to continue.

- **Fewer young adults and families:** New Milford has a lower share of younger adults in the 20-39 age group compared to the region, State and nation.

Town of New Milford Age Projections, 2015 - 2030

	2015	2030	Change, 2015 - 2030	% Change, 2015 - 2030
Infants (Aged 0-4)	1,299	1,240	(59)	(4.5%)
School-Age Children (Aged 5-19)	5,380	3,986	(1,394)	(25.9%)
Younger Adults (Aged 20-39)	5,773	5,568	(205)	(3.6%)
Middle-Age Adults (Aged 40-59)	9,346	6,765	(2,581)	(27.6%)
Seniors (Aged 60+)	5,796	7,200	1,404	24.2%
Total	27,594	24,759	(2,835)	(10.3%)

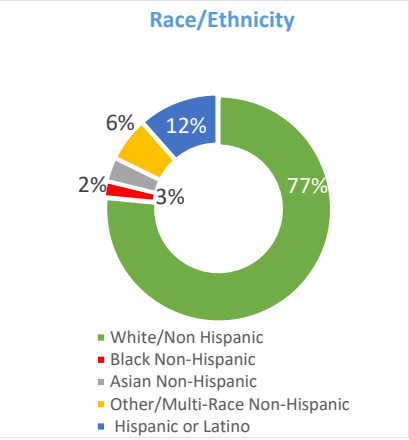
Source: State of Connecticut

- **Average household size:** The Town's average household size has dropped from 3.13 in 2010 to 2.62 in 2018.

- **Race and ethnicity:** New Milford's population is diversifying slowly. According to the 2000 Census, the Town's Hispanic/Latino population was 3%. As of 2020, it had risen to 11%. Conversely, the 2000 Census reported 94% of residents as White. In 2020, it was 77%.

- **Educational attainment:** New Milford residents parallel the State in terms of educational attainment; 25% are high school graduates, 8% have associates degrees and 40% have a bachelor's degree or higher.

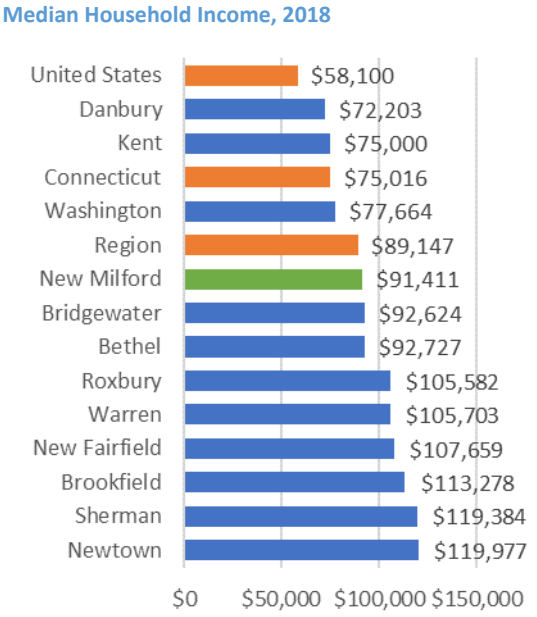
- **Income distribution**
  New Milford's median household income is $91,411, on par with the regional median of $89,000. Regionally, New Milford has a slightly higher share of upper middle-class households (incomes in the $100,000 to $200,000 range), but fewer $200,000+ households.



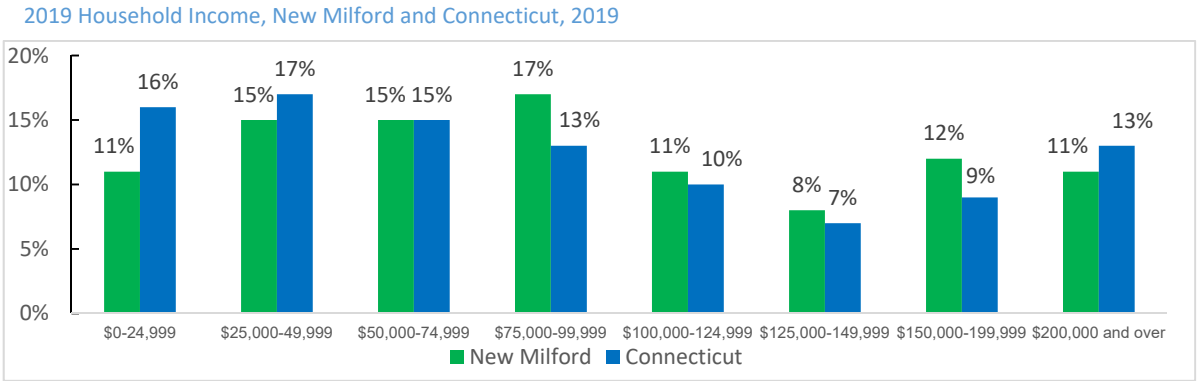
Source: DataHaven Analysis of 2020 Census/2010 Census Redistricting File, published August 12, 2021

Most households had incomes greater than $50,000 and 31% had incomes between $100,000 and $199,999 compared with 26% statewide. Approximately 11% of New Milford households had incomes of less than $25,000, with the State having 16%.

New Milford's 2019 poverty rate of 5.3% is below both Litchfield County (6.8%) and the State (10.1%).



Source: Esri



Source: ACS 2019

REGIONAL POPULATION TRENDS

Of Connecticut's 169 communities, 99 are expected to lose population by 2030. As a whole, the State population of more than 3.5 million people will grow by 41,000 residents during that period.

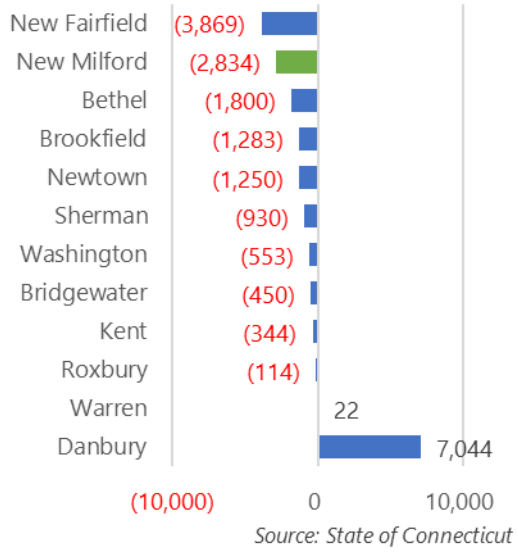
This pattern can be observed locally within the 12 communities in the Greater New Milford region. As a whole, the region of 200,000 will lose 6,300 residents by 2030. However, excluding Danbury, the population loss would be more than double that number. Danbury, which accounts for about 41% of the region's population, will add more than 7,000 residents, expanding to 46% of the regional share.

- **Median age:** The region's median age is 42.0, slightly older than that of Connecticut (41.3) and somewhat older than that of the nation as whole (38.3).

  Of the 12 communities in the region, only Danbury has a median age lower than the regional median. New Milford's median age is among the youngest (43.6), but still six years older than that of Danbury. The six towns in the region with populations fewer than 5,000 people all have median ages above 50.

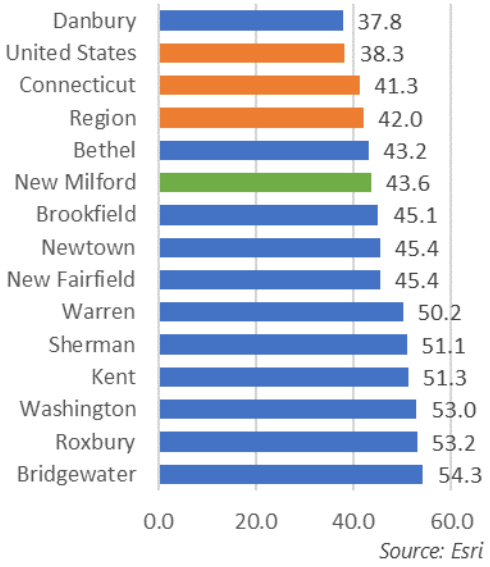
  Overall, New Milford has a lower share of younger adults in the 20-39 age cohort compared with the region, State and nation. The region as a whole especially lacks individuals in the 20-29 group, compared with the State and nation.

Greater New Milford Region Projected Population Change, 2015 - 2023



Source: State of Connecticut

Median Age, 2018



Source: Esri

Age Cohort Share of Population, 2018

	New Milford	Region	Connecticut	US
Infants (Aged 0-4)	5%	5%	5%	6%
School-Age Children (Aged 5-19)	19%	19%	18%	19%
Younger Adults (Aged 20-39)	22%	24%	25%	27%
Middle-Age Adults (Aged 40-59)	31%	29%	27%	26%
Seniors (Aged 60+)	24%	23%	24%	22%

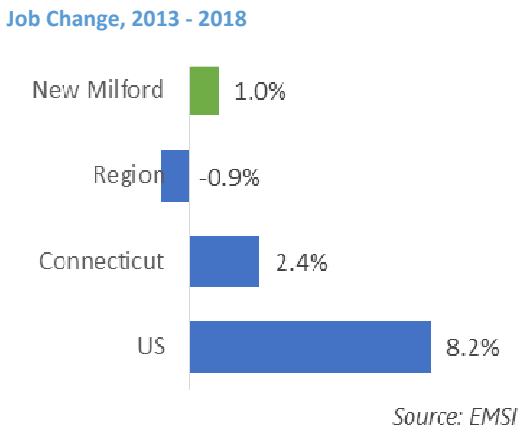
Source: Esri

Economic Conditions and Trends

According to the Connecticut Economic Resource Center (CERC) 2019 Town Profile, 14,637 Town residents are in the labor force, a 1,807 decline from the 2010 Town Profile. The 2019 unemployment rate has improved. It was 4.5% in 2010, and 3.6% in 2019. This is comparable with the Litchfield County unemployment rate of 3.8% and below the statewide 4.1% rate.

The number of employers has remained steady at approximately 885.

New Milford has approximately 10.4% of all jobs in the region. From 2013 to 2018, local and regional employment growth has been fairly flat. New Milford grew by about 1% (+100 jobs), while the region declined by just less than 1% (-900 jobs). While New Milford may be lagging U.S. trends, it is leading the regional average.

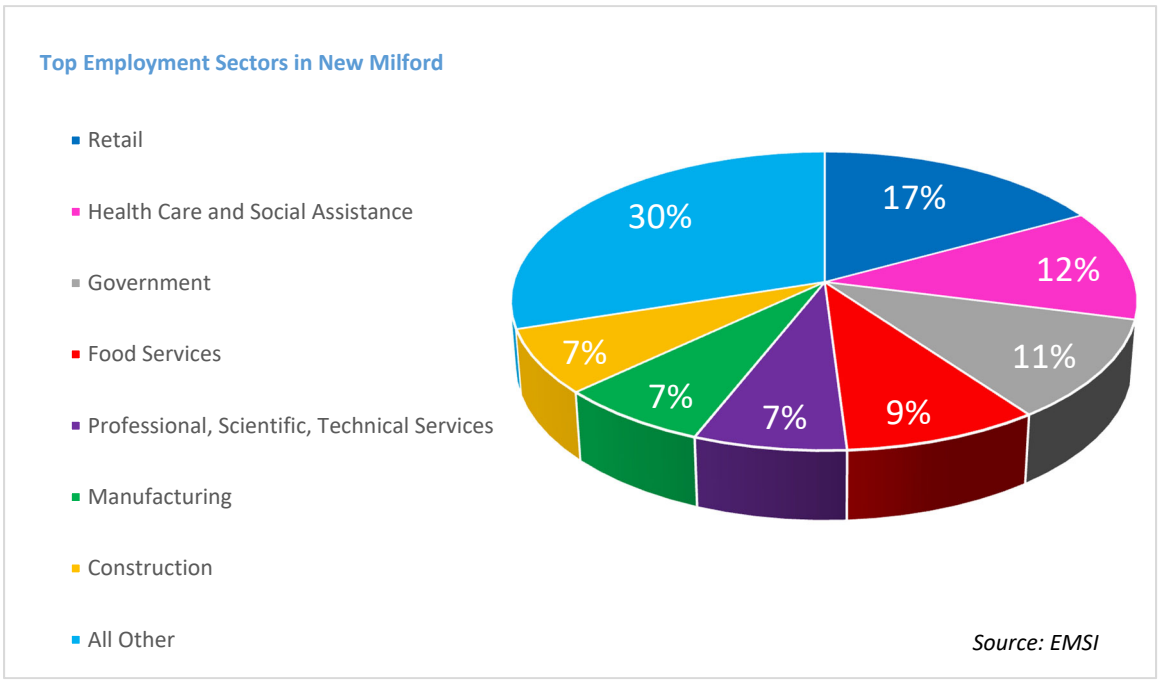


Industries that affected job growth during this time included:

- Food services (+90 jobs),
- Professional, scientific and technical services (+51 jobs), and
- Services to buildings and dwellings (+48 jobs).

Regionally, employment gains were concentrated in food services, health care and social assistance, services to buildings and dwellings, and professional, scientific and technical services. However, losses in the manufacturing sector essentially cancelled out gains in other sectors.

New Milford's top employment sectors include retail (17%), health care and social assistance (12%), government, including local public schools (11%), and food services (9%). These industries primarily serve local and regional residents, meaning they do not export goods or services outside of the region or bring in significant spending from beyond the region.



Housing Conditions and Trends

In 1960, the Town had 3,415 housing units. During the next 10 years, this number increased to 5,456 units – a 60% increase.

Growth continued at a slower rate to 10,702 units in 2000 with only 9% and 1% growth from 2000-10 and 2010-19 respectively for a total of 11,896 housing units.

In 2018, 78% of New Milford's housing units were owner occupied, compared with 72% in the region and 64% in Connecticut.

Housing Units in New Milford

	# of Units	Change	% Change
1960	3,415	--	
1970	5,456	+2,041	60%
1980	7,346	+1,890	35%
1990	9,295	+1,949	27%
2000	10,702	+1,407	15%
2010	11,731	+1029	9%
2019	11,896	+165	1%

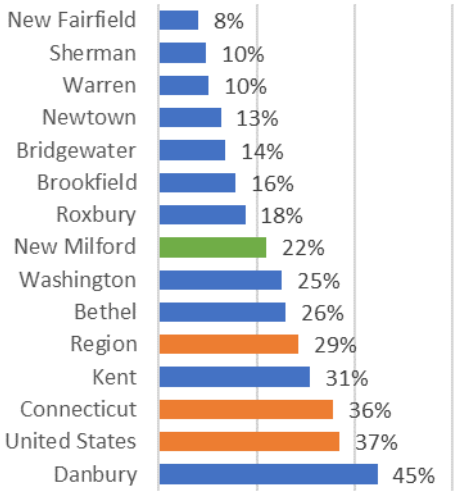
Sources: HVCEO, CERC, U.S. Census Bureau, 2010 Census, ACS 2019 5-year

The Town's 22% of renter-occupied housing units is lower than the region's (29%) and the State's (36%).

Many communities in the region have a significantly smaller rental housing stock. Danbury is the only community in the region to exceed state and national levels, with 45% of its housing being rented. About 11% of all rental units in the region are in New Milford, while the Town is home to about 14% of the region's households.

Like many towns in Connecticut, the majority (73.4%) of New Milford's housing is detached single-family homes. The multi-family stock in the Town is composed of buildings ranging from two to more than 50 units. Multi-family properties are more prevalent in the Greater New Milford Region at 26.5% compared to 21.9% in New Milford. Smaller scale multi-family properties with two to four units are the most common in the region.

Housing Tenure by% Renter Occupied, 2018



Source: Esri

With a 2018 median home value of $308,000, New Milford has the most affordable median home value of any community in the region. However, the availability of for-sale units at or near the median value is limited. While higher-end homes have tended to remain on the market for a while, more modest starter homes are harder to come by and move quickly off the market.

Median and Average Home Values, 2018

	Median Home Value	Average Home Value
Town of New Milford	$ 307,790	$ 355,597
Greater New Milford Region	$ 364,340	$ 419,389

Source: Esri

Home values in Town peaked during the 2006 housing bubble and have yet to return to those levels. Prices rose quickly from the late 1990s until 2006, when they began to fall until about 2013. Since then, they have risen very gradually and today are essentially equivalent to what they were in 2003.

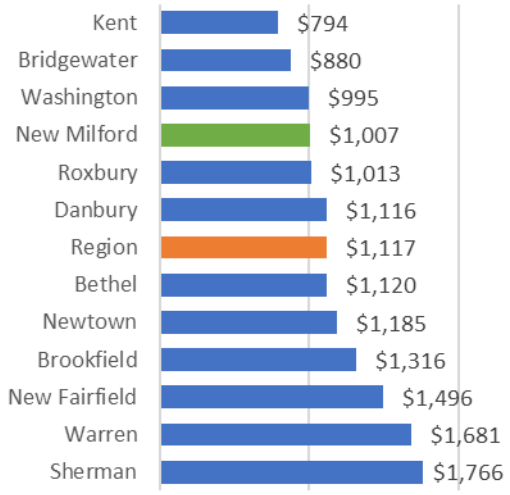
Homeowners who purchased their homes between 2003 and 2010 have yet to realize an increase in value.

New Milford is not unique in this regard, with suburban areas throughout Connecticut, New York's Hudson Valley, New Jersey, and Rhode Island experiencing similar trends. The vast majority of homes in these areas, with the exception of locations very close to New York City and Boston, have yet to recover fully to pre-recession peak values.

According to CoStar, rental vacancy rates in New Milford are at 1.8%, which is extremely low. The short supply of rental units in Town creates challenges for existing and prospective residents who are inclined to rent.

Renter households in the Town and region have a median income of approximately $45,000, which translates to a maximum rental price point of $1,125 per month. This is in line with contract rents in the Town and region (i.e. what existing renters report they are actually paying). Finding available rental units is a significant challenge. According to the 2016 American Community Survey, median rents in New Milford and the Greater New Milford region were $1,007 and $1,117, respectively.

Median Contract Rent, 2016



Source: ACS 2012-2016

LAND USE

New Milford's differentiating factor is its high quality of life that comes from its location as an exurb of New York City, yet at the doorstep of the Litchfield Hills. New Milford residents have access to employment, shopping, and cultural amenities that come with living near a metropolitan area. But they also have the outdoor recreational opportunities and natural beauty that come with a rural lifestyle. Moreover, unlike many exurban communities, New Milford has a true downtown.

New Milford has distinct neighborhoods, such as Merryall, Gaylordsville, Northville, Lanesville, and the Candlewood Lake and Candlewood Mountain areas – each with its own character. There also are industrial/commercials areas such as the Pickett District Road corridor and Route 7 South.

The Town has approximately 40,900 acres of land. Developable acreage totals 37,200 and is dedicated to various land uses as defined by the Town Assessor. While it appears only 5,576 acres remain vacant for development (4,783 residential, 413 commercial, and 380 industrial), current uses do not preclude future development. For example, depending on zone, a farm or recreational land that is not permanently conserved could be developed into subdivisions, or a sand-and-gravel operation into an industrial park.

Land Use, as of 2019	Acres	% of Total
Single Family Residential	14,198	34.67%
Multifamily Residential	737	1.8%
Residential Vacant	4,783	11.68%
Farmland*	3,931	9.6%
Forest*	3,317	8.1%
Municipal	1,425	3.48%
Commercial	774	1.89%
Commercial Vacant	413	1.01%
Industrial	303	0.74%
Industrial Vacant	380	0.96%
Recreation *(golf courses, ball fields, etc.)**	581	1.42%
Sand and Gravel Excavation*	360	0.88%
Utility, Roads, Railroad	970	2.37%
Private School *	229	0.56%
Non-Profit and Institutional *(Land Trusts, Conservation Lands, Religious Institutions)*	2,596	6.34%
Subdivision Open Space	696	1.7%
Swamp, Ledge, Water	483	1.18%
State Owned Open Space	473	1.156%
Cemetery	114	0.28%
Landfill*	147	0.36%
State and Unclassified	723	1.766%
Remaining acreage is undevelopable land		
**These classifications are for current assessment use and do not preclude future development.*		

Currently, 7,474 acres have been protected permanently as open space – 20% of New Milford's developable land. This includes residential lands, farms and forests, and industrially zoned parcels. Lands were conserved by the Northwest Land Conservancy, the Nature Conservancy, the Town, Audubon, the State and private parties and organizations.

As New Milford considers the effects of future development on vacant parcels and unprotected farm, forest and other lands, as well as redevelopment opportunities along its major roadways, the riverfront and throughout Town, it has the responsibility of environmental stewardship and of preserving its open space and recreation areas.

Existing Land Use

New Milford, Connecticut

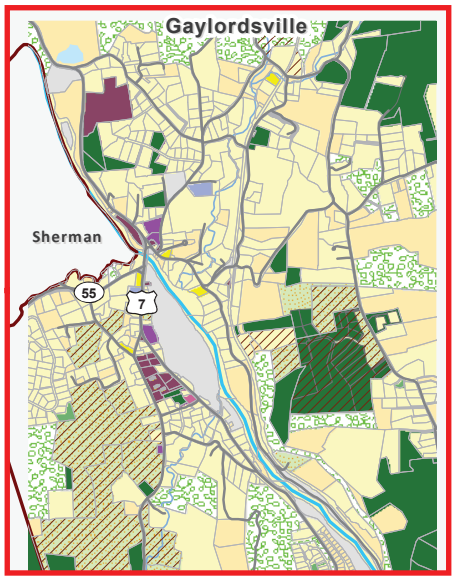
Land Use
(% of Land in Category)

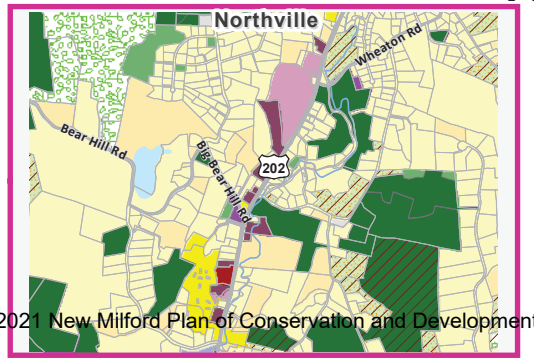
- 490 Tax Parcel Overlay*
- Permanently Protected Land**
- Municipal Open Space/Recreation/ Subdivision Open Space (9.1%)
- Cemetery/Utility/Federal/State /Non Profit/Railroad (3.1%)
- Commercial (1.89%)
- Mixed Commercial (.19%)
- Commercial-Vacant (.82%)
- Farmland (9.6%)
- Forest (8.1%)
- Industrial (.74%)
- Industrial-Vacant (.96%)
- Institutional (.34%)
- Landfill (.36%)
- Single Family (34.67%)
- Multi-Family (1.8%)
- Residential-Vacant (11.68%)
- Municipal (3.24%)
- Sand & Gravel (.88%)
- School-Private (.56%)

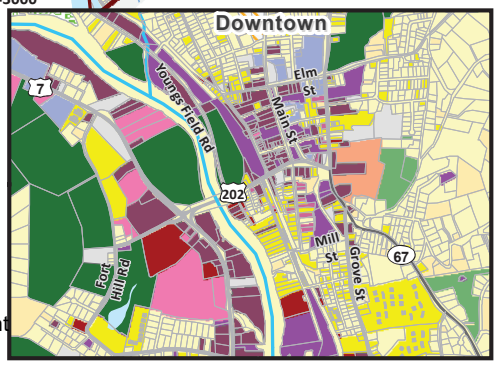
.88% = roads
1.05% = water
.61% = unclassified land use

**490 Tax Parcel Overlay is a designation for forest & farm parcels and is counted in the Farmland and Forest Land Uses.*

***Permanently Protected Land is an overlay and may be counted as an additional land use as well as protected land. In the case of Conservation Easements, it may include the entire parcel or part of the parcel*







All Inset Maps Scale:
1:36,000
1"=3000'

1 in = 1 mile (Tabloid Size Print)
0 0.25 0.5 1 Miles

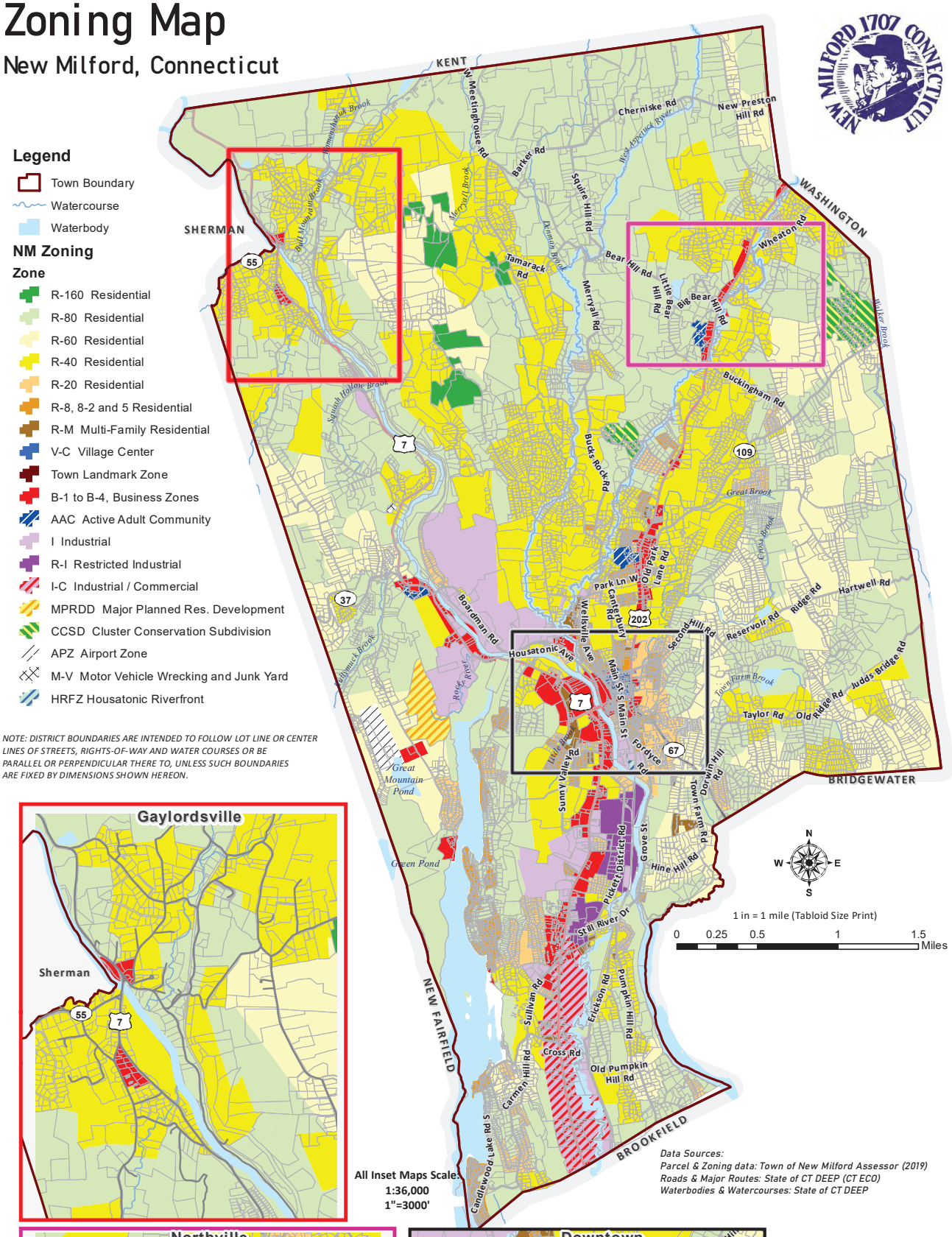
Data Sources:
Parcel & Land Use data: Town of New Milford Assessor (2019)
Roads & Major Routes: State of CT DEEP (CT ECO)
Waterbodies & Watercourses: State of CT DEEP
Protected Lands: Litchfield Hills Greenprint (2018)

Map Prepared by:
Stacy Deming, GISP
hvamaps@gmail.com
Housatonic Valley Association
150 Kent Road
Cornwall Bridge, CT 06754
www.hvatoday.org

Map Date: October, 2020

Zoning Map

New Milford, Connecticut



Legend

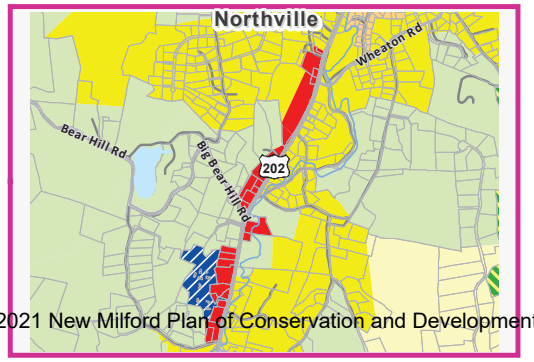
- Town Boundary
- Watercourse
- Waterbody

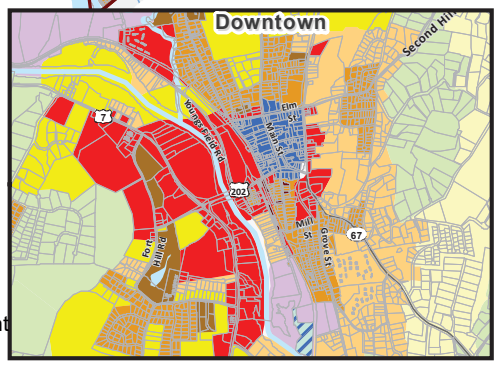
NM Zoning

Zone

- R-160 Residential
- R-80 Residential
- R-60 Residential
- R-40 Residential
- R-20 Residential
- R-8, 8-2 and 5 Residential
- R-M Multi-Family Residential
- V-C Village Center
- Town Landmark Zone
- B-1 to B-4, Business Zones
- AAC Active Adult Community
- I Industrial
- R-I Restricted Industrial
- I-C Industrial / Commercial
- MPRDD Major Planned Res. Development
- CCSD Cluster Conservation Subdivision
- APZ Airport Zone
- M-V Motor Vehicle Wrecking and Junk Yard
- HRFZ Housatonic Riverfront

NOTE: DISTRICT BOUNDARIES ARE INTENDED TO FOLLOW LOT LINE OR CENTER LINES OF STREETS, RIGHTS-OF-WAY AND WATER COURSES OR BE PARALLEL OR PERPENDICULAR THERE TO, UNLESS SUCH BOUNDARIES ARE FIXED BY DIMENSIONS SHOWN HEREON.





1 in = 1 mile (Tabloid Size Print)

0 0.25 0.5 1 1.5 Miles

All Inset Maps Scale:
1:36,000
1"=3000'

Data Sources:
Parcel & Zoning data: Town of New Milford Assessor (2019)
Roads & Major Routes: State of CT DEEP (CT ECO)
Waterbodies & Watercourses: State of CT DEEP

Map Date: August 2019

Map Prepared by:
Stacy Deming, GISP
hvamaps@gmail.com
Housatonic Valley Association
150 Kent Road
Cornwall Bridge, CT 06754
www.hvatoday.org

ZONING

When New Milford adopted Zoning in 1971, the original Zoning Map divided the Town into 13 districts/zones, seven of which were residential. The first Zoning Regulations contained 18 articles on 33 pages and mainly reflected development patterns already in place.

Today, the Zoning Map contains 33 districts/zones and the 219-page regulations contain 48 chapters. There are 12 zones for residential, seven for commercial/industrial uses, and a variety for special, mixed-use and overlay districts.

Of New Milford's total acreage, residential zones comprise 85%, with the majority slated for one- and two-acre lots. Approximately 8% of the Town is zoned for business use, with industrial zones comprising two-thirds of that category. There is an increasing trend towards the use of overlay and special districts, like the Housatonic Riverfront Zone, Town Landmark District, and Litchfield Road Corridor District, which allow a mix of residential and commercial uses.

FISCAL OVERVIEW

All Connecticut municipalities face major challenges as the State seeks to reduce state payments and push costs to municipalities. This is likely to continue, placing an even greater need for communities to grow their tax base to provide services at a reasonable tax rate.

New Milford's sound financial management practices, strategic fiscal choices and monetary policies and procedures have helped it to maintain its AA+ rating and to have borrowing costs lower than those of some AAA towns in Fairfield County. The reorganization and restructuring of health and pension plans has saved millions of dollars in projected costs.

Combined ending fund balances as of June 30, 2020, totaled $51,011,872, an increase of $10,090,953 from the prior year. Total fund balances consisted of the following:

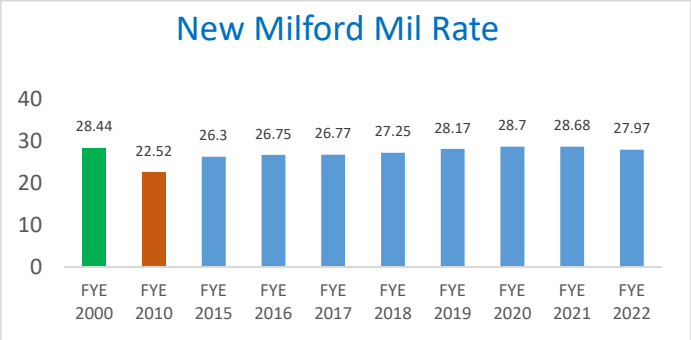
- **General fund:** $28,666,020, an increase of $4,477,646 from the prior year; $20,101,417 is considered unassigned, which is sufficient to cover 2.3 months and represents 19.4% of the Town's fiscal year 2021 General Fund budgetary expenditure appropriations.
- **Waste Management Ordinance fund:** $13,835,113, an increase of $1,548,890 from the prior year. This increase was primarily due to proceeds received related to a long-term settlement receivable offset by a transfer to the General Fund to reduce the amount of taxes levied and by current year authorized capital outlays.
- **Capital projects fund:** $175,044, an increase of $1,862,672 from the prior year, which had showed a $1,687,628 deficit. The increase reflects the recognition of short-term financing subsequently retired on a long-term basis to permanently fund capital projects.
- **Other funds:** $8,335,695, an increase of $2,201,745 from the prior year.

At the end of fiscal year on June 30, 2020, the Town had total long-term and short-term bonds and notes payable of $49,533,193. This entire amount is composed of debt backed by the Town's full faith and credit. The Town's total debt increased by $8,838,693 or 17.8% during the year.

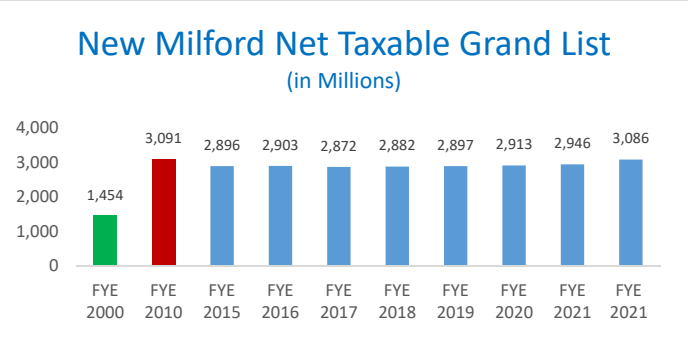
State statutes limit the amount of general obligation debt the Town may issue to seven times its annual receipts from taxation. The Town is significantly below the statutory limitation for outstanding general obligation debt.

Per Capita Indebtedness	
Washington	106
Sherman	127
Bridgewater	138
Danbury	808
Warren	855
New Milford	1,332
Brookfield	1,502
New Fairfield	1,731
Newtown	1,838
Kent	1,867
Roxbury	2,068
Bethel	2,395

Source: CERC Town Profiles, 2019
Based on 2017 data



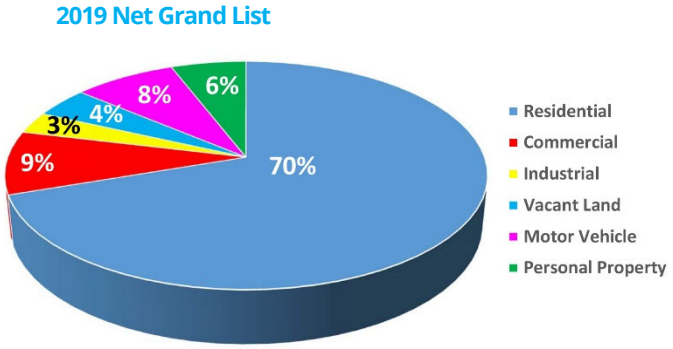
Source: New Milford Tax Assessor



Source: New Milford Tax Assessor

New Milford's Top Ten Taxpayers are:

1. Eversource Energy (utility)
2. Kimberly-Clark Corporation (manufacturing)
3. FirstLight (utility)
4. UB Litchfield, LLC (retail)
5. Litchfield Crossing, LLC (retail)
6. Aquarion Water Co. (utility)
7. Home Depot USA Inc. (retail)
8. UB NM Fairfield Plaza, LLC (retail)
9. UB New Milford, LLC (retail)
10. NMHC Realty, LLC (nursing/rehab)



Source: https://data.ct.gov/Local-Government/2019-Net-Grand-List-by-Town

New Milford's mil rate for FYE 2022 is 27.97. (A mil is equivalent to $1 in taxes per $1,000 of net assessed value.) For example, a property with an assessed value of $100,000 located in a municipality with a mil rate of 20 would have a property tax bill of $2,000 per year.

From 2000 to 2010, the net taxable grand list doubled. Then, the Town had revaluations in 2010 and 2015, accounting for losses of net taxable value due to declining real estate prices.

Key indicators which reflect the fiscal environment of New Milford and municipalities in its region include the Equalized Net Grand List (ENGL), which compares the overall tax base among communities, and the Equalized Mill Rate. The State Office of Policy and Management calculates the ENGL from sales and assessment ratio information and grand list reports filed by municipalities.

The following tables represent a comparison of ENGL and mil rates for surrounding communities, as well as per capita tax and the approximate tax levied against the median valued home in those municipalities.

New Milford has the third highest equalized grand list and ranks fifth with its equalized mil rate. It is notably significant that its per capita tax of $2,834 is the second lowest in the region. Additionally, the tax bill for a median home value ranks as the fourth lowest.

	Equalized Grand List
Warren	522,128,521
Bridgewater	547,995,101
Kent	825,204,802
Roxbury	993,373,056
Sherman	1,010,075,818
Washington	1,797,628,194
New Fairfield	2,375,448,377
Bethel	2,795,820,302
Brookfield	3,334,293,606
New Milford	**4,102,917,657**
Newtown	4,507,343,813
Danbury	10,377,904,867

Source: CERC Town Profiles, 2019
Based on 2017 data

	Equalized Mil Rate
Roxbury	9.67
Washington	8.83
Warren	9.78
Bridgewater	11.72
Kent	13.22
Sherman	13.66
Brookfield	17.99
New Milford	**18.72**
New Fairfield	17.87
Danbury	19.61
Bethel	22.01
Newtown	22.82

Source: CERC Town Profiles, 2019
Based on 2017 data

Source: CERC Town Profiles, 2019

Camoin 310 Market Survey,

CHAPTER 3 - NATURAL RESOURCE CONSERVATION

Overall Goals

- Protect and enhance the quality of surface and ground water.
- Proactively preserve farms, farmland and core forests.
- Promote and protect the economic viability of farming.
- Plan for future food security.
- Preserve and manage open space.
- Manage natural resource products.

INTRODUCTION

New Milford's natural resources contribute greatly to the Town's character. There is significant community support for conservation and protection of the Town's natural resources. These include the Housatonic and Still rivers, Lake Lillinonah, Candlewood Lake, Candlewood Mountain, high-quality headwater streams, waterways, ponds, swamps, lakes, watersheds, wetlands and vernal pools. Prime and important farmland soils, core and new forests, and ridgelines are also important resources.

The physical, emotional and cultural well-being of New Milford residents is inextricably linked to the health of these natural systems. They filter the air and water, and provide much needed habitat for wildlife, as well as places to grow crops and livestock.

In addition, open space, forests and farmland require minimal public services, which has a positive effect on the Town budget.

Natural Resources Deserving Protection (partial list)

Rivers and Streams

- Aspetuck River (East and West branches)
- Bull Mountain Brook
- Bullymuck Brook
- Cross Brook
- Denman Brook
- Great Brook
- Housatonic River
- Little Brook
- Merryall Brook
- Naromiyocknowhusunkatankshunk Brook
- Rocky River
- Squash Hollow Brook
- Still River
- Town Farm Brook
- Walker Brook
- Winisink Brook
- Womenshunk Brook

Lakes, Ponds and Swamps

- Candlewood Lake
- Ella Foh's Camp Pond (Lake Willingham)
- Ferris Pond
- Hunt Hill Farm Pond
- Lake Lillinonah
- Meetinghouse Swamp
- Mud Pond
- Reservoirs (#3, #4)
- Tamarack Swamp

Mountains (800 feet or higher)

- Bear Hill
- Candlewood Mountain
- Cedar Hill
- Great Mountain
- Green Pond Mountain
- Iron Hill
- Long Mountain (including Rock Cobble, Pine Hill, and Bare Hill)
- Mine Hill
- Mount Tom
- Peet Hill
- Sawyer Hill
- Second Hill
- Stilson Hill

What the Community Said:

In the POCD Community Survey,

- 68% strongly agreed water quality protection needs to be addressed.
- 61% rated the loss of farmland and/or rural character as a highest/very high concern.

- 56% strongly agreed the Town needs to focus on protecting farmland and/or core forests from development.

Definitions:

Natural Resources
Materials or substances such as minerals, forests, water bodies and fertile lands that occur in nature and are necessary and useful to humans.

Natural Resources for Preservation
Resources so important to environmental quality, public health and/or character that alterations should be avoided to the extent feasible. This includes:

- *Watercourses*
- *Wetlands*
- *Very steep slopes*
- *100-year floodplain*

Natural Resources for Conservation
Resources with important functions that can be maintained while compatible activities take place in environmentally sensitive ways. These include:

- *Floodplains*
- *Areas of high groundwater*
- *Aquifers and recharge areas*
- *Lakes, riverfronts, streams and ponds*
- *Unique or special habitats*
- *Prime farmland soils*
- *Core forests*

WATER RESOURCES

Wetlands and Watercourses

New Milford's inland wetlands and watercourses are an indispensable and irreplaceable natural resource essential to an adequate supply of surface and underground water; to hydrological stability and flooding and erosion control; to groundwater recharging and purification; and to the existence of many forms of plant and animal life.

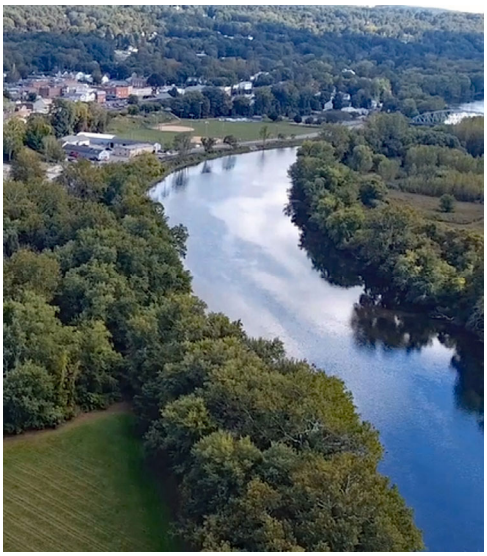
The Inland Wetlands Commission of the Town of New Milford was established in accordance with an ordinance adopted March 17, 1988, and implements the purposes and provisions of the Inland Wetlands and Watercourses Act in the Town of New Milford.

The Commission enforces all provisions of the Inland Wetlands and Watercourses Act and issues or denies permits for all regulated activities on or requiring the use of inland wetlands and watercourses in the Town of New Milford

Wetland soils are defined by the Connecticut General Statues as poorly drained, very poorly drained and floodplain soils.

Housatonic River and Lake Lillinonah

The Housatonic River flows 149 miles from western Massachusetts to Long Island Sound. Starting in southern New Milford with Lake Lillinonah, there are several dams and lakes. All of New Milford is in the Housatonic River watershed.



In 1979, the U.S. Department of the Interiors determined the 41 miles of the Housatonic River (from the Massachusetts border to the Boardman Bridge) would qualify for federally designated "Wild and Scenic" status. At the time, the seven towns that abutted the River did not want the designation for fear of losing control.

In 2016, Connecticut applied to have those 41 miles of the River declared a component of the National Wild and Scenic River System. The National Park Service is still reviewing the proposed nomination.

Historically, industries used the River, creating development patterns along its shores. Along the New Milford stretch, the Housatonic provides environmental benefits, habitat, electric generation, and recreational opportunities. Of concern is the River's Connecticut Department of Energy and Environmental Protection (DEEP) classification as "impaired," based on water quality results.

The River also enhances the Town's character, and more recently, riverfront revitalization is seen as an economic development driver.

The Bleachery Dam, just south of downtown, maintains a relatively consistent water level as the Housatonic flows through Town, slowing velocities along the riverbank, and mitigating erosion that could cause release of riverbed soils. Also, maintaining a "backwater" level in the river allows water to be pumped up to Candlewood Lake for generating electricity.

Candlewood Lake

Candlewood Lake, the State's largest lake, is a unique resource and valuable asset for New Milford, the region and state. Built in 1928 as a reservoir for hydroelectric power, the 11-mile long Candlewood Lake was part of the first major project in the United States designed to generate electricity from water pumped into a reservoir.



The Lake has evolved from a utility project to a cultural, economic and ecological focal point for the region.

Maintaining Candlewood Lake's water quality is a continual challenge, primarily due to increases in stormwater runoff, overuse of pesticides, herbicides, and fertilizers, winter road salt, septic leakage, aquatic invasive species and zebra mussels, Eurasian watermilfoil, blue green algae, and cyanobacteria. Water quality has improved in recent years, and the Candlewood Lake Authority (CLA) conducts on-going testing and monitoring and implements measures to protect the Lake.

In 2002, the CLA issued a study, *Economic Evaluation of Candlewood Lake.* It found that, if the lake were no longer suitable for boating or swimming, property values would fall substantially, resulting in decreased property tax revenues.

New Milford adopted the Candlewood Lake Watershed District to "reduce the negative impact of storm water runoff affecting Candlewood Lake" to avoid the need for a public sewer system in the watershed. The regulation requires all development, including alterations to existing buildings, to prepare a storm water management plan if the total impervious surface area on the lot is 20% or greater. The regulation aims to reduce not only the peak rate of storm water, but also the total volume.

The Still River

The 25-mile Still River runs north from Danbury to New Milford where it enters the Housatonic River at Lover's Leap. The Still River is the most polluted tributary in the Housatonic watershed. After decades of industrial contamination and neglect, conditions are improving due to clean water legislation, dedicated local partners and innovative programs and efforts by Danbury and the Housatonic Valley Association (HVA). New paddle craft launches constructed by HVA have improved the use of the Still River as a recreational resource.

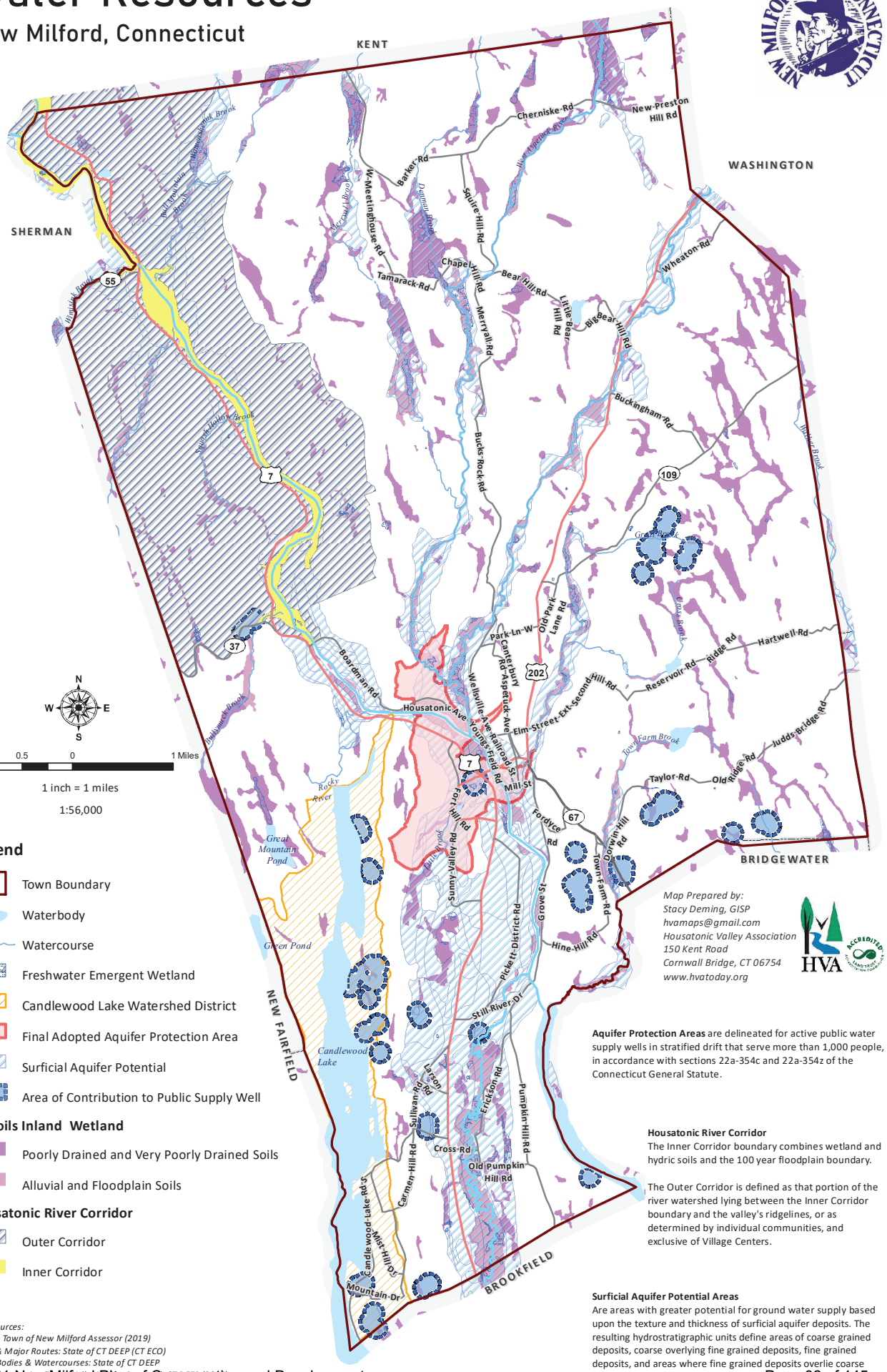
Other Rivers

The West Aspetuck and Shepaug rivers, and Morrissey and Merryall brooks in New Milford have AA water quality classifications as existing or proposed drinking water supplies, fish and wildlife habitat, recreational use, or agricultural and industrial water supply.

The East Aspetuck River and Womenshenuk Brook are designated Class A as potential drinking water supply, fish and wildlife habitat, recreational use, agriculture, industrial water supply and other uses, including navigation.

Water Resources

New Milford, Connecticut



Legend

- Town Boundary
- Waterbody
- Watercourse
- Freshwater Emergent Wetland
- Candlewood Lake Watershed District
- Final Adopted Aquifer Protection Area
- Surficial Aquifer Potential
- Area of Contribution to Public Supply Well

CT Soils Inland Wetland

- Poorly Drained and Very Poorly Drained Soils
- Alluvial and Floodplain Soils

Housatonic River Corridor

- Outer Corridor
- Inner Corridor

Map Prepared by:
Stacy Deming, GISP
hvamaps@gmail.com
Housatonic Valley Association
150 Kent Road
Cornwall Bridge, CT 06754
www.hvatoday.org

Aquifer Protection Areas are delineated for active public water supply wells in stratified drift that serve more than 1,000 people, in accordance with sections 22a-354c and 22a-354z of the Connecticut General Statute.

Housatonic River Corridor
The Inner Corridor boundary combines wetland and hydric soils and the 100 year floodplain boundary.

The Outer Corridor is defined as that portion of the river watershed lying between the Inner Corridor boundary and the valley's ridgelines, or as determined by individual communities, and exclusive of Village Centers.

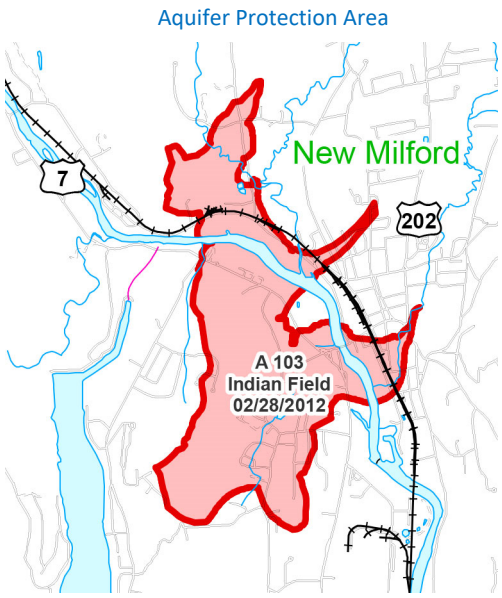
Surficial Aquifer Potential Areas
Are areas with greater potential for ground water supply based upon the texture and thickness of surficial aquifer deposits. The resulting hydrostratigraphic units define areas of coarse grained deposits, coarse overlying fine grained deposits, fine grained deposits, and areas where fine grained deposits overlie coarse grained deposits.

Data Sources:
Parcels: Town of New Milford Assessor (2019)
Roads & Major Routes: State of CT DEEP (CT ECO)
Water Bodies & Watercourses: State of CT DEEP
Aquifer Protection Zones: New Milford Water Pollution Control Authority (2019)
Housatonic River Corridor: Housatonic River Commission (2006)

Map Date: October 2019

Aquifers

Aquifers are underground water supplies found in porous rock, sand, and gravel. This water is tapped through wells, providing a significant amount of our drinking water. Aquifers also discharge naturally into springs and wetlands.



DEEP, www.ct.gov/deep/aquiferprotection

The Aquarion Water Company system serves approximately 7,200 people with an average customer demand of 1.2 million gallons of water per day. Company-wide, an average of 19.3% of the demand is water drawn for firefighting, water main cleaning, water main breaks and leaks, and unauthorized use.

Most New Milford homes are served by private wells. In addition, there are approximately a dozen small community water systems serving neighborhoods. Keeping New Milford's well waters safe from contamination as well as conserving and recharging ground water supplies are important goals.

In 2012, New Milford adopted aquifer protection regulations and finalized mapping of Aquifer Protection Areas. These areas, sometimes referred to as "wellhead protection areas," define the areas that contribute groundwater to active public water supply wells (or well fields) that serve more than 1,000 people. This mapping delineates the regulatory boundary for land-use controls designated to protect wells from contamination.

The New Milford Aquifer Protection Area includes a heavy concentration of commercial uses, including gas stations and automobile repair shops, making regulation of this area vital to protecting the Town's major public water supply. The Town is responsible for adherence to the DEEP aquifer protection regulations to safeguard its water supply quality.

Water is drawn from the company's Indian Field and Peagler Hill Road well fields. Water from the wells is filtered naturally underground, disinfected and treated to reduce water hardness. Aquarion regularly monitors the quality of all supplies through testing and source protection, looking for land-use activities that may affect the quality of these groundwater supplies.

Floodplains

Floodplains are the areas of low-lying ground adjacent to rivers and streams, which become flooded when watercourse capacity is exceeded and overtopping occurs. Tending to be flat and fertile, they contain a wide variety of habitats and serve important ecological roles for numerous plant and animal species.

Watercourses and floodplains are one integrated system that have evolved over time to convey water and sediment downstream, with the floodplain serving to both store water and to slowly release it back into the main channel of the waterway as the flood passes.

Floodplain benefits include floodwater storage, open space and recreation, water quality protection, erosion control, and natural habitat preservation. Retaining the natural resources and functions of floodplains not only reduces the frequency and consequences of flooding, but also minimizes storm water management and nonpoint pollution problems.

Significant flooding along the Housatonic and its tributaries occurs frequently, blocking roads, and threatening homes and businesses.

Floodplain maps have not been updated since the 1980s but, as of 2020, are being updated. This may lead to more properties being classified as located in a special flood-hazard area. Projects that preserve, improve and restore floodplains are vital to safety, water quality and habitat preservation.

THREATS TO WATER QUALITY

Threats to Water Quality:

- *stormwater runoff*
- *pesticides/herbicides/fertilizers*
- *winter road salt*
- *septic leakage*
- *aquatic invasive species*
- *zebra mussels*
- *blue-green algae and cyanobacteria*

Stormwater Runoff

According to the U.S. Environmental Protection Agency, polluted runoff is one of the greatest threats to clean water in the country. As cities and towns are developed, forests and meadows are replaced with buildings and pavement. Before development, significant portions of rainfall were absorbed into soils as groundwater, recharging aquifers and slowly seeping to waterways.

With development, rain or snow melt runs off roofs, lawns, driveways, parking lots and roads. It picks up fertilizer and pesticides from lawns, salt and oil from roads, bacteria from leaky septic systems, and other pollutants as it makes its way through storm drains and ditches - untreated - to our streams, rivers, and lakes. These contaminants can alter aquatic ecosystems, such as promoting the growth of blue-green algae which, in turn, produce harmful toxins.

As the area of impervious surface in a watershed increases, so does the velocity of stormwater movement causing erosion and silt to reach rivers, lakes, and feeder wetlands and streams. Increased levels of impervious surfaces in a watershed can result in flooding, degraded habitats, warmer water which cause loss of cold-water fish, and a decline in aquatic insect and fish diversity.

Aquatic Invasives

Invasive species are non-native organisms (plant, or animal) that spread or expand their range from the site original introduction and have the potential to cause harm to the environment, the economy, or to human health. They are spread either intentionally (someone dumping their aquarium contents into a lake) or unintentionally (by way of fishing, hunting and boating).

Invasive species are typically characterized as adaptable and aggressive, with a very high reproductive rate. Once established, they tend to dominate the area, outcompeting native species and, in some cases, destroying overall ecosystems. Their aggressive nature, when combined with a general lack of natural enemies or predators, often leads to major outbreaks that can dominate quickly and be very hard to control.

Zebra Mussels

An invasive, fingernail-sized mollusk native to fresh waters in Eurasia, zebra mussels feed on plankton, the basis of the lake's food chain. They effectively starve the native populations of lakes and rivers. Their larvae spread rapidly, settling on almost any available surface, and quickly establish large colonies. Zebra mussels compete with native freshwater mussel populations so effectively that the native mussel populations quickly decline or totally disappear.

They also filter large amounts of water through their bodies, removing toxic chemicals and pollutants which accumulate in fatty tissues. Birds and fish absorb these contaminants when they feed on the zebra mussels and the contaminants are then passed up the food chain.

Zebra mussels clog water intake pipes and filters, reducing water pumping capabilities for power and water treatment plants. They can also damage boats by encrusting boat hulls; clogging water systems used in boat motors, air conditioners and heads; and causing navigation buoys to sink.

Zebra mussels are found in Lake Lillinonah, Lake Zoar, and the mainstream Housatonic River.

PARTNERS IN WATER QUALITY PROTECTION

In addition to Town agencies, boards and commissions, the following organizations play essential roles in protecting and improving water quality in New Milford and the Housatonic River watershed:

- **Housatonic Valley Association (HVA):** A nonprofit, HVA protects the natural character and environmental health of the tri-state Housatonic Watershed.
- **Candlewood Lake Authority (CLA):** Established in accordance with CGS Sec. 7-151a, CLA provides lake, shoreline and watershed management to preserve and enhance the recreational, economic, scenic, public safety and environmental values of the Lake for the bordering municipalities of Brookfield, Danbury, New Fairfield, New Milford and Sherman.
- **FirstLight Power:** A New England-based energy provider, FirstLight Power owns the New Milford Bull's Bridge and Rocky River hydroelectric power plants.
- **Housatonic River Commission:** The Commission is a regional planning board responsible for monitoring and advising the seven towns that abut the Housatonic River from the Massachusetts state line to Boardman Bridge in New Milford.
- **Lake Lillinonah Authority:** The Authority is funded by the towns of Bridgewater, Brookfield, New Milford, Newtown, Southbury, and Roxbury to oversee environmental, safety and recreational needs of the Lake.

STRATEGIES TO PROTECT SURFACE AND GROUNDWATER QUALITY

Sources of pollution to surface and ground waters include storm water runoff, illicit discharges, septic leakage, pet waste, automobile oil and grease, road runoff, sand and salt, agricultural activities, construction site sediment, pesticides and fertilizers.

Reduce Stormwater Flow

- **Infiltration**
  One of the most effective ways to reduce the amount of storm water flowing into water bodies is to allow it to infiltrate the ground. Soil temporarily stores water, making it available for root uptake, plant growth and soil habitat. Water that moves through soils is cleaned by physical, chemical and biological processes.
- **Reduce Impervious Surfaces**
  The smaller the impervious surface site area, the more storm water can infiltrate the ground, reducing runoff.
- **Maintain Vegetated Covers and Install Vegetated Buffers**
  Vegetation reduces and slows the flow of storm water, as opposed to paved areas, lawns and cleared land. In addition, vegetative buffers along a lake or river slow velocity and filter storm water runoff before it reaches surface waters.
- **Low-Impact Development (LID)**
  LID is a site design technique that maintains, mimics or replicates pre-development hydrology through site design principles and small-scale treatment practices, such as rain gardens and pervious materials, to manage runoff volume and water quality.

Reduce Use of Pesticides, Herbicides, And Fertilizers

Pesticides, herbicides and fertilizers have the unintended consequence of polluting surface and groundwater supplies. The chemicals in these products can produce unhealthy nutrient and contaminant loads in the Town's waters.

Implement the Stormwater Management Plan

In 2017, the Town developed a Stormwater Management Plan (SMP) to protect water quality and reduce the discharge of pollutants from the municipal storm sewer system to the maximum extent practicable.

The Town's stormwater sewer system directs stormwater from roads with drainage systems, streets, catch basins, curbs, gutters, ditches, man-made channels or storm drains owned or operated by the Town into the state's surface waters. The SMP includes several measurable goals:

- Public education and outreach,
- Public involvement and participation,
- Illicit discharge detection and elimination,
- Construction site storm-water runoff control,
- Post-construction storm-water management in new development or redevelopment, and
- Pollution prevention/good housekeeping.

FARMLAND PRESERVATION



Farming and farmland are vital to New Milford's economy, character, and local food supply. The Town is home to a broad cross-section of agricultural enterprises growing vegetables, hay and grains, raising dairy and beef cattle, sheep, poultry, horses, as well as equestrian centers. There also is an active farmers market. During the past several years, the Town and its Farmland and Forest Preservation Committee have made great strides in preserving farmland and enhancing a farm-friendly environment, including:

- Identifying and mapping farm parcels and protected farmland,
- Enacting "Right to Farm" legislation,
- Spearheading Zoning Regulation revisions to allow additional farm-related uses, including slaughterhouses and animal-processing facilities,
- Expanding its role to include more discussion of forestland preservation as it relates to timber harvesting and maple syrup production, and
- Facilitating preservation of eight farms through programs such as the state's Purchase of Development Rights for a total of 875 acres of farmland

Soils and Farmland Preservation

Identifying and conserving farmland soils is paramount to preserving farmland and the future of farming in New Milford. Productive farmland soils take many years to create, but can be destroyed quickly. Farmland soils are classified in accordance with the Code of Federal Regulations. This classification system identifies the location and extent of the most suitable land for producing food, feed, fiber, forage, and oilseed crops.

Important farms and farmland soils are at risk in New Milford. The Farmland Committee has prepared a map of important agricultural land, and continues outreach efforts to protect them.

Sullivan Farm



The 105-acre Town-owned Sullivan Farm is a vocational and educational agricultural center that benefits local youth by providing marketable skills through hands-on involvement in farming and agri-business practices.

Acquired in 1997, the Farm originally operated under the supervision of the Youth Agency. Today it stands as a separate Town agency.

Produce raised on the farm is sold at an on-site farm stand. In addition, the Farm is home to the Great Brook Sugar House. Its maple sugaring operation is one of the largest in the area and uses many old-fashioned methods for collecting and producing maple syrup. Each year, dozens of high school and college students assist in the collection, processing, packaging, and sale of maple products.

In 2018, the New Milford Youth Agency Board adopted the *Sustainable, Permaculture Farm Plan for Sullivan Farm*. The plan:

- Memorializes the history of how and why the Town acquired this 105-acre farm property.
- Describes the farm's current operation, including details of the current business model.
- Outlines the existing physical condition including existing crops, soils and site constraints.
- Offers ideas for possible future projects/enterprises.

Economic Viability of Farming

Farmers face significant challenges to remain economically viable, and the Farmland Committee has made economic viability a key component of its mission. Capital for farm improvements and structures, available labor, and a market for products are all needed to maintain working farms. New Milford offers a tax exemption on farming equipment. The State allows municipalities to adopt additional exemptions and abatements.

In addition, many farmers are exploring creative new farm-related business activities. The community and Zoning Regulations are supporting farmers in these new ventures, such as allowing local slaughter houses, and identifying available commercial kitchens.

Programs and initiatives to keep New Milford's working farms viable include:

- Sullivan Farm's hands-on farming and agri-business practices program for local youth,
- New Milford Hospital's Plow-to-Plate program,
- New Milford's Farmers Market and its Nutrition Program for Women, Infants, and Children,
- Public Act (PA) 490 Land Use Assessment Program,
- Tax exemptions for farm equipment,
- Farm-friendly land-use regulations, and
- Seminars and educational programs administered by the Farmland Committee.

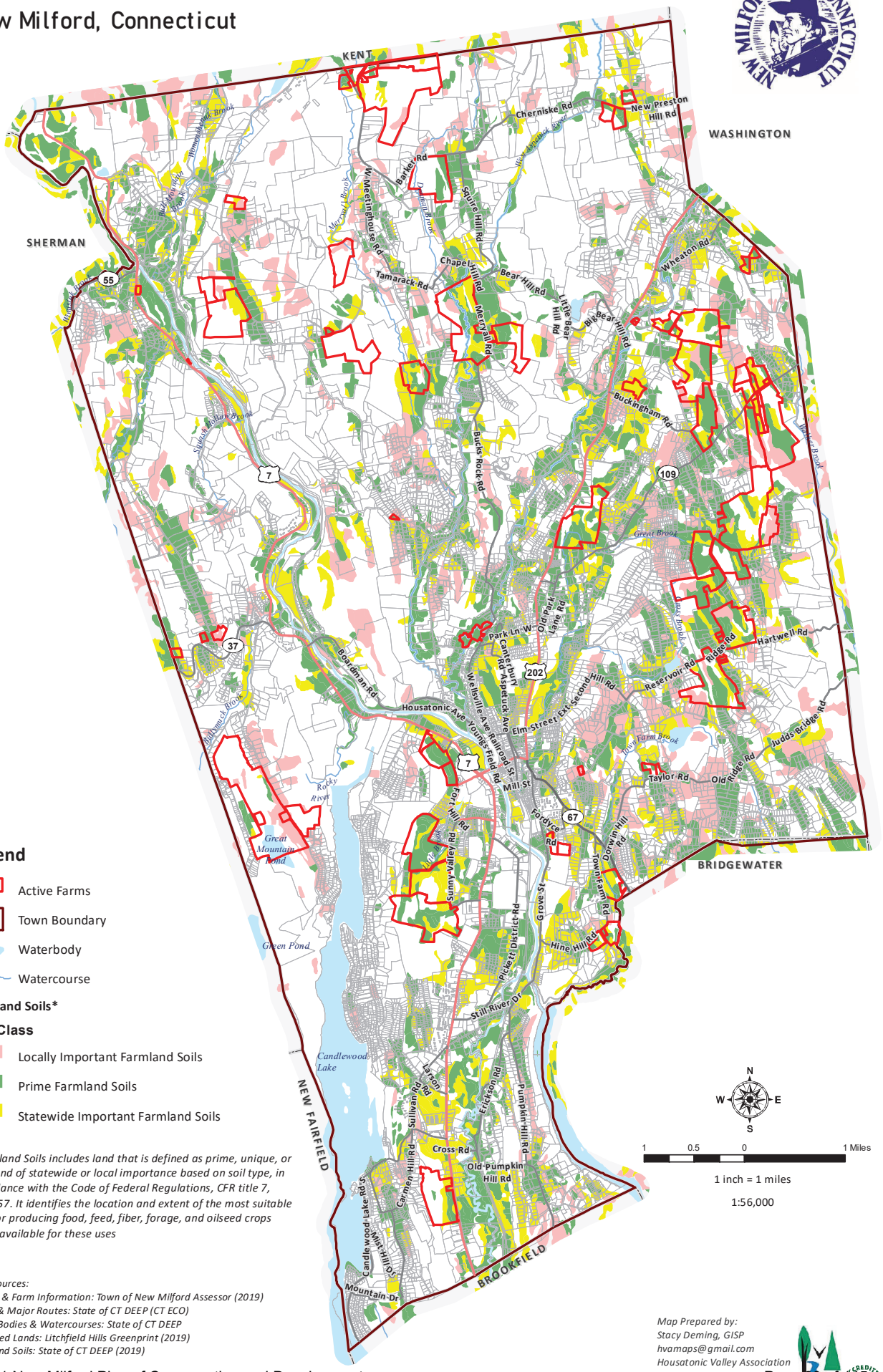
Food Security and Food System Planning

The recent pandemic highlighted the importance of food security and the need to ensure there is ample farmland and food production to feed the Town's population should future food shortages arise. The Town should undertake a comprehensive analysis of the food production capability of the Town's existing and unused farmland. The analysis should include:

- An evaluation of the highest yielding crops or livestock per soil types by farm,
- How large a populous can be supported if all existing and unused farmland were put into full production,

Active Farms & Farmland Soils

New Milford, Connecticut



Legend

- Active Farms
- Town Boundary
- Waterbody
- Watercourse

Farmland Soils*

Soil Class

- Locally Important Farmland Soils
- Prime Farmland Soils
- Statewide Important Farmland Soils

**Farmland Soils includes land that is defined as prime, unique, or farmland of statewide or local importance based on soil type, in accordance with the Code of Federal Regulations, CFR title 7, part 657. It identifies the location and extent of the most suitable land for producing food, feed, fiber, forage, and oilseed crops and is available for these uses*

N W E S

1 0.5 0 1 Miles

1 inch = 1 miles

1:56,000

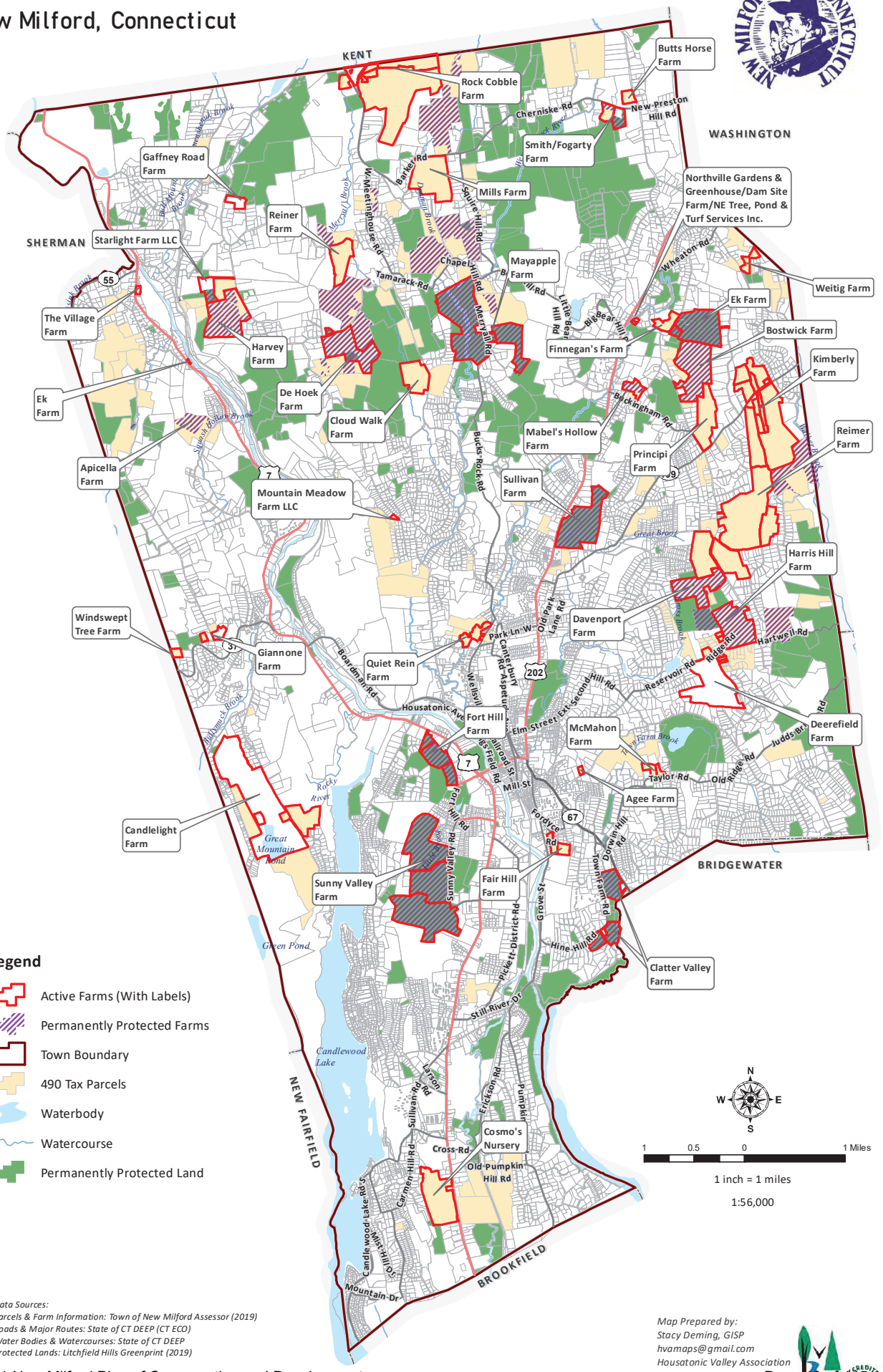
Data Sources:
Parcels & Farm Information: Town of New Milford Assessor (2019)
Roads & Major Routes: State of CT DEEP (CT ECO)
Water Bodies & Watercourses: State of CT DEEP
Protected Lands: Litchfield Hills Greenprint (2019)
Farmland Soils: State of CT DEEP (2019)

Map Prepared by:
Stacy Deming, GISP
hvamaps@gmail.com
Housatonic Valley Association
150 Kent Road
Cornwall Bridge, CT 06754
www.hvatoday.org

Map Date: September 2019

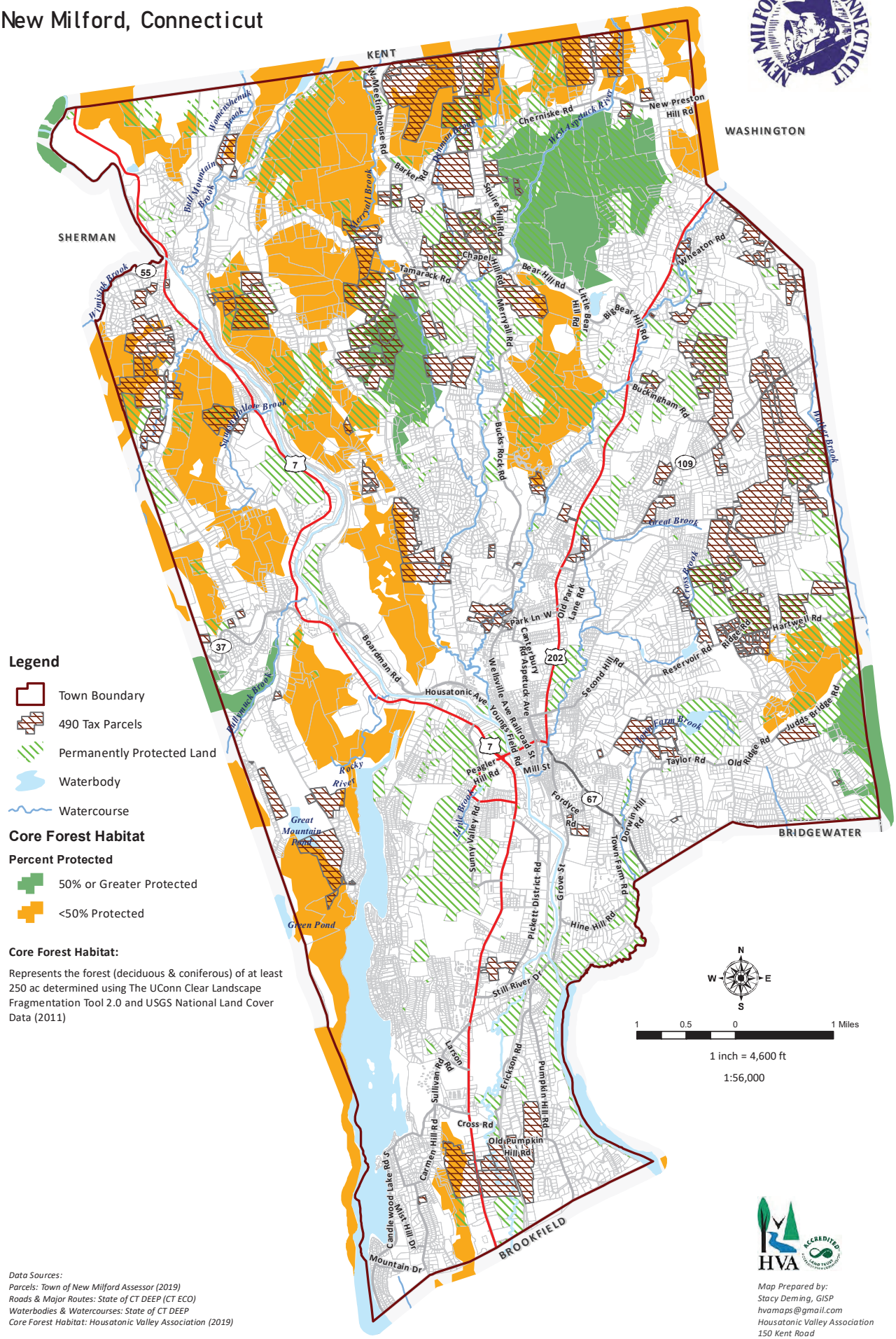
Farm Parcels & Protected Farmland

New Milford, Connecticut


KENT
WASHINGTON
SHERMAN
NEW FAIRFIELD
BROOKFIELD
BRIDGEWATER
Butts Horse Farm
Rock Cobble Farm
Gaffney Road Farm
Smith/Fogarty Farm
Mills Farm
Northville Gardens & Greenhouse/Dam Site Farm/NE Tree, Pond & Turf Services Inc.
Reiner Farm
Starlight Farm LLC
Mayapple Farm
Weitig Farm
The Village Farm
Ek Farm
Harvey Farm
Finnegan's Farm
Bostwick Farm
Kimberly Farm
De Hoek Farm
Ek Farm
Cloud Walk Farm
Mabel's Hollow Farm
Reimer Farm
Principi Farm
Apicella Farm
Mountain Meadow Farm LLC
Sullivan Farm
Harris Hill Farm
Windswept Tree Farm
Davenport Farm
Giannone Farm
Quiet Rein Farm
Fort Hill Farm
McMahon Farm
Deerefield Farm
Agee Farm
Candlelight Farm
Sunny Valley Farm
Fair Hill Farm
Clatter Valley Farm
Cosmo's Nursery
Old Pumpkin Hill Rd
Great Mountain Pond
Green Pond
Candlewood Lake
Housatonic River
Rocky River
Still River Dr
Mountain Dr
Taylor Rd
Old Ridge Rd
Reservoir Rd
Hartwell Rd
Elm Street Ext
Second Hill Rd
Park Ln W
Old Park Lane Rd
Canterbury Rd
Aspetuck
Boardman Rd
Housatonic Ave
Fort Hill Rd
Mill St
Railroad St
Fordyce Rd
Grove St
Hine Hill Rd
Town Farm Rd
Dogwood Hill Rd
Judds Br Rd
Sunny Valley Rd
Pickett District Rd
Erickson Rd
Larson Rd
Sullivan Rd
Cross Rd
Carmen Hill Rd
Candlewood Lake Rd S
Mist Hill Dr
Barkers Rd
Chapel Hill Rd
Merryall Rd
Tamarack Rd
Cherniske Rd
New Preston Hill Rd
Squire Hill Rd
Wheaton Rd
Buckingham Rd
Bucks Rock Rd
Little Bear Hill Rd
Big Bear Hill Rd
W Meetinghouse Rd
Merryall Brook
Dudding Brook
Great Brook
Still River
Aspetuck River
Housatonic River
Rocky River
Whitehall Brook
Schaghticoke Brook
Squash Rollow Brook
Bull Hill Brook
Mill Brook
Farm Brook
Weantinoge Heritage Land Trust
Weantinoge Heritage Land Trust
Weantinoge Heritage Land Trust

Forest Resources

New Milford, Connecticut



Legend

- Town Boundary
- 490 Tax Parcels
- Permanently Protected Land
- Waterbody
- Watercourse

Core Forest Habitat

Percent Protected

- 50% or Greater Protected
- <50% Protected

Core Forest Habitat:

Represents the forest (deciduous & coniferous) of at least 250 ac determined using The UConn Clear Landscape Fragmentation Tool 2.0 and USGS National Land Cover Data (2011)

Data Sources:
Parcels: Town of New Milford Assessor (2019)
Roads & Major Routes: State of CT DEEP (CT ECO)
Waterbodies & Watercourses: State of CT DEEP
Core Forest Habitat: Housatonic Valley Association (2019)

Map Date: September 2019

Map Prepared by:
Stacy Deming, GISP
hvamaps@gmail.com
Housatonic Valley Association
150 Kent Road
Cornwall Bridge, CT 06754
www.hvatoday.org

- Other lands and opportunities for food production though greenhouses, aquaculture or other means,
- Promoting and establishing Victory Gardens throughout Town,
- Ensuring adequate seed supply for multiple years of production,
- Working toward a more stable and sustainable slaughtering facility for Town farms as well as farms in surrounding communities, and
- Developing a plan for cold storage facilities to ensure large production can be stored and preserved for times of need, while also providing an immediate economic opportunity.

NATURAL RESOURCE PRODUCTS

Geologically, there is an abundance of sand, stone, and gravel throughout New Milford, with several quarries in operation. Other quarries were abandoned after the material was removed. Restoration of all quarries to a sustainable land use is desirable.

Timber harvests on large tracts of land, such as PA 490 designated parcels, benefit both the landowner and forest health. To protect and sustain these natural resources, proper forest management practices must be observed.

OPEN SPACE

Dedicated Open Space and Open Space Goals

Of the Town's 40,909 acres, 37,200 acres are developable land. Approximately 20% (7,474 acres are permanently protected). This is due to decades of conservation by the Northwest Connecticut Land Conservancy (formerly Weantinoge Heritage Land Trust), the Nature Conservancy and Sunny Valley Farm, the Town, Audubon, the State and private parties and organizations. The Town's newest acquisitions include Native Meadows, a 25-acre parcel on the Housatonic River near the Town center, and a 35+ acre parcel on Kent and Squash Hollow roads.

New Milford is on track to match the State's overall goal to preserve or otherwise protect 21% of Connecticut's land as open space by 2023.

Areas Targeted for Open Space Preservation

The Conservation Commission has identified 22 areas for consideration as initial and/or additional protection. The Commission did not single out any particular property, but focused on larger areas, noting that, in many locations, parts of the areas of interest already are protected. The Commission listed them anyway, since the areas may benefit from additional protection, and may result in the creation of wildlife corridors through the amalgamation of farmland, forest and other existing open space. Each area is rated as having no protection, some protection, or extensive protection.

Selected Areas for Future Open Space Protection	Existing Protection
Sawyer Hill Region - Area on both sides of Sawyer Hill and New Preston Hill roads	Limited
West Aspetuck watershed from Cherniske Road to Kent town line along both sides of Frenchman's Road	None

Peet Hill area – Area north of Barker and West Meetinghouse roads to Kent town line	None
Rock Cobble Hill and Rock Cobble Brook watershed south and west of West Meetinghouse Road	Limited
Bare (Bear) Hill (northern terminus of Long Mountain) area extending to Rock Cobble Hill area to Indian Trail	Limited to Hallock Hill
Pine Hill area – West of Mud Pond Road, both sides of Old Stone Road to Route 7 South of protected golf course and north of South Kent Road	None
Long Mountain area – Area east of Long Mountain Road and bounded on the north by Indian Trail and the south by Hine Road	None
Front of the Mountain Road area – The area between Long Mountain and Brown's Forge roads	None
Squash Hollow Road area – The area west of US 7 and south of Tory's Cave	Moderate
River Road – The area east of River Road, south of gravel operations and south of Boardman Bridge	None
Candlewood Mountain Region	None
Green Pond Mountain Region	None
Candlewood Lake Road – The area between Mist Hill and Mountain roads	None
Barker Road – Area south of Barker Road and east of North Road	None
Iron Hill region – Area north of Bear Hill Road, east of Squire Hill Road and south of Cherniske Road	Moderate
Bear Hill region – Area south of Cherniske Road, west of Sawyer Hill Road and north of Bear Hill, Geiger and McNulty roads	Extensive
Mount Tom region – Area east of Merryall Road, west of Bear Hill Road	Moderate
North of CT 109 (northern New Milford) – Area east of Old Northville Road and south of Walker Brook Road	None
South of CT 109 – Area west of Walker Brook Road, east of Ridge Road and north of Hartwell Road	Moderate
South of Hartwell – Area east of Ridge Road and north of Judd's Bridge Road	Moderate
Lillis/Legion Road – Land abutting the dirt portions of the these roads	None
West Aspetuck River watershed – Area south of Zalesky Game Management/ Wildlife Area on both sides of West Meetinghouse Road. The area is in farming	Moderate

Vaughn's Neck

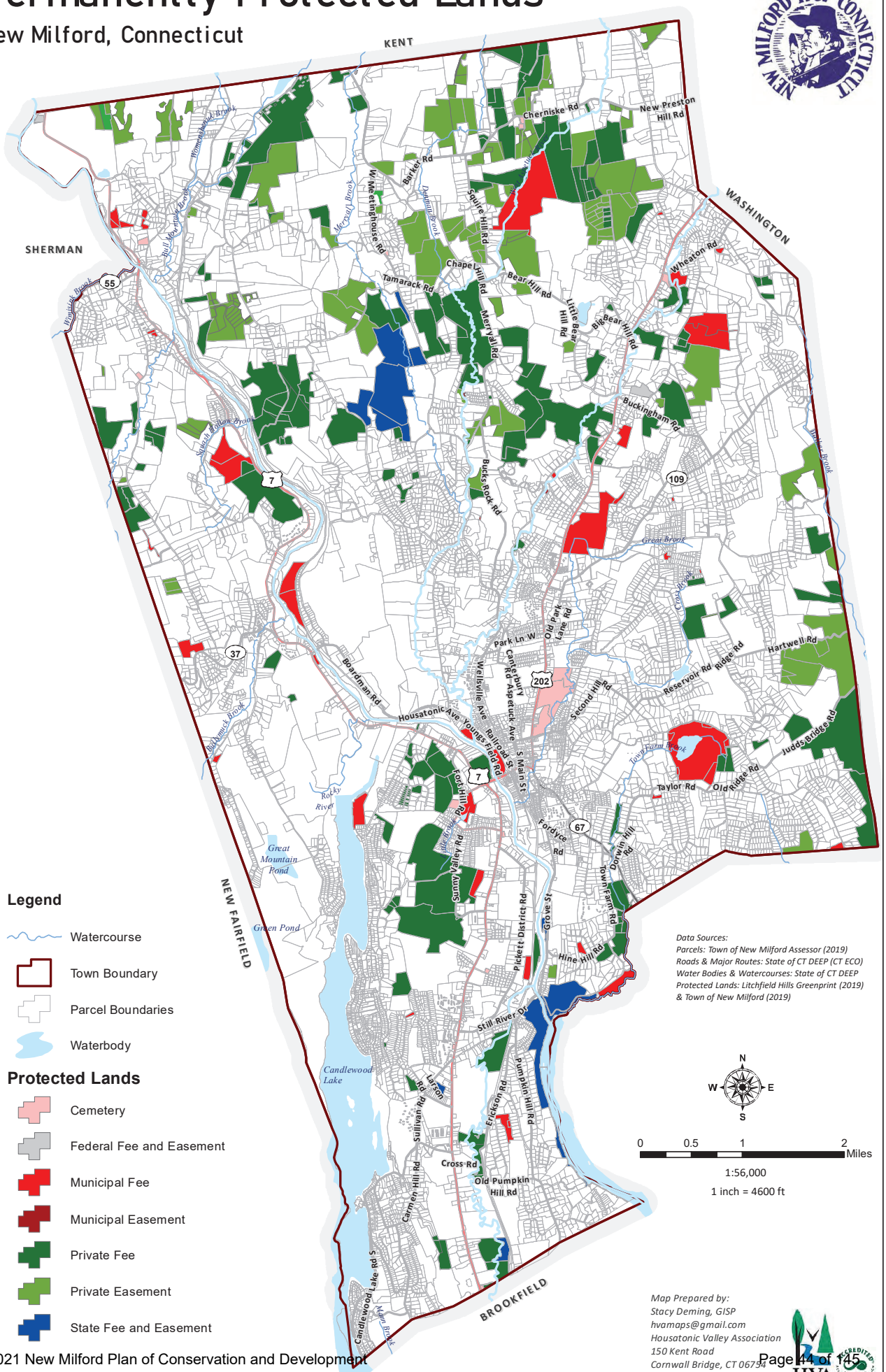
Vaughn's Neck is a unique open space due to its wildlife habitat, recreation values, landscape, and location on a peninsula surrounded by Candlewood Lake. Vaughn's Neck/Great Mountain is an approximately 700-acre intact forest located in both New Milford and New Fairfield (260+ acres in New Milford). The main access to Vaughn's Neck is through New Milford. Vaughn's Neck represents one of the few remaining large blocks of undeveloped forestland adjacent to the Lake.

The property is owned by Eversource and is under active forest management, which has improved the forest's stability and health. The diverse habitat supports many species of birds, amphibians and reptiles.

The Town should continue to work with the Candlewood Lake Authority, New Fairfield and Eversource to ensure Vaughn's Neck's long-term preservation.

Permanently Protected Lands

New Milford, Connecticut



Legend

- Watercourse
- Town Boundary
- Parcel Boundaries
- Waterbody

Protected Lands

- Cemetery
- Federal Fee and Easement
- Municipal Fee
- Municipal Easement
- Private Fee
- Private Easement
- State Fee and Easement

Data Sources:
Parcels: Town of New Milford Assessor (2019)
Roads & Major Routes: State of CT DEEP (CT ECO)
Water Bodies & Watercourses: State of CT DEEP
Protected Lands: Litchfield Hills Greenprint (2019) & Town of New Milford (2019)

N
W E
S

0 0.5 1 2 Miles

1:56,000

1 inch = 4600 ft

Map Prepared by:
Stacy Deming, GISP
hvamaps@gmail.com
Housatonic Valley Association
150 Kent Road
Cornwall Bridge, CT 06754
www.hvatoday.org

Map Date: September 2019

KEY HABITATS AND SPECIES OF CONCERN



Upland forests, woodlands, shrubs, vernal pools and forested wetlands are key habitats throughout New Milford. Forests filter the air, safeguard private and public drinking water sources, produce locally grown forest products, provide essential habitat for wildlife, and help moderate summer and winter temperatures.

Core forest is forest habitat located more than 300 feet from any non-forest edge or opening. Because many species are found primarily within core forest or reach their highest abundance within core forest, this habitat is of prime importance when considering open space preservation.

Forest fragmentation - the breaking up of large forested tracts into smaller pieces - threatens the health of our natural resources. When considering open space preservation, creating wildlife corridors by amalgamating land should be considered.

Other key habitats throughout New Milford include shrub and herbaceous inland wetlands, freshwater aquatic, open water and river floodplains, as well as cliffs and talus (deposits of large broken fragments of rock, usually at the base of a cliff or on steep slopes).

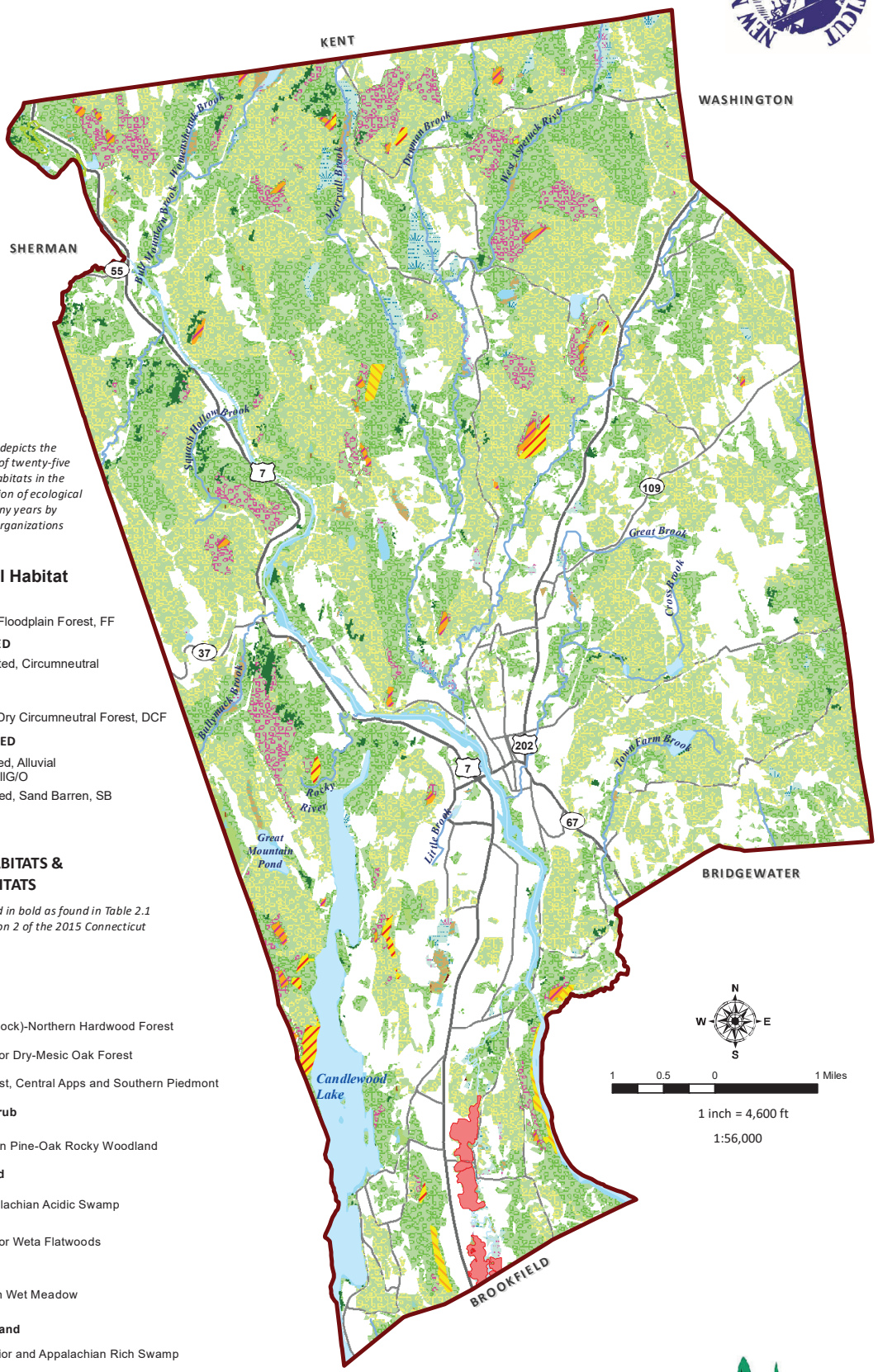
Vernal pools, also known as ephemeral pools, autumnal pools, and temporary woodland ponds, typically fill with water in the autumn or winter due to rainfall and rising groundwater, and remain ponded through the spring and into summer.

Vernal pools dry completely by the middle or end of summer each year, or at least every few years. Occasional drying prevents fish from establishing permanent populations, which is crucial to the reproductive success of many amphibian and invertebrate species that rely on breeding habitats free of fish predators.

There are many state and federal species of concern in New Milford, including amphibians, birds, fish, invertebrates, mammals, and plants. Generalized locations appear on the DEEP Natural Diversity Data Base for New Milford. Projects within these locations should be analyzed for potential conflicts with a listed species.

Habitat Map

New Milford, Connecticut



Connecticut Critical Habitats *depicts the classification and distribution of twenty-five rare and specialized wildlife habitats in the state. It represents a compilation of ecological information collected over many years by state agencies, conservation organizations and many individuals.*

Connecticut Critical Habitat

PALUSTRINE FORESTED

Palustrine Forested, Floodplain Forest, FF

PALUSTRINE NON-FORESTED

Palustrine Non-forested, Circumneutral Spring Fen, CirSF

TERRESTRIAL FORESTED

Terrestrial Forested, Dry Circumneutral Forest, DCF

TERRESTRIAL NON-FORESTED

Terrestrial Non-forested, Alluvial Grassland/Outcrop, AllG/O

Terrestrial Non-forested, Sand Barren, SB

CONNECTICUT KEY HABITATS & ASSOCIATED SUB HABITATS

Connecticut Key Habitats listed in bold as found in Table 2.1 pp. 2-26 through 2-27 in Section 2 of the 2015 Connecticut Wildlife Action Plan

1. Upland Forest

Evergreen Forest

Appalachian (Hemlock)-Northern Hardwood Forest

Northeastern Interior Dry-Mesic Oak Forest

Dry Oak-Pine Forest, Central Apps and Southern Piedmont

2. Upland Woodland & Shrub

Central Appalachian Pine-Oak Rocky Woodland

4. Forested Inland Wetland

North-Central Appalachian Acidic Swamp

North-Central Interior Weta Flatwoods

5. Shrub Inland Wetland

Laurentian-Acadian Wet Meadow

6. Herbaceous Inland Wetland

North-Central Interior and Appalachian Rich Swamp

8. Freshwater Aquatic

North-Central Appalachian Large River Floodplain

10. Unique*

Acidic Cliff and Talus

Circumneutral Cliff and Talus

Open water

**Agricultural and developed land are not included in this map*

N W E S

1 0.5 0 1 Miles

1 inch = 4,600 ft

1:56,000

Data Sources:
Roads & Major Routes: State of CT DEEP (CT ECO)
Water Bodies & Watercourses: State of CT DEEP
Critical Habitat: CT DEEP (2009) For more information see the Resource Guide located @cteco.uconn.edu

For this map CT Key Habitats as listed in the 2015 CT Wildlife ActionPlan were compiled using The Nature Conservancy Terrestrial Habitat Data (2014). For more information consult the data page at conservationgateway.org

Map Prepared by:
Stacy Deming, GISP
hvamaps@gmail.com
Housatonic Valley Association
150 Kent Road
Cornwall Bridge, CT 06754
www.hvatoday.org

Map Date: September 2020

IMPLEMENTATION PLAN: Water Quality	
STRATEGY	**TASKS**
Preserve undeveloped land in the Candlewood Lake watershed, where appropriate and feasible.	Identify and work to preserve large areas of undeveloped land in the Candlewood Lake watershed, including the 709-acre Vaughn's Neck peninsula.
Consider reducing the 20% impervious surface trigger in the Candlewood Lake watershed.	Review the Candlewood Lake Watershed District Zoning Regulations and consider reducing the impervious surface trigger to require an engineered Stormwater Management Plan at 10%.
Reduce the use of nitrogen and phosphorous-based fertilizers in all watersheds.	Develop an education campaign or take other actions to discourage property owners and landscape companies from using or inappropriately applying fertilizers.
Consider a septic management ordinance to identify and correct effects from failed septic systems.	While there may not be a significant number of unknown septic system failures, it may be worthwhile to perform periodic inspections of systems on older properties in high-risk areas. The costs/benefits of committing to such an activity through an ordinance should be examined.
Reduce water quality effects from salt, chemical and sand runoff from Town road winter maintenance.	Implement a *Snow and Ice Policy* incorporating best management practices to be used on Town roads, parking areas, and sidewalks. This should be modeled on the *2018 WestCOG Winter Maintenance Practices Guide.*
Reduce effects from salt, chemical and sand runoff from private lake community roads in the Candlewood Lake watershed.	Educational outreach is needed for private lake community associations on: 1) the effects of direct discharges from private roads into watercourses and/the lake; and 2) use of best management practices for winter road maintenance.
Ensure developments along the sensitive shorelines of the Housatonic River and its tributaries, as well as Candlewood Lake, follow best management practices to protect surface water quality.	Enforce the Town's regulations regarding sedimentation and erosion control and stormwater management. Avoid development of sensitive areas where feasible.
Reduce stormwater runoff from residential properties and farms.	Educate residents, farmers and property owners on ways they can reduce stormwater runoff.
Reduce impervious surfaces and storm-water runoff in project development.	Considering requiring the use of LID standards in project development.
	Consider modifying Zoning Regulations for parking based on available parking studies. Also consider encouraging shared parking when appropriate, adding maximum parking standards and encouraging the use of pervious pavements.

Work to upgrade the water quality of the Housatonic and Still rivers.	Continue to implement the Town's 2017 SMP.
Protect environmentally sensitive areas.	Consider updating the floodplain management regulations.
	Preserve open space in critical areas.
Prevent further shoreline erosion along the banks of the Housatonic.	Working with DEEP, consider implementing strategies such as no-wake zones for boaters.
Enhance navigability of the Still River for recreational boating.	Continue to support HVA's efforts to clean the Still River.
Enhance use of the Housatonic and Still rivers for boating.	Apply for designation of the Housatonic and Still rivers, through New Milford, as a state-designated Blueway.
Ensure adequate long-term municipal ground water supplies.	Partner with Aquarion Water Co. in water conservation efforts.
Protect sensitive floodplains.	When opportunities arise to preserve floodplains, either through acquisition by the Town or other land-conservation organizations, the benefit of floodplain preservation should be considered carefully.
Protect sensitive floodplains.	The Town should consider how updating FEMA floodplain maps will affect property owners and land use.
Monitor invasive species threats, both aquatic and terrestrial.	The Inland Wetlands and Watercourses Commission should continue to require the use of native species in planting plans and require mitigation when invasive species are found in regulated areas.
	The Town should consider an invasive species control plan for all Town properties, including school properties.
Educate residents on the threat of invasive species	Work with local organizations and nurseries to educate the public on the threat and proper removal of invasive species.
	Encourage local nurseries to stock and promote native species for purchase.

IMPLEMENTATION PLAN: Farmland & Farming	
STRATEGY	**TASKS**
Allow enhanced signage for agriculture for visibility and safety.	Research and propose a zoning regulation amendment regarding farm signage. Consider what types of road and traffic signs would be beneficial.
Consider Agricultural Heritage Districts to preserve the cultural landscape, ensure the continuation of the agricultural industry, protect historic agricultural character, and maintain long-term viability and sustainability of farmland by permitting flexible economic use.	Research, review, draft and prepare an Agricultural Heritage District Zoning Amendment.
Support the long-term protection of Sullivan Farm as an active farming operation.	Research and develop methods for the long-term preservation of Sullivan Farm as a farm use. Connect the farm to the public water supply to improve farm operation efficiency.
Continue and expand market opportunities for local farmers.	Continue to support the Farmers Market on the Green. Explore other market opportunities for local farmers.
Expand opportunities for local farmers to develop food products.	Research and consider options for a public commercial kitchen.
Promote agri-tourism.	Develop a program, brochure and enhanced web presence to enhance the opportunity for local farmers to participate in agri-tourism, including equestrian activities.
Protect and preserve farmland permanently.	Continue discussions to protect farmland through the state PDR program
	Host presentations and/or workshops, in conjunction with land trusts, to educate farmers and land owners on methods to preserve and/or conserve their lands.
Preserve the Town's historic agricultural barns to enhance agri-tourism and agriculture.	Assist agricultural barn owners with establishing historic value of structures enabling qualification for economic incentives, including tax credits and grants for restoration and preservation of historic barns.
	Expand the Barn Quilt Trail.
Transform fallow farmland into productive farmland.	Outreach to owners of fallow farmland to discuss strategies for alternative crops and/or finding interested farmers.
Re-evaluate the New Milford Farmland and Forest Preservation Action Plan for 2020-2030.	Consider developing a New Milford Farmland Preservation Plan or an update to the 2007 Strategic Action Plan.
Improve farm viability through 1) recruitment and training of next generation of farmers; and 2) assisting local farmers with finding affordable and effective labor.	Consider spearheading a beginner farmer program or other agricultural workforce development initiative. Expand agricultural education in the community.

Connect farmers and farmland.	Develop a tool/program to connect willing farmers with landowners of productive farmland.
Maintain and grow economic opportunities in the agricultural and food sectors and facilitate the availability of locally raised food for all residents.	Support and promote, through creating and implementing plans and policies, food system and food security programs, including a comprehensive analysis of the Town's food production capability. Promote and establish victory gardens throughout the Town.
Maintain long-term viability and sustainability of farm operations through promotion of alternative and ancillary uses such as a sustainable slaughtering facility and cold storage facilities.	Determine types of uses that would help farmers and propose any necessary regulatory changes.
Reduce negative effects of roadside pesticide and herbicide use on organic farmers.	Ensure Town road crews, as well as farmers, are properly trained in best management practices for pesticide and herbicide application.
Support a Community Garden (small-plot farming) program that promotes farming throughout the Town.	Areas in Town parks or other communal land could be transformed into small community or neighborhood gardens. This would help residents acquire valuable skills and make fresh, local, low-cost produce available while educating participants on the importance of farming.

IMPLEMENTATION PLAN: Open Space	
STRATEGY	**TASKS**
Clearly identify areas outlined by the Conservation Commission in 2018 as areas worthy of consideration for protection.	Update the Town's open space mapping to include the general areas the Conservation Commission identified in 2018.
Preserve open space that supports wildlife, recreation, clean air and water resources in connected networks. Create wildlife corridors by amalgamating forest, farmland and other open space. Protect key habitats and species of concern.	Create a strategic open space preservation plan that includes criteria for future open space acquisition.
	Once parcels are identified, the Town should aggressively pursue multiple funding sources.
	Educate the public regarding options for preserving open space and key habitats, such as conservation easements and funding sources.
	Coordinate definitions for types of open space among all Town agencies.
	Consider a Transfer of Development Rights program to permanently protect land with conservation value by redirecting development to an area planned to accommodate growth and development.
Improve the maintenance and monitoring of Town-owned open space.	Develop a comprehensive plan for Town-owned parks and open space including use, proposed improvements, monitoring and maintenance.

CHAPTER 4 - COMMUNITY CHARACTER

Overall Goals

- Preserve and enhance community and cultural character.
- Protect and preserve historic assets.

INTRODUCTION

Community character includes physical features, such as natural resources, or development patterns that make a town unique. Residents and local officials have identified the qualities that add to New Milford's character and those that detract.

Preservation of Town character-defining features and places such as water resources, open space and farmland are discussed in the Natural Resources chapter. This chapter focuses on preservation and enhancement of historic resources, arts and cultural resources, scenic roads and viewsheds, and the Village Center.

What the Community Said

The POCD Community Survey found preserving New Milford's rural and historic character is important:

- Almost 70% reported having concern for New Milford's character
- More than 80% are concerned about the loss of the Town's farmland and/or rural character
- More than 70% are concerned with the loss of historic buildings

During the POCD Community Conversations, residents said they consider the Village Green, Candlewood Lake and the Housatonic River "sacred" spaces.

Important Spaces for Community Character

Candlewood Lake
The Village Green
The Housatonic River
Historic buildings, bridges, barns and other structures
Farms
Rivers and streams
Open spaces
Town parks
Harrybrooke Park
Lover's Leap State Park
Scenic roads
Performing and visual arts venues
Sullivan Farm
The Pratt Nature Center
Buck's Rock Camp

HISTORIC RESOURCES PRESERVATION

New Milford residents strongly support preserving New Milford's historic places and buildings.

Properties with Historic Designations

National and State Historic District and Place designations recognize areas with historical merit. These designations may provide funding opportunities for maintenance, restoration and adaptive reuse studies and may prevent unreasonable destruction or alteration of historic resources.

- **The New Milford Center Historic District** was adopted by the National Park Service around 1986. According to National Park Service documentation: *"The district includes those streets and structures that relate historically, functionally and visually to the Green. Hence, the included area extends beyond the center to encompass the Center Cemetery, an approximately 17-acre plot off the northeast corner of the Town center, and South Main Street, a 19th-Century residential neighborhood south of the Green. Generally, the district's boundaries lie along*

topographical or man-made features, such as a hollow or railroad tracks, which form cognitive edges in the townscape. The district is bounded to the north by Aspetuck Hill, to the east by open land around the north, east and south edges of the cemetery, and by a hollow and a brook, to the south by another hollow, and to the west by the railroad tracks and incompatible structures."

- **Listed on the National *and* State registers**
  - Boardman Bridge
  - Carl F. Schoverling Tobacco Warehouse
  - Hine-Buckingham Farms
  - Housatonic Railroad Station
  - J.S. Halpine Tobacco Warehouse
  - John Glover Noble House
  - Lover's Leap Bridge
  - Merritt Beach & Son Building
  - Merryall Union Evangelical Society Chapel
  - Merwinsville Hotel
  - United Bank Building
  - Wildman Tobacco Warehouse

- **Listed *only* on the State Register**
  - All Saints Memory Episcopal Church
  - Merryall Center for the Arts
  - The Bridgeport Wood Finishing Co

- **Listed as a State Archeological Preserve**
  - The Bridgeport Wood Finishing Co.

- **Local Historic Property**
  - Roger Sherman Town Hall



region are often ensured and enhanced by the buildings which often outlive all of us. A future that is rooted securely in what we might become, with a disregard for what we have been, is more likely to evolve into a town with no history, no memory and no ambiance."

– Robert Burkhart
President, New Milford Trust for Historic Preservation

In addition, a 1966 survey by the State Register of Historic Places lists a number of privately owned buildings of historic significance. The survey is available through the Archives and Special Collections at the University of Connecticut.

Protection/Preservation of Historic Buildings and Structures

While no regulations prevent the alteration of the appearance of many of New Milford's historic structures, New Milford has been successful in preserving its historic character. These organizations and groups are committed to preserving New Milford's historic buildings and character:

- **Connecticut Trust for Historic Preservation:** The Trust has worked very closely with the New Milford Trust for Historic Preservation, Town staff and owners of historic buildings and structures to educate and advocate with regard to preservation and restoration of these community assets.

- **The Merwinsville Hotel Restoration**
  This non-profit, living museum continues the ongoing care, restoration and preservation of this historic hotel to educate, inspire, challenge, and invigorate both present and future

generations, and raises awareness within the local community of the Hotel's contribution to the collective local history by promoting cultural events.

- **New Milford Historic Properties Commission:** The Commission's purpose is the preservation and protection of buildings, archaeological sites, landscapes and places of historic and cultural significance and their settings in the Town, recognizing such as landmarks in the history of the Town, State or nation.

- **New Milford Historical Society & Museum:** The Society collects, preserves and interprets objects and information of historical merit pertaining to the backgrounds of individuals and their way of life and customs in the greater New Milford area. It promotes educational, cultural and civic activities of groups, organizations and Town sponsored programs; this participation to be related to the material holdings of the Society.

- **New Milford Trust for Historic Preservation:** This non-profit organization's mission is to promote the appreciation, preservation, protection and revitalization of New Milford's historic structures, sites and landscapes. The Trust offers paint grants for historic homes and barns, and presents annual preservation awards to New Milford residents who have taken steps to preserve and enhance their historic properties.

- **New Milford Zoning Commission:** The Zoning Commission adopted regulations for the Village Center District, a Town Landmark District, as well as architectural guidelines for preserving and maintaining historic character in new construction and building renovations.

- **Old Boardman Bridge Committee:** The committee is dedicated to obtaining funding for restoring the historic lenticular truss bridge. Built in 1888, it is one of the few surviving examples of this type of bridge in the State, along with Lover's Leap Bridge. The Boardman Bridge is listed on the National Register of Historic Places.

- **Riverfront Revitalization Committee:** This group focuses on the Riverfront Corridor from Boardman Bridge to Lover's Leap Bridge. The committee is dedicated to the preservation and adaptive reuse of the historic structures at Hidden Treasure Park. In addition it is drawing awareness to the Town's industrial heritage and the New Milford Historic District through a self-guided walking trail.

- **State Historic Preservation Office:** The office offers services and funding opportunities to help with historic preservation efforts.

- **Other local groups**
  Cemetery associations and schoolhouse committees maintain, preserve, and educate residents about New Milford's historic properties.

Preservation of Historic Barns and the New Milford Barn Quilt Trail

The loss of farms and farmland has left many old barns without purpose. No longer able to accommodate the size of today's equipment or herds, many barns have been neglected. These barns represent our agricultural heritage and are built of irreplaceable materials and craftsmanship from our past. They also are a part of our landscape. Preservation of historic barns is important to New Milford's residents.



The Connecticut Trust for Historic Preservation has documented significant, historic barns in Connecticut. Data, images, historical narrative and analysis, and other barn-related information can be retrieved on its website. The list includes 33 barns throughout New Milford. Some are still in agricultural use; others are for used storage or retail stores. Many have been restored and others are in various stages of disrepair.

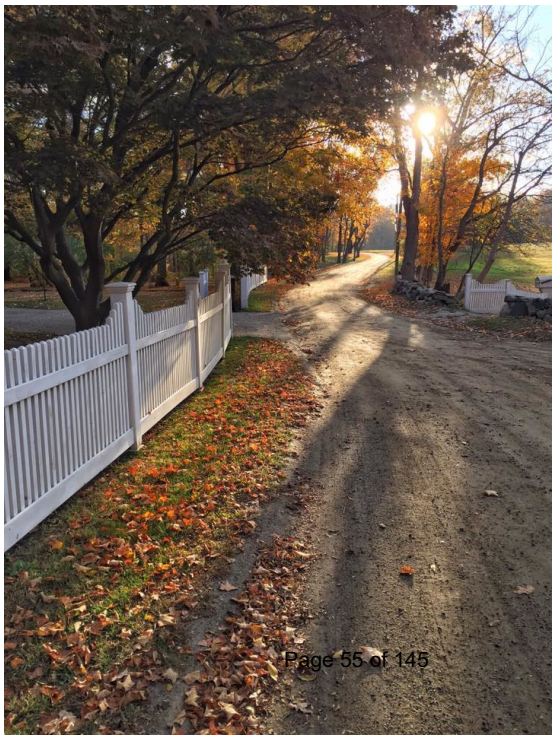
The New Milford Barn Quilt Trail highlights the Town's barns and is the first such trail in the State. It consists of colorful quilt patterns painted on large wood blocks hung on barns throughout the Town. It honors the Town's rich agricultural history, the resurgence of farming in New Milford, and the American tradition of quilt-making. As the trail is expanded, the history of additional barns will be researched, providing the Town a detailed inventory of barns to be preserved.

Archaeological Resources

The Housatonic River Valley is rich in archaeological resources of significance – from both the precontact and historic periods – those of the people who lived here before European settlers came to the area and after.

Multiple sites have been identified in the valley that could provide the opportunity to learn more about New Milford's indigenous people and historic industrial past. In any location identified as potentially sensitive for archaeological resources, subsurface testing is recommended before ground disturbance.

SCENIC ROADS AND VIEWSHEDS



Scenic Roads

In 1998, New Milford adopted a Scenic Road Ordinance stating *"The scenic and rural roads of New Milford are cherished and irreplaceable resources essential to the preservation of New Milford's rural heritage..."* As of 2020, 27 Town roads have scenic road designation.

The ordinance requires that *"the Town shall maintain its scenic roads in good and sufficient repair and in passable condition. Routine maintenance and the regulation of future alterations and improvements on designated highways shall be carried out*

so to preserve to the highest degree possible the scenic characteristics of the highway which are indicated in the records of the Town Council as the basis for its designation as a scenic road."

Scenic Viewsheds

Scenic views influence how people experience New Milford. These vistas define the Town's identity and highlight natural, agricultural and historical resources, including hills, valleys, mountains and waterways. Predominantly rural scenes encourage residents and visitors to relax and enjoy valley views from hilltops, and conversely, views of forested mountains or agricultural hills from valleys.



Many viewsheds are at risk, and their alteration by development may affect the community negatively.

Significant viewsheds to protect include those from:

- Candlewood Lake,
- The Housatonic River,
- Scenic roads.
- The Route 7/Kent Road Corridor, and
- The Village Center.

Tools available to preserve scenic viewsheds:

- **National Wild and Scenic River System:** The 1968 National Wild and Scenic Rivers Act was enacted to preserve certain rivers with outstanding national, cultural, and recreational values in a free-flowing condition for the enjoyment of present and future generations. The Housatonic River, from New Milford north to the Massachusetts line, has been nominated as a Wild and Scenic River. The National Park Service (NPS) is reviewing the nomination to determine whether the river meets the requirements for eligibility and suitability.

- **Scenic Highway Designation:** State Scenic Highway designations provide for rural two-lane highways to be designated scenic highways to encourage sightseeing and preserve the road from modifications that would detract from its appearance. Viewsheds of the Route 7/Kent Road corridor and the Route 202/Litchfield Road corridor may benefit from this designation.

- **Zoning**: Overlay districts can cover different types of zones within a municipality (e.g., residential and commercial) and impose additional restrictions on development within the district. Another approach is the establishment of view corridors, which regulate development along specified roadways to protect views of natural resources such as rivers.

ARTS, CULTURE AND RECREATION

Arts, culture, and recreation contribute to the quality of life in New Milford, have a positive effect on our economy, health, and well-being, and provide activities for residents.



The Arts:
New Milford enjoys a vibrant arts community which includes, but is not limited to:

- **Bank Street Theater:** An independent theater showing major studio releases and smaller films on four screens
- **Buck's Rock Performing & Creative Arts Camp:** A residential summer camp for artists ages 11-17 offering instruction in performing, digital and fine arts
- **Fineline Theatre Arts:** Educates students, recreational or pre-professional, in all aspects of the performing arts
- **Gregory James Gallery:** Representing prominent regional artists and offering creative custom framing
- **Merryall Center for the Arts:** A community center venue for performing artists, professional entertainment and education in an intimate setting
- **New Milford High School and Faith Church:** Offering annual theater and musical productions
- **Studio D:** A progressive dance school, recreational to pre-professional, in all areas of dance, focusing on dance as a performing art
- **The Commission on the Arts:** Sponsors Gallery 25 & Creative Arts Studio, a cooperative fine-arts gallery; and events such as the August Concert Series on the Green and the annual December Carol Sing
- **The New Milford Film Commission:** Promotes New Milford as a location for filming, and sponsors the Greater New Milford Film Festival
- **TheatreWorks:** An award-winning, volunteer, non-equity community theater company
- **Village Center for the Arts:** Provides a nurturing environment for artistic creativity through educational fine-art programs and events for all ages



Culture

- **Harrybrooke Park and Harden House Museum:** A 48-acre private park open to the public for walking, jogging and hiking, and community events.
- **John J. McCarthy Observatory:** Offering an event each month open to the public to learn about and enjoy astronomy
- **New Milford Historical Society and Museum:** Preserves, collects, interprets, and celebrates New Milford's historical culture through educational and civic activities

- **The Pratt Nature Center:** A 205-acre wildlife preserve and environmental education center offering outdoor activities and nature education for all ages

Community Events

Numerous organizations conduct special events each year, many of which serve as fundraisers, while others celebrate New Milford. They bring the community together, enhance our quality of life, bring visitors to our Town, and benefit our non-profit organizations. These events include:



- Farmers Market
- G.O.A.T. Days
- July 4th Fireworks
- Memorial Day Parade
- Moonlight Run
- Riverfest
- Sunny Valley Open Farm Day
- Teddy Bear Festival
- The Lions Club Carnival at Young's Field
- Third Thursday Summer Concerts
- Village Fair Days
- Water Witch Hose Co #2 fundraisers
- Northwest CT Land Conservancy Fall Celebration

Recreation

Among New Milford's numerous municipal and private recreational offerings are:



- **Candlewood Valley Country Club:** This public golf course offers a challenging and scenic 18-hole game.
- **Hiking:** The Town has more than 27 miles of hiking trails on Town, State, land trust and non-profit organization properties. These include Clatter Valley, Sega Meadows, Native Meadows and the Nostrand preserves, Mt. Tom, the McAllister and Morrissey Preserves, Sunny Valley Farm, and the Blue Trail.
- **Lover's Leap State Park:** The park offers 160 acres of hiking trails and scenic vistas, as well as historic ruins on its grounds. The park is bisected by the Housatonic River and connected by a restored 1895 Berlin Iron Co. Bridge.
- **New Milford Parks and Recreation**: This Town department offers residents year-round programs and recreational opportunities including softball, soccer, tennis, basketball, swimming, skateboarding. Canterbury Pond (Conn's Pond) provides ice-skating. Numerous parks offer playgrounds, hiking, picnicking, as well as canoe, kayak, and motorboat launches, and the opportunity to enjoy nature.
- **The New Milford River Trail:** The five-mile New Milford River Trail from Gaylordsville to the Boardman Bridge, and the Young's Field section offers the opportunity to bike, walk or jog.

- **Water Recreation:** Town opportunities include motor boating, kayaking, canoeing, sailing, fishing, and swimming. Candlewood Lake, the Housatonic and Still rivers, Lake Lillinonah as well as many smaller rivers provide several areas for access.

THE VILLAGE CENTER/DOWNTOWN

While New Milford is home to numerous character-defining locations, residents overwhelmingly consider the Village Center as its most important treasure to preserve and enhance. The highly walkable Village Center, which includes the substantial Village Green, typifies a traditional New England village, is home to businesses, historic buildings, and serves as a civic focal point, with many community events taking place on the Green. It is the heart of the community and the Town's arts and culture hub.

Studies have shown that downtowns:

- Are leading economic drivers for their communities.
- Are positioned to be highly inclusive places, given their access to essential services for everyone.
- Reflect their vibrancy in its high density, which supports a wide variety of uses.
- Have cultural significance.
- Are resilient.

The Economic Development chapter of this plan focuses on additional ways to enhance further the vitality of this important Town asset.



GAYLORDSVILLE AND NORTHVILLE

Gaylordsville and Northville were early settlements of the Town and still retain village elements with historic houses and an overall scale of development with a walkable feel.

The Zoning Commission may wish to consider the establishment of additional “Village Center Zones” in these locations and allow for adaptive reuse of properties in these historic areas.

IMPLEMENTATION PLAN: Historic Assets	
STRATEGY	**TASKS**
Map the New Milford Historic District so property owners and Town staff have a better understanding of District boundaries. Consider adding markers or plaques.	Add a layer to the Town's Geographic Information System mapping system that shows the boundaries of the New Milford Center Historic District.
Increase awareness of the Town's industrial past.	Move forward with plans to preserve/restore /reinterpret the architectural remnants at Hidden Treasure Park and other locations.
	Develop self-guided historic walking tours of the historic industrial areas.
Increase awareness of the history of properties in the National Historic District.	Develop self-guided historic walking tours of the Historic District.
Continue efforts to restore the old Boardman Bridge.	Increase awareness and funding efforts for restoration of the old Boardman Bridge.
Preserve the Town's heritage and the character of historic structures, the Village Center and other important historic corridors, villages and districts without adding burdensome regulations.	Continue collaborative efforts between regulatory and historic preservation advisory organizations, and property owners to meet the Town's historic preservation goals.
Preserve the East Street School.	Consider adaptive reuse of the building and explore grant opportunities for ADA compliance and other repairs.
Preserve and maintain the Town's historic one-room schoolhouses.	Research how these historic structures have been reused in other locations and determine feasibility for reuse.
Preserve the Town's historic agricultural barns.	Expand the Barn Quilt Trail initiative to assist agricultural barn owners with establishing the historic value of their structures and identify economic incentives, including tax credits and grants, to help restore and preserve the historic barns.
Inventory historic properties throughout Town.	Research grant funding for this project.
Establish measures to protect historic Town-owned properties.	Determine which properties should have this protection and take appropriate actions to apply for protection.
Consider "Village District" Zoning regulations for Gaylordsville and Northville.	Discuss the pros and cons of designating additional Zoning "Village Districts."

IMPLEMENTATION PLAN: Scenic Roads and Viewsheds	
STRATEGY	**TASKS**
Site structures, other development features and clearings to preserve significant views and vistas, including, but not limited to, those from the Village Center, Candlewood Lake and the Housatonic River.	Work with applicants and developers throughout the development application process to prevent negative effects to significant views and vista.
Enhance preservation of scenic roads and bridges.	Review the Scenic Road Ordinance to determine if changes are needed.
Use scenic roads as both transportation and recreational assets of the Town.	Encourage the use of the Town's scenic roads for bicycling.
Maintain the rural character of the Route 7 transportation corridor north of Veteran's Bridge.	Consider creation of a Scenic Overlay District for the Route 7 transportation corridor north of Veteran's Bridge.
	Consider applying for Scenic Highway Designation through the State Department of Transportation.
Maintain the rural character and viewshed of the Housatonic River.	Follow up on 2016 application to the NPS for National Wild and Scenic River designation. Consider expanding the designation to the southern New Milford border.

IMPLEMENTATION PLAN: Arts and Culture Resources	
STRATEGY	**TASKS**
Address the various needs of the members of the arts and cultural community so they can remain viable.	Consider creating a makerspace for local artisans.
Value and use the arts as an economic driver.	Incorporate the arts into the Town's economic development strategy.
Explore ways to use the arts to beautify the Downtown.	Collaborate with arts community members to determine how they can contribute to Downtown beautification.
Explore the creation of a concert venue in or near the Downtown.	Plan and implement the amphitheater as recommended in the Riverfront Renewal Master Plan.

IMPLEMENTATION PLAN: Outdoor Recreational Resources	
STRATEGY	**TASKS**
Value and use outdoor activities and recreation as an economic driver.	Incorporate outdoor recreation and activities into the Town's economic development strategy, including Riverfront Revitalization.

IMPLEMENTATION PLAN: Village Center	
STRATEGY	**TASKS**
Consider expanding the Village Center District.	Analyze what areas of Downtown would benefit by expansion of the Village Center District, either through enhanced Zoning Commission oversight or by flexibility in design and use.
Continue to support Downtown anchors and merchants.	Work closely with Downtown businesses to ensure their viability.
Enhance Downtown walkability.	Continue maintenance, repair and expansion of the sidewalk network, including relocation and enhancement of crosswalks, as necessary, and traffic calming measures.
Work with business and property owners to upgrade properties, storefronts and façades.	Work with the New Milford Corporation for Economic Development to continue and expand the façade improvement grant program.
Continue and enhance efforts to keep the New Milford Green looking beautiful.	Continue to allocate adequate resources to maintain and improve the Green and Village Center streetscape.
Reduce Downtown parking challenges.	Develop and implement a Downtown parking study and plan, including a signage plan.
Supplement Downtown street lighting in areas where additional lighting is needed.	Analyze existing Downtown lighting to determine areas of need.

CHAPTER 5 - COMMUNITY FACILITIES AND SERVICES

Overall Goals

- Maintain high-quality community services while balancing residents' desires for services and amenities with fiscal realities.
- Continue to provide services to our most vulnerable residents.
- Maintain Town properties.
- Enhance volunteer recruitment and retention.

INTRODUCTION

Community facilities include those that provide services to residents (such as overall governance, education, sewer plant, public works), those that provide public safety (fire, ambulance, police) and amenities (recreation, library, teen center).

When new facilities are needed, multiple considerations should factor into decisions, especially if a new location is proposed, and include whether:

- Facilities can be shared by multiple departments.
- The existing site or a new site will best meet the needs of the department and community.
- A public use is the best use for the new parcel.

What the Community Said

The POCD Community Survey found:

- 63% rated the Town government as "excellent or good" with only 17% providing a "needs improvement" rating.
- Senior Services, Social Services, the Library, Fire Department, and Ambulance Service were very highly rated.
- Areas for improvement included road maintenance (41% rated as "needs improvement) and public education (28% rated as "needs improvement").
- 71% believe the Town should study the fire, police and ambulance efficiencies.
- 80% agreed the Town should address community resiliency.

EXISTING CONDITIONS AND FUTURE NEEDS

Municipal Structural Assets

The Town Council's 2018 Facilities Utilization Sub-Committee reviewed the Town's structural assets and assessed their use. The Committee created a comprehensive *Town of New Milford Town Facilities Utilization Sub-Committee Final Report*. School properties under Board of

Education jurisdiction were not reviewed. The report identified the following overarching issues regarding the Town's structural assets and their use:

- The Town has 28 properties and 48 buildings; some are crowded and others markedly underused. Eight date to the 1800s; only two have been built since 1989. A long-term strategic plan should be developed that outlines the use, direction and consolidation of Town facilities to increase efficiency.
- The Public Works Department (DPW) facility has limited expansion capacity and should be relocated. Expense and logistics of providing the additional requirements needed to adequately address DPW needs is problematic at this location. Where possible synergies with Parks and Recreation and other departments including consolidation of maintenance shops and storage areas would reduce duplicative facilities. As part of the overall riverfront revitalization, consideration should be given to moving DPW.
- In comparison to other buildings, the former Pettibone School stands alone as underused due to its size and inefficient use of office space. Extensive repairs are needed.
- The Police Department needs more space and the female locker room is not adequate for staff.
- The former East Street School Building is not used to capacity. Repairs are needed throughout the building and specifically to the cupola and roof.
- Records storage is an issue within a number of departments in terms of space, climate control, fire and security. A centrally funded project should be undertaken to review the records storage policy and greater use should be made of electronic records. In the cases where long term records must be kept in their current form, the storage location should be reconsidered.
- Create a town-wide system to manage usage for all community and shared space for town buildings. Currently the Board of Education, Library, Parks and Recreation, and the Mayor's Office are each doing this for their area. The need will increase with the new spaces being created by the library project.
- Connect Sullivan Farm to the public water supply. The existing situation costs money and makes the work more difficult.
- The Village Green bandstand should be rehabilitated. It needs repair and the lighting is very poor.

Evaluation of the Town's unused and underused assets is ongoing. It is important to determine the value of the Town's assets and their role in our future operations.

In addition, the Town should continue to evaluate and audit electrical infrastructure in municipal and school buildings. The Town should pursue any recommendations of the energy service company evaluation with the goal of reducing energy use and costs.

CATHERINE LILLIS BUILDING (EAST STREET SCHOOL)

Overview

The Catherine E. Lillis Building, located in the Historic District at 50 East Street is a three-story, 23,600 square-foot former school. It was built in 1920 with a major renovation in 1962 and is of a mostly cement-block design. More recently, all the exterior doors and windows were replaced along with an electrical service upgrade to the main switchgear and lighting. The electrical panels and breakers within the building are mostly from the 1962 renovation and some of which are Stablok brand, which are known for their high failure rate. There are window-unit air-conditioners throughout, with running hot and cold water and oil heat. There is no sprinkler system.

The building has state recognition for historic places and houses a large stained-glass window and painted murals of historical significance.

This building contains a commercial kitchen which would need major repairs to meet current code, a gymnasium, some very old locker rooms that are being used as storage on the first floor. The Board of Education occupies the second floor, and the third floor is almost entirely vacant. The first floor has some shared use with the Youth Agency and the gymnasium is used for voting.

One meeting room is handicap accessible; otherwise the second and and third floors are not handicap accessible.

Issues

The overall condition of the building and its ADA accessibility has been recently studied and a report by KG+D Architects contains a complete review of the building. Repairs are needed throughout the building and specifically to the cupola and roof. Any significant work done to this building would require that it be brought up to the current standards.

The Town needs to consider the future use of this building.

CHAPIN RAILROAD STATION

The Railroad Station is a historic 2,100 square-foot building built in 1800. It is located in a highly visible location within the Downtown and anchors the intersection of Railroad Street and Bridge Street. The building is in very good condition with steam heat and wall mounted air conditioners. Some siding repair is needed on the south facade.

The main portions of the building are used by the Chamber of Commerce, and Gallery 25, an art Gallery operarted by the Commission on the Arts. The Police Department and the Housatonic Railroad share a small office in the northern end of the building.

FORTY-SEVEN BRIDGE STREET

This 4,100 square-foot building in the center of Town was built in 1935 as a post office. It recently underwent a significant interior renovation to house the Housatonic Probate Court (serving the towns of Bridgewater, Brookfield, New Fairfield, New Milford, and Sherman) and the Town's IT department. It has a dedicated parking lot.

There is good quality vacant space in the basement, which can be utilized.

JOHN PETTIBONE

Overview
Since the 2010 POCD, the Board of Education closed the John Pettibone School. The Park and Recreation department, Social Services and the Youth Agency have moved to this location. The former cafeteria is now utilized as meeting space for various community and Town events and the gym is used for sports and exercise programs.

Issues
Built in 1955, the 75,257 square foot building requires extensive maintenance, repairs and updates including:

- Installation of a new HVAC system. The current system, which utilizes an underground piping system, does not allow for zoned heating and is not energy efficient. There is no central air conditioning.
- Complete window replacements.
- Insulation.
- A new roof and ceiling replacements.
- A new kitchen.
- ADA compliant updates.

In 2018, a temporary committee was established to study the feasibility of a community center, including the possibility of converting John Pettibone. It explored current services, studied community centers in other Connecticut municipalities, and conducted public outreach. The Town continues to explore how to determine and meet community needs for a center.

LIBRARY

The New Milford Public Library opened in January 1898, and is a vibrant part of Downtown, attracting more than 140,000 physical visits and more than 100,000 web-based visits each year. The facility has undergone a number of renovation and expansion projects.

In 2015 a Library Building Committee was formed and, in 2018, residents approved borrowing $6.5 million to fund an extensive upgrade to the facility. The project is expected to cost $8.5 million. The State awarded a $1 million grant to the Town and the Library's Board of Trustees committed to raising the remaining $1 million.

Construction began in 2020 and consists of an expansion, a full interior renovation and reconfiguration, improved handicap accessibility, a dedicated teen area, an expanded children's section, a maker-space area, and additional meeting spaces. Parking continues to be a challenge and more convenient handicap-accessible parking is needed.

PARKS AND RECREATION

Overview

The Parks and Recreation Department operates 20 Town park facilities on more than 500 acres, including Lynn Deming Park, a 22-acre public park on Candlewood Lake.



Its total staff including full-time, part-time, and seasonal (including program personnel) is 140. The last comprehensive Recreational Master Plan was completed in 1989.

During the 2017-2018 fiscal year, more than 5,600 people participated in department programs, leagues, and special events. In 2017, the Park and Recreation offices were relocated from East Street to the former Pettibone School. Resources there consist of office space, fields, a gymnasium, and program rooms.

In addition, a town-owned 3,900 square-foot commercial condominium unit is home to the Parks and Recreation maintenance staff. It consists of two garage bays and a small office. The bays are not air conditioned but are heated with natural gas heat.

It is used for maintenance vehicle and seasonal supplies storage. Due to lack of space, some vehicles are stored outside the unit. There is a third "bay" without a bay door.

The Town Facilities Utilization Report recommends consolidating this space with other town facilities.

Capital improvements completed since the 2010 POCD			
Year	**Facility**	**Project**	**Approximate Cost**
2010	Young's Field	Tennis and basketball court	$200,000 plus a U.S. Tennis Association grant
2010	Emanuel Williamson	basketball court	
2010	John Pettibone	Playground	$118,000, funded entirely by donations
2017	Lynn Deming	Park renovation	$1,000,000
2018	Clatter Valley	Bridge restoration	$7,500
2018	Young's Field	Skate Park renovation	$3,235 with in-kind donations
2020	Young's Field	Playground and sidewalk	$218,000
2020	Town Green	Army Tank renovation	In-kind donations

Desired Capital Improvements	
Park	**Project**
Addis Park	Provide additional parking and a designated fishing area
Andrew Gaylord Barnes Park	Add vehicle pull-off area and a canoe/kayak portage
Baldwin Park	Update existing walking trail
Carlson's Grove	Update playground
Clatter Valley	Maintain and expand parking
Emanuel Williamson	Repair and resurface basketball court
Hulton Meadows	Construct parking lot
Lynn Deming Park	Update bathhouse
Nostrand Trail	Repair parking area and trail head
Northville Soccer Fields	Improve drainage between the two fields
Sega Meadows Park	Install primitive camping area and picnic tables
Young's Field	Reconfigure softball fields, improve lighting
Conn's Pond	Install aeration system in pond to reduce algae blooms

Issues

- **Athletic Fields on Private Property:** Several key athletic fields used by New Milford Youth Baseball and Softball and the New Milford Bulls are located on privately owned properties. There is a concern that these fields will become unavailable in the future. These programs are run by private, nonprofit organizations.
- **Athletic Field Lighting:** Additional lighted athletic fields are needed in one location.

- **Field House:** While the Commission's long-range plan includes a field house with a gymnasium, swimming pool, classrooms and offices, no needs assessment, cost estimating or other studies have taken place.

PUBLIC WORKS

Overview



Public Works (DPW) maintains more than 215 miles of roads, 60 bridges, more than 100 pieces of rolling stock, storm sewers, Town buildings, and street lights. The department has 52 employees and consists of four divisions: administrative, customer service and engineering (7), highway maintenance (30), vehicle maintenance (5), and facility maintenance (10).

The DPW stretches along Young's Field Road. It contains a complex of five permanent, fully-enclosed and insulated structures built between 1940 and 1975. The buildings total 25,600 square feet. Facilities include the DPW office building, garages, vehicle maintenance facility, sand and salt barn, stockpile area, pipe yard, facilities maintenance building, and recycling center. An administrative office building and mechanic shop was added in 1990.

In addition, Facilities Maintenance, located at 6 Young's Field Road (former ambulance facility), consists of a main building, a lean-to, a rear tool shed and enclosed wash-bay. The building was renovated following the Ambulance Company relocation in 2010. Due to the lack of a large enough conference room, the Engineering Department meets at this facility's conference room, which also partly doubles as an area for paper records storage.

It should be noted that, although all trucks are stored inside during warm weather, the overwhelming majority of plows and heavy equipment is stored outside. Many of the bays are too narrow to fit mounted plow blades, meaning trucks are stored outside in the winter, which can prove problematic as almost all of the engines are diesel, requiring special heating equipment to run properly.

There is staff parking across the street along Young's Field Road, and there are five parking spaces for visitors.

Issues



- Explore potential cost savings related to the consolidation of Town and Board of Education maintenance staff and duties.
- Relocate the DPW facility. The existing site does not accommodate the department's functions adequately and the location is not consistent with the Town's vision for redevelopment and use of the Riverfront.

RICHMOND SENIOR CENTER

Overview

The Senior Center is located in the Richmond Center, a former public school. It is an architecturally significant building in the core of the Downtown, contributing to the historic quality of the Town Green.

A major expansion was completed in 2018, which doubled its size and improved accessibility. The Social Services Department was relocated from the building to the former Pettibone School, freeing up the second floor of the building.

The building contains offices, meeting space, dining areas, private meeting space, lounges, computer labs and two kitchens. One kitchen is a certified commercial kitchen currently used by Loaves and Fishes. The organization is currently constructing a new separate privately-owned facility, which would allow for additional expansion. The other kitchen is not certified and is used to plate food.

The building's top floor is accessed via a stairway and is largely vacant. It contains a stage, a large open room and a smaller room. This floor served as the gymnasium and auditorium when the building operated as a school. Renovation of this floor would increase the available space in the building significantly but would require an extension of elevator service.

The Commission on Aging promotes the health, education, welfare, independence, and the well-being of the Town's seniors. More than 7,000 individuals 60 years of age and older live in New Milford. In FY 2017-18 the Senior Center served more than 3,000 individuals.

ROGER SHERMAN TOWN HALL

Overview

Located in the heart of New Milford's National Historic District at 10 Main Street, the Roger Sherman Town Hall is the headquarters of municipal government. Sited on 1.43 acres, it has 22,100 square feet of floor space in the basement and first two floors and was built in 1875. The attic (currrently used for storage) contains 5,221 square-feet and may be accessed by a staircase. It once served as a balcony to the second floor.

The building houses offices for the Mayor and numerous Town departments: Building, Conservation, Economic Development, Finance, Fire Marshal, Health, Inland Wetlands, Personnel, Planning, Registrar of Voters, Tax Assessor, Tax Collector, Town Clerk, and Zoning.

It is also home to the two most often used public meeting rooms: the Loretta Brickley and the E. Paul Martin rooms.

There are five vaults, four of which were installed in approximately 1955 and have 6-hour fire ratings. One is located in the Town Clerk's office and contains their historical records.

The building has a very old boiler which is slated for replacement in the coming fiscal year. The building has heat, window-unit air conditioning, hot water, and cable and phone lines, and is only partially covered by sprinklers.

Parking is located in the rear across two connected lots. On-street parking can also be found adjacent to the building.

Plans are underway to install a new roof in the coming year.

Issues

The Facilities Utilization Committee recomended that:

- The lack of storage for records and supplies be addressed.
- Office space be reconfigured to address cramped departments and utilize vacant space.
- HVAC systems be replaced.
- Water ingress issues in the basement be corrected.

The property also contains two wooden barns, connected by a small vestibule.

The northern barn facing Church Street is an uninsulated, unheated, two-story, wood-sided structure with no water supply. It is used by multiple town departments and groups such as the Garden Club for storage, primarily of custodial supplies. A forklift is housed on the ground floor to move supplies to the second story. A loft accessed via a ladder is located in the top of the second floor. Architectural details on the barn suggest that this mid-to-late 19th-century structure was used in part for warehousing tobacco.

The second barn is a two-story wood frame barn, also used for storage. This barn has oil heat with an above ground oil tank. It is used for the storage of window air conditioners from town buildings as well as paints, chemicals, and cleaning supplies. A workshop is also located on the ground floor. A crawl space used for storage is located below the main room. The metal roof is in fair condition.

SULLIVAN FARM



Overview

Sullivan Farm is a 104+ acre farm with 7,770 square feet of building space. There are a number of buildings on the property:

- Brown Barn - A free-standing, two-story, circa 1820 barn, it was placed at its current location in the 1930s. It has no utilities and is in poor condition. The second floor is needs considerable repair. The roof is failing. This building has a dirt floor and is used for storage of farm machinery.
    - Despite its poor condition the barn's highly visible location contributes significantly to the agricultural aesthetic of the site and town.
- Pole Barn - The one-story barn with a dirt floor is used for storage of farm machinery and lumber. The roof and siding were recently renovated. It has no utilities and appears to have been constructed and renovated over a period of time.
- Sugarhouse - The frame for this building was salvaged from a former barn at the high school and reconstructed at this site. The building is used exclusively for maple syrup production. Heat is from a wood stove, The building has electricity but no potable water

supply. Potable water is trucked to the site from the Catherine Lillis Building on East Street.

- Main Barn - A former dairy barn constructed in phases, the main barn was built in 1868 and it was reassembled, circa 1958. The main level and loft contains the Youth Agency's sales room, a walk-in cooler for vegetable storage, a workshop, hay storage, equipment storage and vegetable preparation area. The lower level, which was formerly the cow barn, is used for miscellaneous storage of equipment. A blacksmith shop is located in one wing. It appears that the lower level could be reorganized and better used for expanded indoor storage. Insulating and heating the workshop would allow year-round use.
- High Tunnel - This unheated, 30' x 72' tubular steel plastic sheet greenhouse is used for vegetable crop production. It has temporary electric supply via extension cords. There is a non-potable water supply for irrigation use.

Until recently, New Milford's Youth Agency operated the farm, which provides agricultural education and employment to high school and college-age students from New Milford and surrounding communities. The Farm is now a stand-alone Town department.

An important goal of the Farmland and Forest Preservation Committee is the long-term preservation of Sullivan Farm as an active, sustainable farming operation. In 2018, the Youth Agency adopted the *Sustainable, Permaculture Farm Plan for Sullivan Farm.* The report noted that connecting to the public water supply would increase farm operation efficiency.

THE MAXX

Overview

Built in 1925, this former State of CT Department of Transporation facility on .52 acres, is deed restricted for youth services use.

The Maxx is managed by the Youth Agency and houses a wide variety of programs and events for teens and adults. The Maxx may also be rented for a private events.

Located at 94 Railroad Street, the 7,896 square-foot buliding also serves as a part-time disaster relief shelter. The building features propane on-demand hot water, oil heat, central air conditioning, and building-wide wireless internet. It has a backup generator.

The building serves as the only active service commercial kitchen operated by the Town of New Milford (excluding Board of Education facilities). Its two halls can hold up to a total 430 people and can handle 120 seated in banquet room.

There is a small parking lot on the property. Street parking is available.

Issues

The building's roof is near the end of its life and should be inspected.

POLICE DEPARTMENT



The 12,900-square-foot Police Department headquarters, at 49 Poplar St., was constructed in 1989 and contains the dispatch center, offices, locker rooms, and other department-specific facilities.

The Police Substation at 7 Railroad Street has been renovated and houses the Community Policing Officer. This position is a visible resource to community in the Downtown including the Green, Main and Bank streets and Young's Field.

The Department also maintains a shooting range at Clatter Valley Park. There is a small building located there. Both the range and the building are used only by the police.

Issues

The Facilities Utilization Report echoed concerns noted in the 2010 POCD about the Police Department building's inadequate size, particularly the lack of space for records storage, the armory, locker and break rooms, offices, dispatch center and inadequate parking.

NEW MILFORD COMMUNITY AMBULANCE



The 7,900 square-foot New Milford Community Ambulance Corp, at 1 Scovill Street, is the Town's newest building, constructed in 2009.

The facility features state-of-the-art security and video surveillance, a bunk room, locker rooms, a training/lecture hall, commercial kitchen, private dispatch room, briefing

room, two-stage wash rooms, and a large break room. The lecture hall is used exclusively for EMT and EMS classes.

The building runs on forced-air/steam heat and air conditioning off a centrally controlled, natural gas-fired control unit, and carries running hot and cold water. The entire facility runs on key fob-entry. There is Wi-Fi access throughout the building. It also has an emergency generator.

There is a 2-deep, 3-bay pull-through garage with heat that can hold six vehicles. No equipment is stored outside.

There is lighted parking on-site for visitors totaling 60 spaces.

FIRE DEPARTMENTS



The Water Witch Hose Co. #2, Gaylordsville Fire Department and Northville Fire Department provide fire protection from four stations throughout Town.

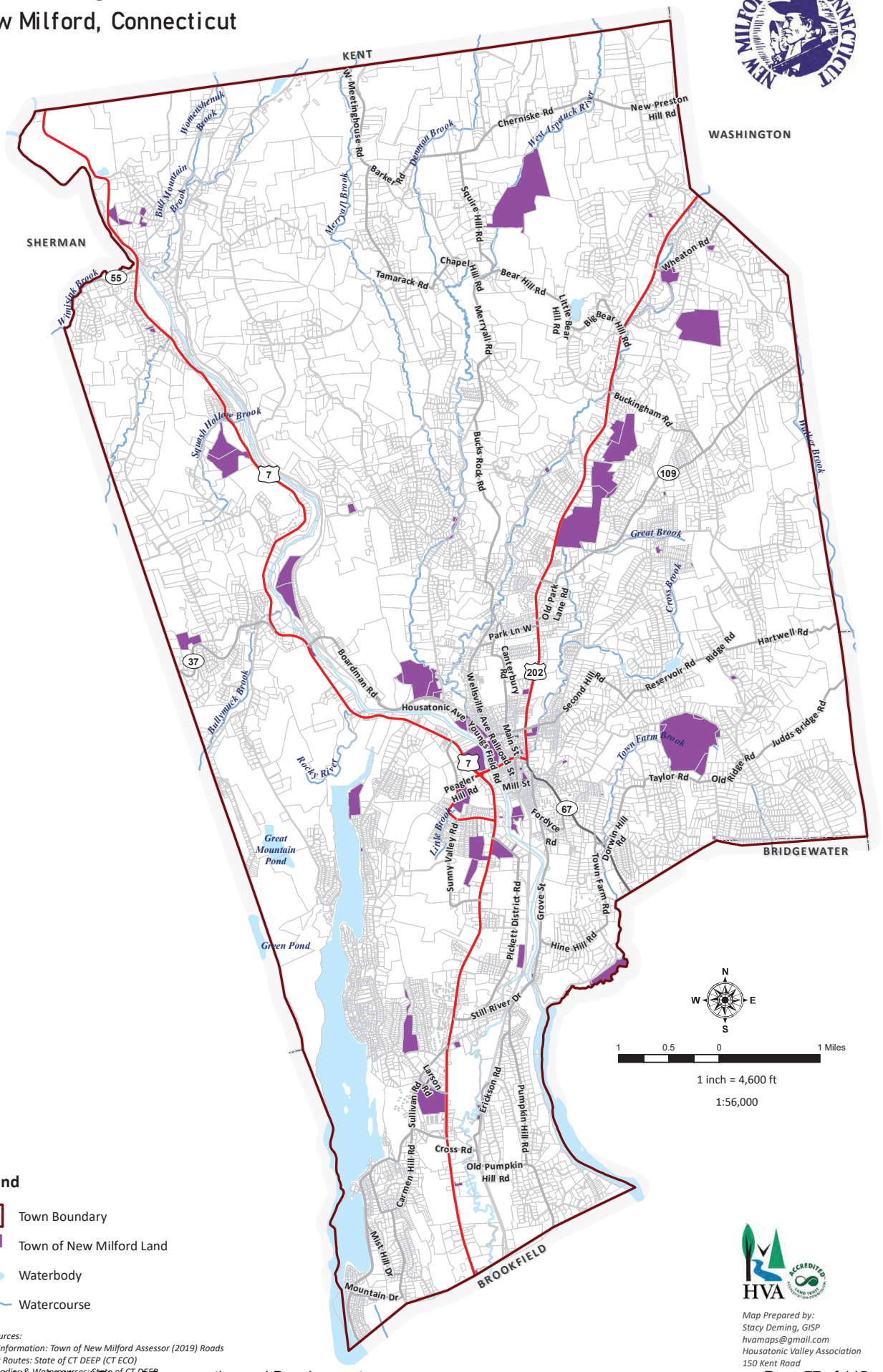
The fire department buildings are owned and maintained by each respective fire department with the exception of the Lanesville Fire Station, which is co-owned with the Town.

The all-volunteer members undergo extensive on-going training to meet community needs. Collectively, the fire departments respond to about 1,000 calls a year, an increase of approximately 21% during the last 10 years. The departments instituted an ALL CALL system for automatic mutual aid to better serve the Town. Additional Town-wide and region-wide systems are being phased in to create a cohesive fire service and response plan for larger incidents.

Recent upgrades to the Town's communications system combined the police, ambulance, fire, public works and Community Emergency Response Team into one interconnected system. The departments indicated they have an adequate number of volunteers; however, it may be necessary to investigate if some paid staffing is needed in the long term.

Municipal Owned Land

New Milford, Connecticut



Legend

- Town Boundary
- Town of New Milford Land
- Waterbody
- Watercourse

Data Sources:
Parcels Information: Town of New Milford Assessor (2019) Roads & Major Routes: State of CT DEEP (CT ECO)
Water Bodies & Watercourses: State of CT DEEP

Map Date: September, 2019

Map Prepared by:
Stacy Deming, GISP
hvamaps@gmail.com
Housatonic Valley Association
150 Kent Road
Cornwall Bridge, CT 06754
www.hvatoday.org

NEW MILFORD'S PUBLIC SCHOOLS

The New Milford Public Schools (NMPS) system serves the community and acts as the high school for Sherman. High School students from New Milford can attend Henry Abbott Technical School or a regional agri-science program. The Board of Education (BOE) also offers adult education services and a variety of enrichment and general-interest classes.

What the Community Said:
The POCD Community Survey found many residents are concerned about the Town's education services. More than 60% of the Town budget is allocated to schools. Many residents believe the schools are underfunded. Others believe more funding will not improve the schools.

Findings indicate residents want to better understand the school budget and how funds are spent**.**

Overview

During the 2017-2018 academic year, the school system served 4,102 students in kindergarten through grade 12 with a staff of 371 teachers, 17 building administrators, and 256 support staff. The operating budget for the 2017-2018 year totaled $62,810,586. The NMPS system consists of five schools with enrollment and staffing as noted in the following table.

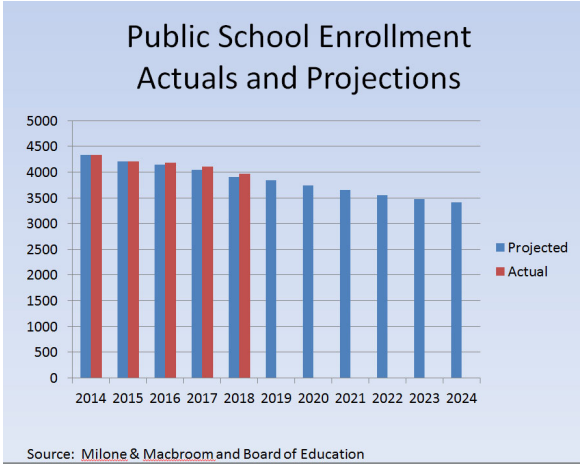
School	Grades Served	2018-19 Enrollment	Certified Staff	Non-Certified Staff	Average Class Size
Hill & Plain Elementary	PK-2	331	39	31	17.42
Northville Elementary	PK-2	414	43.4	33.65	18.82
Sarah Noble Intermediate	3,4,5	816	74.1	50.6	22.67
Schagticoke Middle School	6,7,8	1034	91.50	46.3	11 to 23
New Milford High School	9,10,11,12	1365	126.70	63	14 to 27
Total		3,960	374.7	224.6	

Source NMPS Enrollment and Staffing Report (18-19) presented to the BOE 11-20-18.
Source for High School Enrollment number: 2017-2018 Profile New Milford High School. Source for SMS enrollment nmps.org

Per-Pupil Expenditure: According to the Connecticut State Department of Education (CSDE), District Profile and Performance Report for the School Year 2017-2018, the system per-pupil expenditure was $15,272; the State average was $16,535.

Minority and Language Statistics: The CSDE notes New Milford's minority population continues to grow.

Enrollment: The Oct. 1, 2018, school enrollment was 3,968 and continues to decline from a high of 5,300 and is projected to be at 3,885 for the 2021-22 school year.



Educational Facilities
In 2015, the John Pettibone School was decommissioned. There appears to be adequate capacity in each remaining school for the foreseeable future.

Future school facility improvements during the planning period will likely consist of upgrades to buildings rather than new construction. The following outlines likely facility issues for each school.

- **Hill and Plain School:** The school is roughly 50 years old. The building has been well-maintained. Future projects will likely focus on general updates and a new roof.
- **Northville School:** The school was built in 1981. Continued maintenance will be the focus at this school. The building will also need a new roof in approcimately five years.
- **Sarah Noble Intermediate School:** The building was renovated in 2002. Continued maintenance will be the focus at this school. Plans are underway to update to its ventilation system. This is also the only school with a generator and it serves as a shelter during times of emergency.
- **Schaghticoke Middle School:** The school was built in the 1970s and has been well-maintained. Future improvements will likely focus on maintenance and parking areas.
- **New Milford High School:** The current high school building opened in 2000. In 2016, a $3.7 million two-field artificial turf athletic complex, complete with state-of-the-art new LED lighting and a new outdoor track was completed. A new roof is scheduled to be instlled this year.
- **Board of Education:** Administrative offices are ocated at the Catherine Lillis Building, 50 East Street. Some staff is located elsewhere. For the long term, it is desirable to have staff in one facility. The building is in need of repair. The Board of Education has studied potential options but no action has been taken yet.

Maintenance of recreation fields is divided between entities. The School Facilities Department maintains many fields, such as those at the High School, while the Parks and Recreation Department maintains the remainder. The School Facilities Department has purview over closing school fields to allow them to rest.


New Milford High School Athletic Fields

The Board of Education has developed a Priority List for Use of Public Facilities for field and facilities. It feels that the policy works well. However, other Town departments must pay for use of the facilities and they have identified a need for community space that can be used without a fee.

The POCD Community Survey indicated that a branch of a college and job training facility were very important for economic development. In addition, 89% of survey respondents indicated a desire for the Town to promote job-training opportunities.

COMMUNITY HEALTHCARE


New Milford Hospital

New Milford Hospital: One of seven hospitals that comprise Nuvance Health, the hospital offers advanced diagnostics and leading edge treatment, including a 20-bed inpatient unit, four operating rooms and two endoscopy suites. The newly renovated Emergency Department has 15 private patient rooms and the Diebold Cancer Center provides advanced medical and radiation oncology treatment.

Outpatient services are provided at the New Milford Hospital Primary Care Office, and the recently-opened Multi-Specialty Center, which contains general surgery, pulmonology, gastroenterology, rheumatology, and cardiology services.

RVNA Health (formerly New Milford Visiting Nurse Association and Hospice (VNA): In 2020, the VNA joined with RVNA Health. The unified health care agency serves 36 communities providing a continuum of community and home health care, hospice, and public health services.

IMPLEMENTATION PLAN: Municipal Structural Assets and Usage	
STRATEGY	**TASKS**
Identify and procure funding for upgrades and maintenance of Town-owned historic buildings and structures including the Bandstand.	Apply for grant funding sources available from the State Historic Preservation Office for historic preservation planning activities, protection and stabilization of historic properties, where eligible.
The Town should continue to evaluate and audit electrical infrastructure in municipal and school buildings.	The Town should pursue any recommendations of the energy service company evaluation.
The Town should divest its surplus, unused or underused properties, some with buildings and some vacant.	Following completion of a long-term strategic plan, developed with significant community input, and outlining the use and direction of Town facilities, the Town should move forward with the sale of surplus properties.
Determine how to accommodate the Police Department's space needs.	Establish an exploratory committee to determine if the existing Police Department building can be retrofitted to meet the department's needs or if a new facility is needed.

IMPLEMENTATION PLAN: Public Works and Parks and Recreation	
STRATEGY	**TASKS**
Determine the potential cost savings if the Town and BOE property maintenance services were combined.	The Town and BOE should discuss and analyze the possibility of cost savings through shared services.
Relocate the Public Works complex, including the main complex at 6 Young's Field Road, the Facilities Department at 20 Young's Field Road, the Recycling and Transfer Station and the pipe yard on Housatonic Avenue to a more appropriate location, allowing the site to be redeveloped as part of the Riverfront and Downtown Revitalization efforts.	Building on the Riverfront Revitalization Master Plan, a new study should be prepared to determine the needs and siting of the DPW. The study should include a detailed fiscal analysis outlining the costs and benefits of relocating the facility.
Address Town parks maintenance in an efficient and fiscally-sound manner and continue to maintain all Town parks at a high level.	Develop a comprehensive maintenance plan with coordinated maintenance between the DPW and Parks and Recreation Department.
	Identify funding sources for park maintenance and upgrades and improve parks as funding allows.
Establish athletic fields that will serve Town needs for the next several decades and determine the need for a Parks and Recreation field house with amenities.	As a first step in implementing the Riverfront Revitalization Master Plan, appoint a New Milford Sports Fields Committee to relocate the sports fields at Youngs Field and determine the need for additional fields and other recreational amenities. Prepare a plan to meet these needs and determine possible locations and funding sources.

IMPLEMENTATION PLAN: Maintain High-Quality Community Services	
STRATEGY	**TASKS**
Address shortage of volunteers for social programs, emergency services, municipal boards and commissions, etc.	Since the concern for a shortage of volunteers is a consistent theme across many departments and organizations, a broad approach to this issue should be undertaken. Consider an annual volunteer recruitment open house sponsored by the Mayor's office with representatives from organizations present to explain the role of their organization. For firefighters there is a recruitment tool: http://www.everydayheroct.org/.
Find a permanent location for the Town's main Emergency Operations Center (EOC) that is accessible during emergency situations, including flood events, that has all necessary amenities such as a generator/backup power source and necessary communications.	Continue discussions regarding relocating the EOC to an appropriate location and relocate as soon as possible.

IMPLEMENTATION PLAN: Maintain High-Quality Community Services - Schools	
STRATEGY	**TASKS**
Continue to address the declining school population.	The BOE should continue to review staffing levels and consider consolidations as the school population declines.
Support high-quality schools that are staffed adequately and equipped properly.	Advocate for increases in state funding.
	The Town and BOE should continue to work together to address deferred maintenance of school facilities.

CHAPTER 6 – TRANSPORTATION INFRASTRUCTURE

Overall Goals

- Maintain and improve transportation infrastructure for all users.
- Expand transportation options.

INTRODUCTION

New Milford's transportation system consists of 219 miles of Town roads, five state highways, a sidewalk system, recreational trails, the Housatonic Area Rapid Transit (HART) bus service, rail freight service, municipal parking, and street lighting. These all provide for intra-Town and inter-Town travel needs.

New Milford's
219 miles of public roads include:

- *194 miles of paved roads*
- *25 miles of dirt roads*
- *370 different roads*
- *34 bridges over 20 feet in length*

What the Community Said

- 75% of residents support extension of passenger rail service.
- 71% of residents agree the Town should extend and maintain the sidewalk network.
- 65% of residents agree the Town should support the New Milford River Trail.
- 41% of residents believe road maintenance needs improvement.

Major Changes to Transportation Infrastructure since the 2010 POCD include:

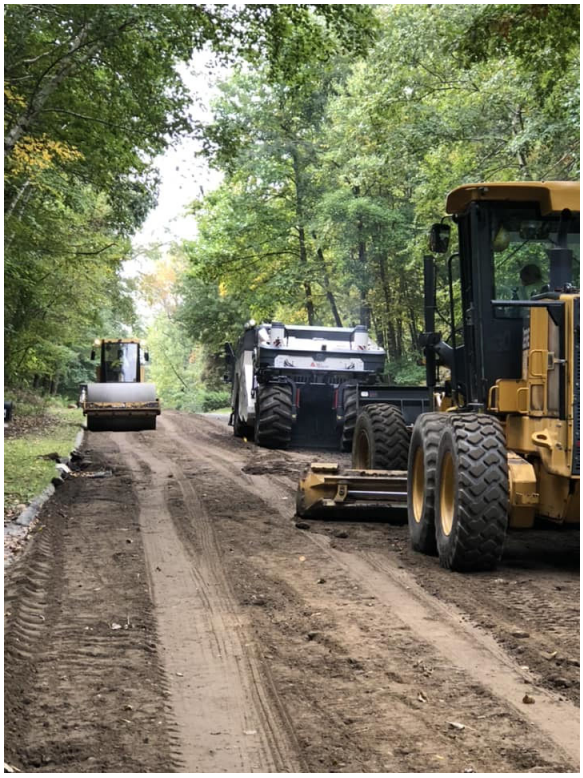
- Reconfiguration of the Still River Drive/Pickett District Road intersection with a roundabout.
- Reconstruction of 29.5 miles of Town roads and seven bridges; this work is ongoing.
- Completion of a half-mile section of trail along Young's Field Road.
- Restoration of a sidewalk on the north side of Bridge Street from Young's Field Road.



Railroad Street and the Railroad Station

TOWN ROADS

Town Road Revitalization



In 2017, the Town established the Road Advisory Committee to help the Public Works Department and the Mayor's Office assess road conditions and prioritize repairs. It was concluded that the challenge of improving New Milford's roads has never been greater. The Committee found that:

- In 1988, the Town had 149 miles of paved roads. Today, the number is approximately 219 miles.
- The cost of labor and raw materials for repairs has never been higher with asphalt costs rising 66.6% from 2007 to 2017.
- Years of deferred maintenance have eroded the quality of New Milford's roads.
- Many citizens think road quality is unsatisfactory.
- Deferred maintenance was caused by insufficient and inconsistent funding for many years.
- An independent firm hired by the Town to assess current road conditions found 11% (19.9 miles) of Town roads are in a "critical" state, requiring reconstruction, and 33% (59.2 miles) must be brought up to standard.

The Committee found that the Town needs to spend approximately $6 million a year for five years to continue improving roads. The Town is now in the midst of an ambitious multi-year campaign to revitalize New Milford's roads.

Companies looking to move or expand to New Milford want a solid infrastructure to attract business. Residents want a safe and effective roadway system for commuting. A thriving downtown and neighborhood districts rely on good roads to succeed.

Town Roads for all Users

All road users should be considered – including pedestrians and bicyclists – during the design of any proposed road reconstruction. The Town should direct bike travelers onto lightly traveled back roads, and consider signage for bicycle routes in rural areas.

TRAFFIC CIRCULATION AND CONGESTION

Traffic congestion at key intersections and in major corridors is a significant concern of residents.

Short- and Long-Term Transportation Projects

A 2013 Transportation Management Plan advanced a set of transportation system improvements that balance the need to maximize operational efficiency with the preservation and enhancement of community character, history, economic growth, quality of life, and environmental resources. The plan provides recommendations to guide transportation decisions in short- and long-term stages.

The Plan prioritized projects through a combination of public outreach initiatives and an analysis of existing traffic and safety conditions. Priority transportation projects and their current status are identified on the following chart. Not surprisingly, these locations are consistent with the findings of the 2020 POCD Committee. Further evaluation of the recommendations and priorities of the 2013 Transportation Management Plan should continue.

In addition, the Riverfront Renewal Plan recommends a realignment of Young's Field Road with its intersection at Bridge Street, to allow for:

- A designated left-hand turning lane onto Young's Field Road (This will help to alleviate traffic backup from Route 7 crossing Veteran's Bridge), and
- Right- and left-hand turns from Young's Field Road onto Bridge Street.

The January 2021, annual average daily traffic count on Bridge Street west of Young's Field Road was 22,100. This number, collected during the COVID-19 Pandemic, is less than in previous years, where it reached upwards of 26,000.

2013 Transportation Management Plan Transportation Project Priorities	
Location	**Status**
Route 7/Bridge Street: High congestion levels occur at this intersection during peak hours of the day. Proposed solution is to remove channelized northbound right turn and replace it with dual right turn lanes.	**Incomplete. Priority.** This project is not under consideration but, based on input from the POCD Community Conversations and Public Workshop, a solution for this intersection is desired.
Bridge Street/Young's Field Road: Drivers turning left onto Young's Field Road interrupt the traffic flow along Bridge Street, resulting in queuing that extends over Veterans Bridge. The plan identified four solutions.	**Incomplete. High Priority.** Under consideration and review as part of the Riverfront Revitalization Project. This project is a high priority.
Bridge Street/West Street/Railroad Street: Delays associated with timing of lights.	**Pending.** Modifications have been made. The DOT and DPW are monitoring and adjusting as necessary.
East Street/Elm Street: This intersection creates the highest delays for motorists within the Downtown. Delays lead to northbound queuing during the afternoon peak hour that extends back to the intersection of Bridge Street/Grove Street. The delays are a combination of two primary factors: a two-lane roadway that serves very high traffic demand and the lack of dedicated turn lanes at the intersection.	**Pending. High Priority.** This project is a very high priority. DPW is currently designing lane modifications.
East Main Street: To keep New Milford's Downtown safe for pedestrians, traffic calming measures are necessary. The plan for East Main Street is to replicate the traffic calming strategies applied on West Main Street.	**Incomplete.** The effective traffic calming project on West Main Street could be replicated on East Main Street.
Still River Road/Pickett District Road – A modern roundabout was chosen for this project to reduce delays for all movements while also providing traffic calming.	**Completed.** October, 2018. Roundabout constructed. Residents who attended the POCD Community Conversations said that they are very pleased with the new configuration.
Still River Road/Pumpkin Hill Road: A left turn lane /pocket for southbound cars turning onto Pumpkin Hill Road is desired by residents. High speeds southbound on Still River Drive, combined with a blind curve north of the intersection further supports the construction.	**Pending. High priority.** DPW is currently designing lane modifications

ROUTES 7 and 202

Regional Overview

Route 7 is a regional transportation corridor, providing a direct connection to Danbury and I-84 to the south. The roadway is on the western side of the Housatonic River and extends north to the Town of Kent. The Route 7 corridor shares state highway designation with Route 202 from Brookfield to Bridge Street. At Bridge Street, Route 202 diverges from Route 7 and passes just south of New Milford's Downtown and continues north along Poplar Street.



What the Community Said

During the POCD Community Outreach sessions, residents expressed the following concerns with Route 7/ Danbury Road:

- There is too much traffic.
- There are too many empty buildings.
- There are too many traffic bottlenecks.
- It is unsafe for pedestrians and bicyclists.
- School bus traffic exacerbates the traffic problems.

In addition, 85% of respondents believe the Town needs to "create a clearer development vision for Routes 7 and 202."

Traffic Volume and Use Description

- **Route 7** is a high-volume, principal arterial roadway serving both regional and local traffic. It is a primary route to the New Milford Village Center and has commercial and retail uses is served by a HART bus route up to its intersection with Bridge Street. The high volume and high speeds of traffic along Route 7, combined with limited pedestrian and bicyclist facilities, and a significant number of curb cuts create a difficult environment for pedestrians and cyclists.

- **Route 202,** from its divergence with Route 7 at Bridge Street to its intersection with Route 109, has lower traffic volumes than Route 7. Nonetheless, it is a busy commercial corridor with numerous curb cuts.

Route 7 and Route 202 Streetscapes

Streetscape can be defined as "the visual elements of street, including the road, adjoining buildings, sidewalks, bus shelters, trees and open spaces, etc., that combine to form a street's character." Based on feedback received during the outreach process many residents believe the Routes 7 and 202 streetscapes need improvement.



Route 7/Danbury Road Streetscape at Litchfield Crossing

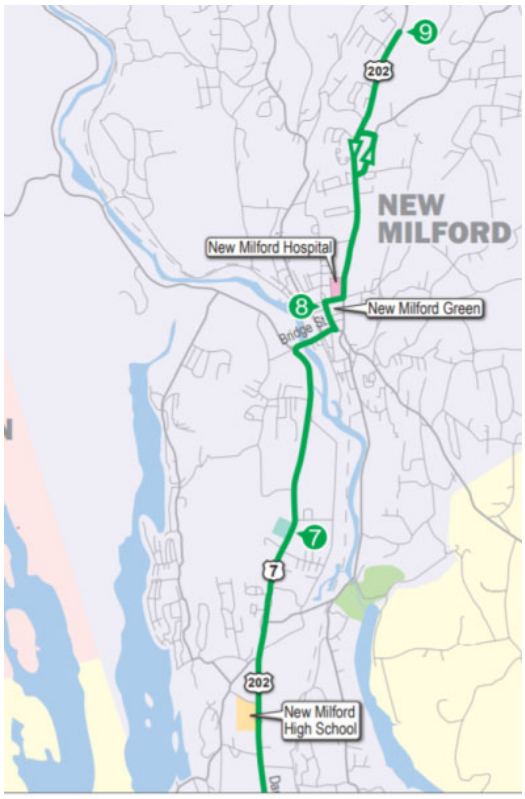
TRANSPORTATION SERVICES

HART Bus Service

HART provides bus service between New Milford and Danbury. The route originates in downtown Danbury and travels along Route 7 with stops in Brookfield before terminating at 120 Park Lane Road in New Milford.

Buses operate hourly from 6 a.m. to 6 p.m. during the week with buses departing every half-hour during morning and afternoon rush-hour periods. Hourly Saturday service is available from 8 a.m. to 5 p.m. Buses stop at the New Milford Green with service by request to the Butter Brook area. A bus shelter was added recently at the New Milford Town Green bus stop by the Post Office.

- ***SweetHART*:** HART also offers transportation services for seniors and persons with disabilities through the SweetHART program. These services include:
    - **Dial-A-Ride**, a door-to-door transportation service for those 65 or older and persons of any age with a mobility disability. Dial-A-Ride service is not available in New Milford.
    - **ADA Paratransit**, a door-to-door service for individuals of any age with a physical or cognitive disability that prevents them from using the bus. Trips that qualify for this service would need to be within three-quarters of a mile of the normal bus route. This service is available in New Milford.



HART Transit Loop Route

Senior Center Bus Service and Wheels Program of Greater New Milford

The Senior Bus Service provides more than 180 riders with transportation service, Monday through Friday each week within the Town. More than 12,000 rides are provided each year for work, shopping, personal trips, and social/recreation. A partnership with the volunteer-based Wheels Program of Greater New Milford provided an extra 3,000 non-emergency medical rides. There is a rising demand for these services and the volunteer Wheels Program needs additional drivers.

Rail Service



Freight: The Housatonic Railroad's Berkshire Line runs north-south through New Milford. The Connecticut Department of Transportation (DOT) and the Housatonic Railroad Co. each own parts of the rail line. A small number of local businesses transport goods on freight trains. Having the ability to ship freight by rail has benefited New Milford businesses and helps reduce truck traffic on local roads. Restoration of passenger rail services will not disrupt freight service.

Passenger: The Housatonic Railroad has proposed a passenger route that follows its rail line from Pittsfield to New Milford, and then to Danbury and on to lower Fairfield County and Stamford. Service from Danbury might also continue west to Metro North's Southeast station on the Harlem Line. When its trains reach Southeast, the Railroad has proposed that some trains continue directly into Grand Central Station under the operational control of Metro North, while others would stop at Southeast and passengers would cross a platform and transfer to Metro North trains.

In September, 2019, The New York Metropolitan Transportation Council allocated $1 million for a study to determine the feasibility of reopening 14 miles of a long-defunct rail line connecting Danbury with the Southeast station in Putnam County. This may help New Milford as it seeks support and funding for rail service.

The WestCOG Long Range Transportation Plan advocates for extended service on the Danbury Branch north to New Milford.

Reinstating passenger rail service to New Milford is expected to enhance economic and employment opportunities and tourism, reduce traffic congestion, and increase property values.

Shuttle Bus Service to MetroNorth Brewster
New Milford's Mayor's Office is working with HART to ascertain need and interest for express shuttle service to the Brewster Train station from the Patriot's Way parking lot.

SIDEWALKS AND BICYCLING

Overview
Although driving is the primary means of travel for most residents, non-motorized forms of transportation can provide easy and safe connectivity between places within the Town, as well as additional recreational opportunities. Sidewalks and bicycle facilities are part of a broader concept for planning and design of roadways, known as "Complete Streets" which are designed and operated to

enable safe access for all users – pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

What the Community Said

POCD Community Survey respondents said:

- 71% would like to see the sidewalk network maintained and expanded, particularly in and around the Downtown.
- 65% support the New Milford River Trail.

Sidewalks

- Provide a safe travel path for pedestrians separate from motorized traffic.
- Connect people to their homes, public transit, schools, employment and recreation.
- Encourage people to walk, thereby improving their health while reducing the number of vehicle trips.
- Are used for a variety of purposes including transportation and recreation.



Downtown Village Green and Bandstand

Sidewalk Issues and Strategies

- **Existing Sidewalk Conditions Assessment:** With the exception of a small number of sidewalks in outlying areas or along portions of Route 7/202, New Milford's sidewalks generally are in the Downtown and in portions of the historic Main Street neighborhood.

- **Expansion of the Sidewalk Network:** Addressing the absence of functional connecting sidewalks from the Glen Ayre and Butterbrook senior housing complexes to the Downtown, and the filling in of the gaps along the Town's denser commercial corridors should be a priority.

- **Pedestrian Crossings:** Visible crosswalks at intersections and mid-block crossings are essential to delineate pedestrian-friendly spaces. Installing crosswalks increases safety by indicating to motorists that pedestrians are likely to be present. Innovative pedestrian crossing facilities should be explored for some of the Town's busier locations to improve visibility and



Newly reconstructed sidewalk along Bridge Street

alert motorists. Input from stakeholders and residents found two existing pedestrian crossing locations should be studied. These are:

- Route 7/Danbury Road at its intersection with Pickett District Road to improve connectivity with HART bus stops.
- East Street/Route 202 near its intersection with Whittlesey Avenue. Residents believe this crosswalk needs better visibility and could be relocated north to line up with the East Street School sidewalk.

Bicycles



- Bicycles are used for:
  - Commuting and other point-to-point travel.
  - Transit-to-point travel as seen locally by the inclusion of bicycle racks on HART buses.
  - Recreational purposes.

Bicycle Issues and Strategies

- The American Association of State Highway and Traffic Officials states that, unless bicycles are expressly prohibited, all roads "should be designed and constructed under the assumption that they will be used by cyclists." The most feasible ways to accommodate bicycles in New Milford are:
  - Through the use of sharrows where bicycles share the lane with mixed traffic.
  - Redirecting bicyclists onto lightly traveled back roads.
  - Continued progress with design and construction of the New Milford River Trail to provide a safe north-south transportation route for cyclists.
- To encourage the use of bicycles, racks and signage should be placed in key locations.

New Milford River Trail

For decades, many residents have envisioned a 13-mile multi-use trail that follows the Housatonic and Still Rivers from Kent to Brookfield to provide increased recreational opportunities for Town and regional residents.



Young's Field River Trail

The northerly section, which follows River Road and then enters Sega Meadows, is complete from Gaylordsville to Boardman Bridge. A second one-quarter mile section has been completed along Young's Field Road.

In 2018, the Bike and Trail Committee commissioned a New Milford River Trail Alignment Study and Preliminary Engineering Report. The Town has received a State Recreational Trails Program grant

enabling it to design the next one-mile phase, from Boardman Bridge south to the Medinstill entrance drive along Boardman Road.

The Riverfront Revitalization Plan calls for the Trail to branch west towards Route 7 and connect to Native Meadows Preserve. In addition the plans show the Trail continuing to Hidden Treasures.

Talks are underway with representatives of Brookfield's Still River Greenway to plan for linkages between the two municipalities. This Trail will also link to New Milford's Historic Barn Quilt Trail, the Housatonic River Blue Trail (in formative stage) and the proposed New Milford Historic and Industrial Trail.

The 2020 Market Analysis, the economic development community and the Riverfront Revitalization Plan have identified the tourism sector to be of strategic importance to the Town's economy. This trail is a vital component of that Plan.

Most residents support extending the New Milford River Trail if taxes will not be significantly affected. It is believed the Trail, an anchor of Riverfront Revitalization efforts, will provide economic benefits to the Village Center, the Town and the region through tourism and events. The Trail will connect Town and State parks such as at Sega Meadows, Young's Field, Hidden Treasures, Lover's Leap, Harrybrook and the Boardman Road ball fields.

DOWNTOWN/VILLAGE CENTER

Downtown/Village Center Parking

Having a well-lit Downtown with identified parking options creates a more convenient and welcoming environment for customers and patrons.



Railroad Street and Patriot's Way Public Parking Areas

There is a perception that there is insufficient parking in the Village Center. In 1995, as part of a Downtown Economic Enhancement Strategy, the Town hired a consulting firm to perform a comprehensive Downtown New Milford Parking Study, which inventoried available on-street and off-street parking, and the parking demand on various days and times of day. The study's main findings and recommendations for Downtown parking were:

- Convenient and ample parking are very important for the future enhancement of Downtown, However, it will not make or break the future economic prosperity of the commercial district. Parking improvements should be *"kept in proper perspective and the enhancement initiative should not become overly pre-occupied with designing and building the "perfect" systems."*
- All public and private parking areas throughout Downtown should be identified with appropriate, attractive signage.
- Do not lose old buildings for parking lots.

Although the study was completed more than 20 years ago, many of the recommendations may still be valid today.

The 2010 POCD stated that an updated Downtown Master Plan was needed and should include updated parking recommendations. Prior to any changes to the Zoning Regulations that would impact the uses, density and development for this area, particularly in regard to housing, a detailed parking needs analysis should be conducted.

The Riverfront Renewal Plan provides for additional parking along the Riverfront and suggests restriping and reconfiguration of existing in-town parking areas.

IMPLEMENTATION PLAN: Town and State Roads	
STRATEGY	**TASKS**
Continue to improve and maintain the Town's roads.	Continue with the established Town Road Plan.
Projects on scenic roads should consider the Town's rural character.	During the design process of any proposed road reconstruction, effects on the Town's rural roads should be considered.
During the design process of any proposed road reconstruction, where feasible, all users of roads should be considered - including pedestrians and bicyclists.	Consider the use of sidewalks and sharrows, where appropriate, and signage to redirect bicyclists onto lightly traveled back roads. Signage for bicycle routes in rural areas also should be considered.
Improve Town-wide traffic circulation and congestion by developing and implementing transportation projects outlined in the 2013 Transportation Management Plan.	Further evaluate the recommendations and priorities of the 2013 Transportation Management Plan and the Riverfront Revitalization Plan and prioritize options.
Improve the streetscape and reduce future conflicting vehicular movements from curb cuts in the Routes 7 and 202 corridors.	Building on the recommendations and information contained in previous studies, undertake a comprehensive plan to manage curb cuts, improve streetscapes (including landscaping), improve and/or extend sidewalks, add and improve crosswalks, improve lighting, and add bus shelters in the Route 7/202 corridor.
	Consider updating the Zoning 2008 Curb Cut and Access Management Plan.

IMPLEMENTATION PLAN: Bus and Rail Service	
STRATEGY	**TASKS**
Advocate to improve and expand HART bus service, including the paratransit service program and Dial-A-Ride to better accommodate the needs of New Milford's employers, work-force and senior population.	Work with HART and continue to advocate to expand these services.
Advocate to extend the HART bus service route farther up Routes 7 and 202 to better meet the needs of New Milford's residents.	Collaborate with HART to pursue expanding the HART bus service area.
Create a safer dropoff/pickup policy for HART bus riders at the Pettibone bus stop.	Collaborate with HART to improve safety.
Minimize traffic congestion effects on HART bus service so they are able to provide more reliable and convenient service.	Continue collaborative efforts to reduce traffic congestion.
Create a transportation hub with bus service from Downtown New Milford to the Southeast/Brewster train station.	Continue to collaborate with HART on this connection.
Place bus shelters at the Town Green, Pettibone, Walmart/Stop & Shop and the High School.	Continue to collaborate with HART for placement of bus shelters.
Ensure that Housatonic Railroad Co. track crossings remain safe.	Continue communications with the Housatonic Railroad Co. to ensure the rail system is properly maintained.
Support the re-establishment of passenger rail service.	Continue to advocate for the re-establishment of passenger rail service.

IMPLEMENTATION PLAN: Sidewalks and Bicycling	
STRATEGY	**TASKS**
Address needed repairs and maintenance to the sidewalk network.	Based on DPW inspection, needed repairs to the sidewalk network are prioritized. Research and obtain grant funding where available.
As outlined in the Riverfront Revitalization Plan, address the absence of functional connecting sidewalks from the Glen Ayre and Butterbrook senior housing complexes to the Downtown. Address other gaps in sidewalk connectivity to important destinations.	Apply for funding to address these gaps in sidewalk connectivity.
Require developers to install sidewalks along all frontage on public roads of parcels being developed. Allow developers to provide a “payment in lieu of sidewalk” if there is a higher priority section of missing sidewalk that would benefit more from construction of sidewalk than the subject site.	Consider adopting a zoning regulation that would require sidewalk construction by developers or a “fee in lieu of sidewalk.”
Improve pedestrian crossings at the Danbury Road/Pickett District Road intersection and the East Street/Whittlesey Avenue intersection.	Assess the adequacy of the location and type of crosswalk facility at the intersections identified. Consider crosswalk upgrades that improve safety.
Use inexpensive strategies to improve safety for bicyclists.	Redirect bicyclists onto lightly traveled back roads.
Continue to move forward with design and construction of the New Milford River Trail, as funding allows.	Continue to pursue sources of funding, as outlined in the New Milford River Trail Alignment Study, including Transportation Alternative/Enhancement Funds, Recreational Trails Program, Small Town Economic Assistance Program grants and foundation grants.
Consider a town-wide or downtown study to determine where to install appropriate bicycle facilities.	Assess the need for bicycle facilities.

IMPLEMENTATION PLAN: Downtown Parking and Street Lighting	
STRATEGY	**TASKS**
Determine if underused privately owned parking areas in the Downtown could be used for public parking.	The Town should discuss municipal parking needs with the owners of underused parcels in key locations.
Help residents and visitors find Downtown parking facilities easily and quickly.	Consider development of a "Wayfinding" system that clearly communicates the location of parking and various destinations. This includes clearly readable and visible directional signs that are of a consistent scale, color and design.
	The Town should consider producing a Downtown map and smartphone application highlighting parking facilities so drivers can find parking spaces.
Take measures to find additional parking.	Consider reconfiguration and restriping of existing parking areas. It may be possible to add more spaces to existing inventory and underused lots.

CHAPTER 7 – UTILITIES INFRASTRUCTURE

Overall Goal

- Ensure that utilities infrastructure and services are adequate for the Town's present and future needs.

INTRODUCTION

New Milford's utilities infrastructure includes:

- New Milford Water Pollution Authority's sewer plant and sewer lines.
- Aquarion Water Company's wellfields and water lines.
- Eversource Energy's natural gas and electric lines.
- Iroquois Gas Transmission System.
- First Light Power Resource's hydroelectric plants.
- Cable and cellular communication transmission lines, telecommunication towers and fiber optic cable.

These utilities are vital to New Milford's quality of life and economic vibrancy.

SEWER SERVICE

Plant Upgrade and Capacity

The Sewer Commission, which serves as the Water Pollution Control Authority, oversees New Milford's sewer system. A major mandated expansion and upgrade of the New Milford sewer plant was completed in 2012. The plant has the capacity to accept and treat up to 2,000,000 gallons of sewage/septage daily. As of 2020, it is receiving 600,000 to 700,000 gallons per day.

It is anticipated there will be capacity to accommodate the Town's existing needs as well as new hookups for many years. With the exception of the Westside Pump Station renovations in 2020, all pump station projects associated with the expansion are complete, and there are no other major expenses, expansions or upgrades anticipated for the foreseeable future.

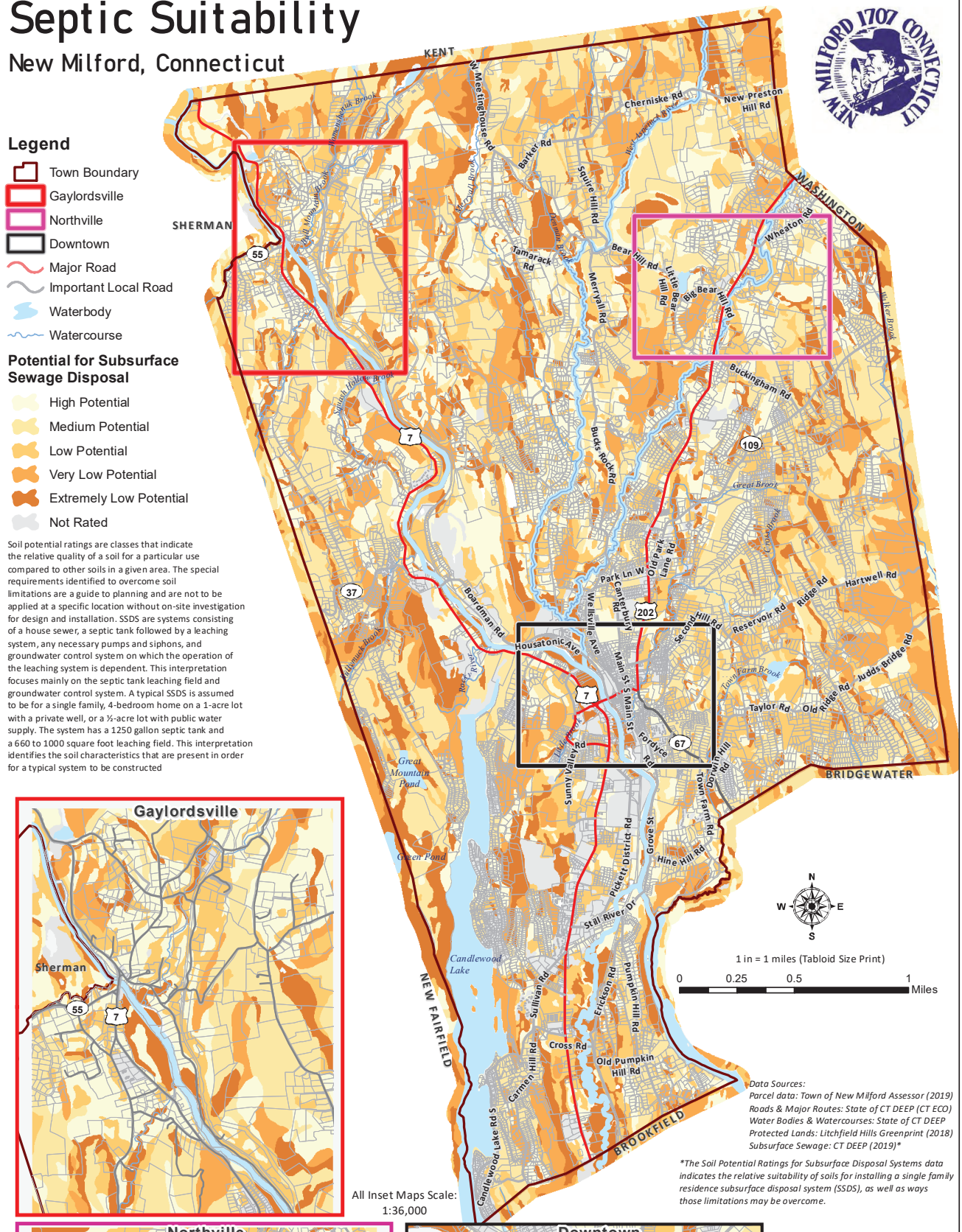
The Town and Water Pollution Control Authority (WPCA) are considering a sewer connection fee incentive to encourage business expansion and commercial investment. Once this program is under way, it should serve to increase WPCA income, increase flows to the plant, and provide economic development opportunities.

The Sewer Service Area designation allows for properties within the designated area to hook up to the sewer system. The Area is extensive and should meet the Town's economic development goals and public health issues for many years. The Town should encourage the extension of the Sewer Service Area in additional economic development areas, as appropriate.

Outside of the designated sewer service area, 15 areas have been identified as "Areas of Need Outside of Sewer Area" due to public health concerns (i.e., septic system issues). If the Sewer Service Area is expanded to include

Septic Suitability

New Milford, Connecticut



Legend

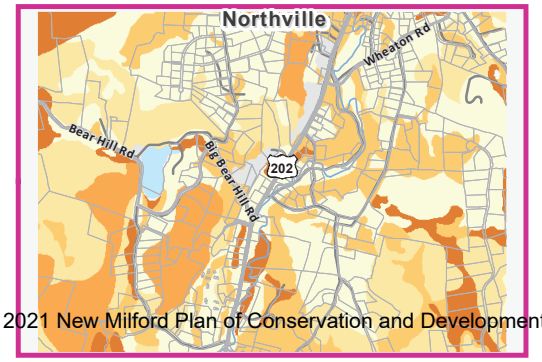
- Town Boundary
- Gaylordsville
- Northville
- Downtown
- Major Road
- Important Local Road
- Waterbody
- Watercourse

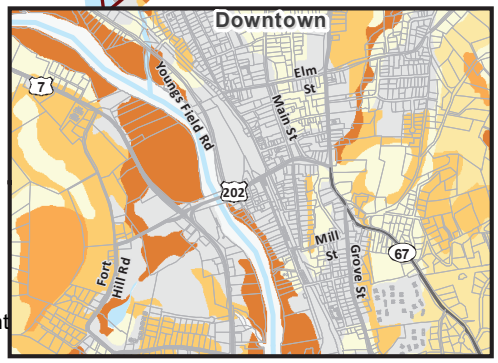
Potential for Subsurface Sewage Disposal

- High Potential
- Medium Potential
- Low Potential
- Very Low Potential
- Extremely Low Potential
- Not Rated

Soil potential ratings are classes that indicate the relative quality of a soil for a particular use compared to other soils in a given area. The special requirements identified to overcome soil limitations are a guide to planning and are not to be applied at a specific location without on-site investigation for design and installation. SSDS are systems consisting of a house sewer, a septic tank followed by a leaching system, any necessary pumps and siphons, and groundwater control system on which the operation of the leaching system is dependent. This interpretation focuses mainly on the septic tank leaching field and groundwater control system. A typical SSDS is assumed to be for a single family, 4-bedroom home on a 1-acre lot with a private well, or a ½-acre lot with public water supply. The system has a 1250 gallon septic tank and a 660 to 1000 square foot leaching field. This interpretation identifies the soil characteristics that are present in order for a typical system to be constructed

All Inset Maps Scale: 1:36,000



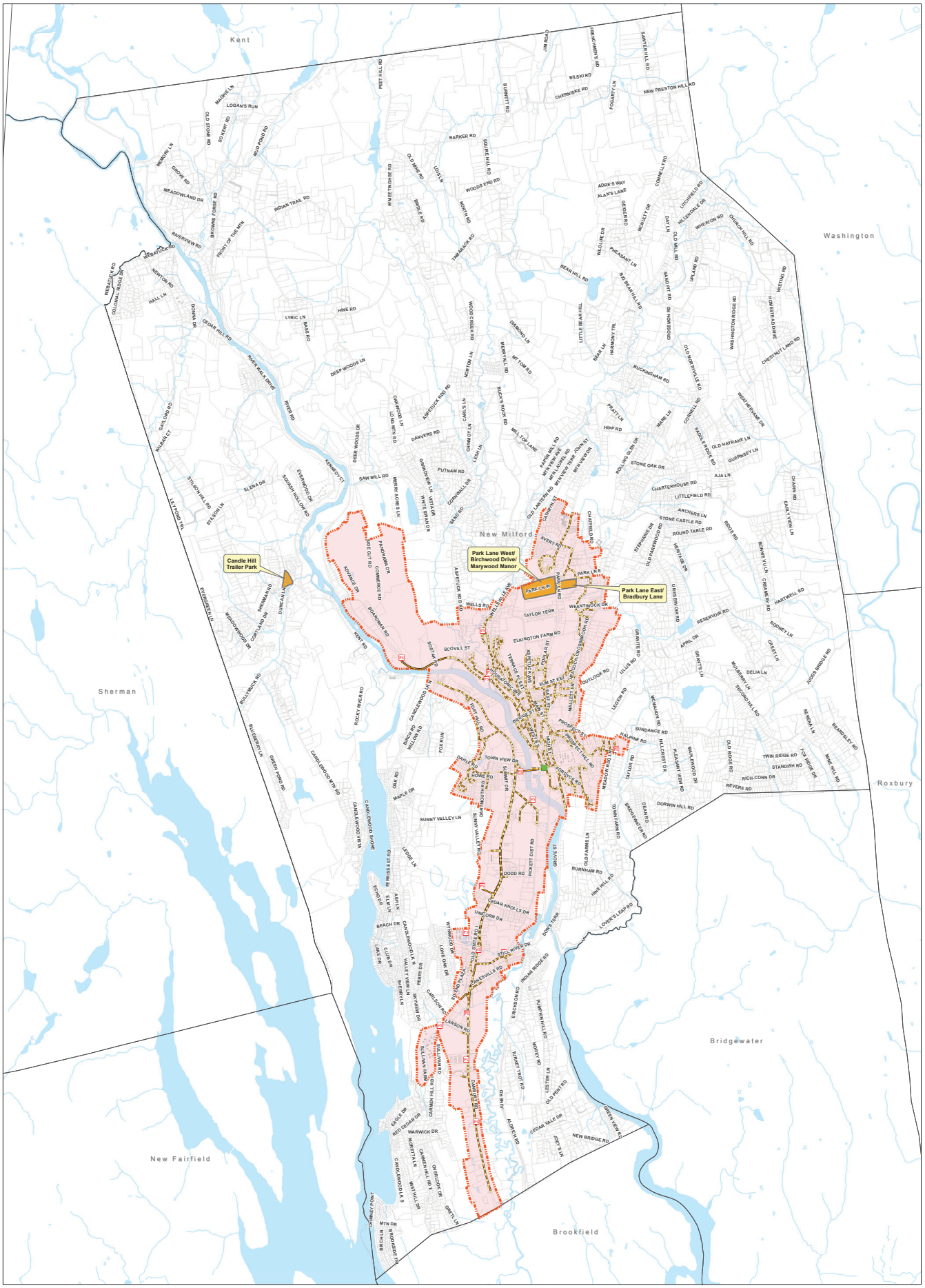


Data Sources:
Parcel data: Town of New Milford Assessor (2019)
Roads & Major Routes: State of CT DEEP (CT ECO)
Water Bodies & Watercourses: State of CT DEEP
Protected Lands: Litchfield Hills Greenprint (2018)
*Subsurface Sewage: CT DEEP (2019)**

**The Soil Potential Ratings for Subsurface Disposal Systems data indicates the relative suitability of soils for installing a single family residence subsurface disposal system (SSDS), as well as ways those limitations may be overcome.*

Map Prepared by:
Stacy Deming, GISP
hvamaps@gmail.com
Housatonic Valley Association
150 Kent Road
Cornwall Bridge, CT 06754
www.hvatoday.org

Map Date: September 2019



LEGEND

- Pump station
- Treatment plant
- Sewer Manhole
- Collector Main
- CTDEEP Open Water
- CTDEEP Watercourse
- Sewer Service Area Limits
- Areas of Sewer Need
- Town Boundary
- Parcels

N

0 0.5 1

Miles

New Milford Sewer Commission

Sanitary Sewer Service Area

October 2015

Tighe&Bond Consulting Engineers Environmental Specialists

Document Path: G:\GIS\CT\NewMilfordCT\arcproj\SewerComission_24x36.mxd

these Areas of Need, the Town should ensure that such extensions have controls in place so that the sewer does not induce growth and densities that are not consistent with the POCD. Controls can include a sewer allocation program, where a set amount of sewer discharge is allocated to individual properties.

All other areas of New Milford rely on septic systems and are considered to be sewer avoidance areas.

WATER SUPPLY

Municipal Water Source and Operation Overview

Aquarion Water Company, a subsidiary of Eversource, is the public water provider for portions of the Town that are not served by private wells. Public water supplies are collected in wells, treated and delivered through an extensive underground piping system. Aquarion's Indian Fields and Peagler Hill Road wellfields draw from the Town's Level A aquifer protection area.

This system serves approximately 7,200 people and has an average daily customer demand of approximately 1.2 million gallons. Company-wide, an average of 19.3% of the demand is water drawn for firefighting, water main cleaning, water main breaks and leaks, and unauthorized use. Aquarion monitors the water quality regularly through testing and source protection efforts that look for land-use activities that may affect the quality of these groundwater supplies.

Although the Town's major wellfields draw from a high-yield, stratified-drift aquifer, water is a finite resource. The Town continues to work with Aquarion on its conservation efforts.

The Town is responsible for adherence to Connecticut Department of Energy and Environmental Protection (DEEP) aquifer protection regulations to safeguard drinking water supply and quality.

ENERGY

Natural Gas

Eversource Energy provides natural gas service to Danbury Road as far north as Veteran's Bridge, some parts of Downtown (including New Milford Hospital), Housatonic Avenue up to MEDInstill, Young's Field Road, and Pickett District Road.

There have been discussions with Eversource regarding the expansion of natural gas service throughout the Downtown to benefit businesses, such as restaurants and Town facilities. In most cases, a property owner would need to pay for an extension of the gas line to serve the property.

Electricity

New Milford is home to two hydroelectric power plants owned by FirstLight Power Resources.

- The 8.4 MW Bulls Bridge Generating Station. The station is located in Gaylordsville, but the water impoundment is located in Kent.
- The 29 MW Rocky River Pumped Hydro Storage Station. The water impoundment (Candlewood Lake) is located in New Milford and three other communities.



Rocky River Pumped Hydro Storage Station

In addition, New Milford Landfill, LLC, operates a Class I renewable energy source through the collection of landfill gas and combustion in three (3) reciprocating engines each with a generator rated at 820 kilowatts at the site of the former landfill on Danbury Road. In 2019, the facility produced 7,437,886 kW-hrs and sold 7,121,101 kW-hrs.

A number of local businesses generate their own electricity utilizing natural gas. Kimberly Clark generates electricity from an on-site 34.1 MW combined heat and power generating plant that uses natural gas. Home Depot's 200 kilowatt fuel cell also utilizes natural gas to supply energy for its store, with excess electricity exported to the electric grid.

Eversource Energy distributes electricity throughout New Milford. Most of the distribution system involves overhead wires although there are some areas, such as parts of the Downtown and newer developments, where the electrical wires are underground.

Adequate electrical power is expected to be available to meet the needs of local users and accommodate new technologies and uses such as electric vehicles and electric charging stations.

Renewable Energy

Solar, wind and other renewable energy systems have become fiscally competitive with traditional sources of electricity in Connecticut, which has one of the higher electricity costs in the United States. The very high energy costs push away manufacturing and high-energy users, and make Connecticut unable to compete with other parts of the United States. The availability of tax credits and subsidies has had some effect, making residential solar a popular option for single-family homeowners and owners of large buildings able to consider large roof systems.

The use of alternative energy sources for residential, commercial, Town and industrial properties should be expanded. In addition, energy efficient development should be encouraged. New Milford Zoning Regulations allow small solar systems with reasonable review; Subdivision Regulations require developers to consider solar options. Permitting processes should be reviewed with the goal of streamlining the application and approval process.

While some New Milford residents are installing solar and other localized generation, it is not yet widespread. In the future the expectation is for more homeowners to make use of solar, battery storage and micro grids.

The Town is considering adding solar to various Town campus buildings and schools. The Town should continue its leadership role in reducing the energy used to heat, cool and light buildings, an essential part of the community's sustainable goals, and consider the use of solar and other green energy technologies at Town-owned facilities. The Town also may consider micro-grids powered by generators, batteries, and/or renewable resources like solar panels to provide backup for emergencies.

Improper siting of utility-scale power plants may conflict with forest, farm and open-space protection. Development of alternative energy sources in the Town must be compatible with the need to protect air quality, soil, water, habitat and ecosystems.

COMMUNICATIONS

Most residents obtain telephone, internet, and cable television service through "bundled services" from Spectrum or Frontier. Spectrum is available to almost 100% of the area and Frontier has a footprint of approximately 96%.

While this wired service meets the basic needs of residents, the Town should investigate ways to bring high speed/high capacity broadband service to all parts of the community for the benefit of businesses and residents.

The Regional Plan of Conservation and Development states, "Expansion of broadband communications is a major component of the high-tech industries of the 21st century and for this reason, a lack of broadband access is a critical deficiency in attracting new industry to the region."

There is wide-spread cellular service; however there are still sections of the Town where service is sporadic or unavailable. As of 2020, the Connecticut Siting Council's telecommunications database shows 14 cellular towers throughout New Milford.

The Town should explore the establishment of hot spots (free public WiFi connections) or Wi-Fi zones in the Downtown and at recreational and gathering areas.

Investment in public Wi-Fi can support economic development and enhance the Town's branding as progressive and appealing to a connected younger demographic. It supports access to the internet for those who cannot connect at home, and serves both residents, business travelers and tourists.

IMPLEMENTATION PLAN: Infrastructure	
STRATEGY	**TASKS**
Continue collaboration between the WPCA and the Town to promote and encourage economic development while maintaining a safe, efficient and economically viable, financially stable, wastewater treatment facility.	The Town and WPCA should continue to move forward with a sewer connection fee incentive program, and other strategies, to encourage new sewer connections, business expansion, and commercial investment.
Continue to work with Aquarion on water conservation efforts.	Provide outreach and educational materials to residents and businesses regarding water conservation.
Encourage businesses that do not burden the Town's infrastructure.	Proposals for *all* new development/redevelopment projects (including those governed by the Connecticut Siting Council) should be presented to the Development Services Team early in the process for review and comment. For projects that may involve high water usage, the Town's municipal water provider should be notified.
Expand natural gas service throughout the Downtown.	Continue to collaborate with Eversource to expand gas service.
Expand sewer service to areas of sewer need/high priority properties within the sewer service area.	Identify funding sources, including grants, to expand the sewer to targeted areas of need.
Adopt aquifer protection regulations for potential drinking water aquifers (outside of the aquifer protection areas).	Identify additional potential drinking water aquifers and consider adopting protection regulations.
Consider creating microgrids.	As alternative energy sources are developed in Town, consider creating microgrids that can be disconnected from the main power grid. Priority should be given to using renewable energy sources and developing a microgrid to serve Town Hall, emergency services and shelters such as the Police Department, Emergency Operations Center and Sarah Noble School.
The Town should take a leadership role in energy efficiency.	Continue energy savings through more efficient lighting. Retrofit public buildings, with energy saving technologies, such as timers or motion sensor lighting. Install additional ceiling fans to more evenly distribute heat and A/C in municipal buildings with high ceilings, such as the E. Paul Martin Room. Update or replace existing windows to improve efficiency.
The Town should conduct a needs assessment for high-speed/high-capacity broadband service and develop associated strategic plan for implementation.	Work with providers and regulators to make ascertain needs and provide high speed/high capacity broadband service to residents and business.
Investigate the feasibility of hot spots in the Downtown Business District as well as recreational and gathering spaces.	Research ways to provide Wi-Fi service to residents, business travelers and tourists. Consider expanding existing service at the Library and Town Hall as a start.
Permitting for solar and other renewable energy should be reviewed with the goal of streamlining the application and approval process for small installations.	Review, and if needed, update local land use regulations for small installation renewable energy projects.

CHAPTER 8 - COMMUNITY RESILIENCY

Overall Goal

- Prevent loss of life and reduce damage to property, infrastructure, and important economic resources from natural disaster

INTRODUCTION

The Western Connecticut Council of Governments (WestCOG) has prepared a "2020 Hazard Mitigation Plan Update" (HMP) for the region including a "Municipal Annex for New Milford." Its purpose is to prevent loss of life and reduce damage to property, infrastructure, and important economic resources from natural disasters. The Town Council adopted the Plan on August 9, 2021.

The "Municipal Annex for New Milford" builds on the 2015 HMP, which noted the Town is at risk for flooding from the Housatonic River, with additional potential flood-prone areas along the Still, East Aspetuck, and West Aspetuck rivers. Concerns at that time included:

- The Town Emergency Operations Center (EOC) is in a building that can be isolated by flooding.
- The Public Works garage is in a floodplain.
- The Town is at risk for wind damage and tornados.

According to the HMP Update "Annual temperatures have been increasing throughout Connecticut and are projected to continue to do so in the future. By mid-century, average annual temperature is projected to increase by 5°F. Seasonal average temperatures are also expected to rise, with the greatest increase (6°F) experienced in summer (June to August). The number of nights over which temperature remains above 68°F will quadruple from 10 days per year to more than 40 days, and the number of extremely hot days will increase from above 4 a year to 48 per year."

In addition, "annual precipitation has been increasing statewide and is projected to continue to increase. By mid-century, annual precipitation is projected to increase by 8.5%, with the greatest increase (13.4%) occurring in the winter months. Extreme precipitation events are projected to increase in both frequency and magnitude. Based on this increase and the precipitation figures above, by 2050 New Milford can expect the 24-hour rainfall amount for a 50% annual-chance storm to be around 3.6 to 3.7 inches or greater.

"Impervious surfaces and infrastructure in town have increased over time as well, leading to increasing runoff and peak discharge values.

"Despite overall increases in precipitation, drought risk is projected to increase, especially during summer, due to changing precipitation patterns and projected increases in potential

evapotranspiration (plants taking up more water in hotter temperatures and longer growing seasons)."

The Plan found that:

- The potential for flooding is widespread across New Milford, with the majority of major flooding caused by the overflow of river systems into river corridors and floodplains.
- A major dam failure is considered only a possible hazard event in New Milford in any given year.
- A hurricane striking New Milford is considered a possible event each year and could cause critical damage to the town and its infrastructure.
- It is considered highly likely that a summer storm that includes lightning will impact the town of New Milford each year, although lightning strikes have a limited effect. Strong winds and hail are considered likely to occur during such storms but also generally have limited effects. A tornado is considered a possible event in Litchfield County each year that could cause significant damage to a small area.
- The entire Town of New Milford is susceptible to winter storms and, due to its variable elevation, can have higher amounts of snow in the outskirts of the town than in the Downtown area. In general, winter storms are considered highly likely to occur each year (although major storms are less frequent), and the hazards that result can potentially have a significant effect over a large area of the town.
- The Town of New Milford is generally considered a low-risk area for wildfires.
- The entire Town of New Milford is susceptible to earthquake damage. However, even though earthquake damage has the potential to occur anywhere both in the town as well as in the northeastern United States, the effects may be felt differently in some areas based on the type of geology. In general, earthquakes are considered a hazard that may possibly occur and that may cause significant effects to a large area of the Town.

The HMP recommends that the Town undertake the following actions, prioritized based on implementation cost, project urgency, and municipal and public input:

High Priority

- Explicitly Consider Natural Hazard Risks (Especially Flood Risks) in Development of the POCD Update.
- Incorporate specific actions listed in the Hazard Mitigation Plan as Strategies in the POCD Update.
- Provide information on the Town website about CT DEEP training and information around small business chemical management for hazard resilience.
- Use the CT Toxics Users and Climate Resilience Map to identify toxic users located in hazard zones within your community. Contact those users to inform them about the CT DEEP small business chemical management initiative.
- Host a CT DEEP presentation for municipal staff and local businesses about business chemical management for hazard resilience.

- Take one of the following actions that will mitigate natural hazard risks while also meeting Sustainable CT objectives:
  - Disseminate a toolkit for pre-disaster business preparedness.
  - Revise regulations to promote Low Impact Development.
  - Include the goals of this Hazard Mitigation Plan, and at least three other sustainability concepts, in your next POCD update.

Medium Priority

- Require the Town's Grant Writer to identify grant opportunities for elevating buildings within SFHAs, and perform outreach to property owners within SFHAs to inform them of such opportunities.
- Require the use of the FEMA Elevation Certificate to formally record elevations of new and substantially improved buildings, for compliance with the Zoning Regulations.
- Require Building Department Staff to complete virtual trainings in the completion and use of FEMA Elevation Certificates.
- Identify possible new locations for the Ambulance Facility that would assure that egress is available during the 1% annual chance flood; perform a feasibility analysis to determine cost-effectiveness of relocation.
- Implement remote wildfire detection technologies (such as cameras or drones) to improve the speed with which the Fire Department is able to detect and respond to such fires.
- Acquire a generator for the Town Hall.
- Identify an appropriate location for a new EOC (outside the SFHA; such as the Town Hall) and pursue its development.
- Relocate the Public Works Garage out of the SFHA.
- Coordinate with CT SHPO to conduct historic resource surveys, focusing on areas within natural hazard risk zones (flood zones, wildfire hazard zones, steep slopes) to identify historic resources at risk and support the preparation of resiliency plans across the state.

Low Priority

- Revise floodplain zoning regulations to reflect the new State Building Code requirements for one foot of freeboard for construction in the 1% annual-chance flood zone.
- Compare local floodplain regulations with Revised State Model Flood Regulations to identify any remaining opportunities for improvement.
- Require consideration of the most recent Northeast Regional Climate Center rainfall statistics (precip.eas.cornell.edu) when developing alternatives for culvert and bridge replacement designs and sizes.
- Contact the owners of Repetitive Loss Properties and nearby properties at risk to inquire about mitigation undertaken and suggest options for mitigating flooding in those areas. This should be accomplished with a letter directly mailed to each property owner.

- Explicitly incorporate a requirement for documentation showing consideration of Low Impact Development standards into Section 175-020:1.h: Site Plan Application Requirements Supporting Documentation – Stormwater Management.
- Perform a drainage study along the Housatonic River to identify drainage systems that should be outfitted to prevent floodwater from flooding Route 7.
- Work with CT DEEP to validate and/or correct the RL list and update the mitigation status of each listed property.
- Conduct a feasibility study and cost estimate for widening (from 22 feet to 30 feet) portions of the side roads (Sunny Valley Rd & Fort Hill Rd), that are used to detour traffic when flooding occurs along Route 7 between Bridge Street and Sunny Valley Road; MS4 best practices would be implemented during reconstruction.
- Conduct a feasibility study and cost estimate for construction of a fourth bridge over the Housatonic River that would not be affected by the 0.2% annual chance flood event, to protect travel across the river under such conditions.
- Complete a Wildfire Risk Assessment to identify vulnerabilities and mitigation options for wildfires in New Milford.
- Annually conduct an emergency operations exercise for a local terrorism, sabotage, or mass casualty event.
- Construct a slope stabilization project to prevent landslides along Grove Street.

In addition, New Milford's Sustainable CT Committee, in partnership with the Nature Conservancy, convened a Community Resilience Building Committee (CRB) and workshop to address issues of local, natural and climate-related hazards; to identify strengths and vulnerabilities, prioritize actions and to identify opportunities to increase the Town's collective resilience.

Members of the CRB included Town officials and department heads, emergency services personnel, representatives of local business, industry and utility companies, and interested residents. Their report contained a priority and other action list, and is incorporated into this POCD by reference.

IMPLEMENTATION PLAN: RESILIENCY	
STRATEGY	**TASKS**
Develop strategy for increasing Town actions for resiliency.	Review, assess and implement recommended actions in the 2020 HMP and the Municipal Annex for New Milford.
	Review, assess and implement recommended actions in the CRB report.

CHAPTER 9 - HOUSING

Overall Goal

- Diversify and expand New Milford's housing stock for all ages and income levels while maintaining community character and considering fiscal impacts.

INTRODUCTION

Like many towns in Connecticut, New Milford's population is aging. Housing needs and preferences are also changing. To address these needs and reverse demographic projections, there is growing support to consider expanding and diversifying the Town's housing stock. It is hoped that providing more varied housing options will support and maintain the Town's aging population, but also attract and retain young adults, families, and a healthy workforce. Diverse housing is a crucial part of the Town's economic development infrastructure and is essential to its social well-being.

New Milford's housing prices are the most affordable in the Region. This makes the Town an attractive location and is a key selling point for potential residents. However, the lack of inventory on the market, especially of small, low-maintenance single family homes and rentals, limits options not only for young adults and downsizing seniors, but also for renters by choice, who can afford higher rents, but find few options in Town. This lack of supply makes it difficult for New Milford to attract new residents as well as to retain older residents as they age.

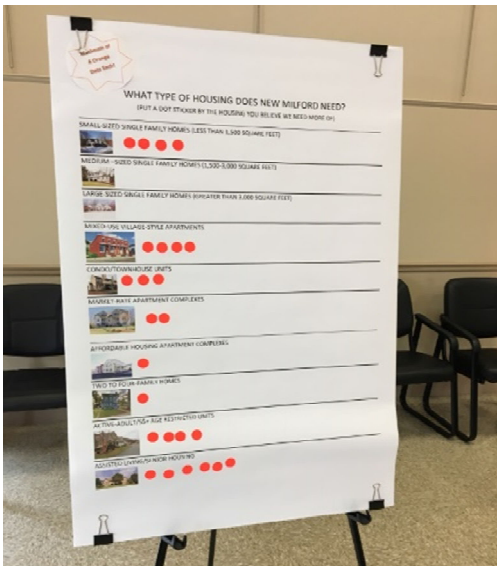
New Milford should expand and diversify housing options for all age groups and income levels, but it should only do so in a manner consistent with the goals and recommendations of this POCD.

Developments should maintain community character, be compatible with existing neighborhoods, and preserve historical development patterns and the environment. When local housing decisions are being made, it is also important to consider already approved residential projects that have yet to be developed, the availability of infrastructure, and fiscal impacts.

In March 2020, as this document was in progress, the COVID-19 Pandemic was declared. New Milford experienced an initial influx of out-of-state, part-time/weekend residents, particularly those from the New York City area. An increase in new residential construction and a booming residential real estate market immediately followed. More than a year later, as the Pandemic ebbs, even higher-end homes, that in the past sat on the market, are continuing to sell quickly.

It is still too early to tell what long-term effects the Covid-19 Pandemic may have on New Milford's housing market. In the short-term, there has been a noticeable shift or reversal in housing preferences, away from the denser multifamily and mixed-use developments in more urban and walkable neighborhoods (a trend that saw increases after the 2008 recession), back to detached single family homes in more rural and suburban communities, like New Milford. Therefore, it will be important for the Town to monitor and analyze the Pandemic's effect on its housing market, and to adjust to changing demands as needed.

What the Community Said:



The majority of participants in the 2020 POCD Community Outreach Process expressed an interest in providing more housing opportunities for all ages, incomes, and households.

Approximately half of the participants said more senior housing options are needed at all price points. Respondents also reported a need for more housing units in walkable neighborhoods and multifamily and mixed-use developments that are compatible with the surrounding neighborhoods.

Overall Findings of the POCD Update Committee:

- Diverse housing:
    - Makes a community more sustainable and is essential for the Town's social well-being.
    - Is a crucial part of the Town's economic development infrastructure. A declining and aging population trajectory affects the Town's ability to grow its economy and strengthen its tax base.
- Providing diverse housing options will support an aging population and also attract and retain young adults, families, and a healthy workforce.
- There is demand in Town for:
    - Senior housing, independent and assisted living options across the continuum of care, at all price points.
    - Smaller, low-maintenance homes/units and properties for young adults, families, and retirees, at all price points.
    - More housing options in walkable neighborhoods and nodes like Downtown, as well as in mixed-use areas with sidewalks and easy access to public transit, services and amenities.
- New developments must:
    - Be appropriately located and sized in terms of the availability of infrastructure.
    - Maintain the Town's community character, quality of life, historic structures, and natural and cultural resources.
    - Have its fiscal impacts considered.

EXISTING HOUSING STOCK

New Milford's residential development pattern generally follows historic trends. Downtown was an early focal point and people built their homes in and around the Downtown at higher densities. On a much smaller scale, a similar pattern occurred in Gaylordsville, and to a lesser extent in Northville. The outskirts of Town remained undeveloped or dedicated to agriculture, resulting in very low density housing patterns. As the community grew, subdivisions sprung up near Candlewood Lake, along state routes, and eventually in more remote parts of Town. When Zoning was adopted in 1971, it reflected many of the development and infrastructure patterns that were already in place and that continue today.

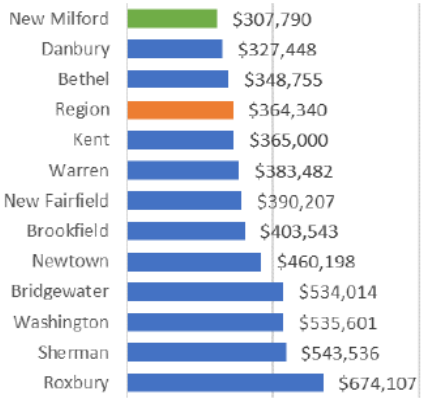
Housing Characteristics and Trends

- There are approximately 11,600 housing units in New Milford and roughly 85% of the Town (35,000 acres) is zoned for residential uses.

- In 2018, the median home value in New Milford was approximately $308,000, the most affordable in the Region (Regional median home value was $364,000).

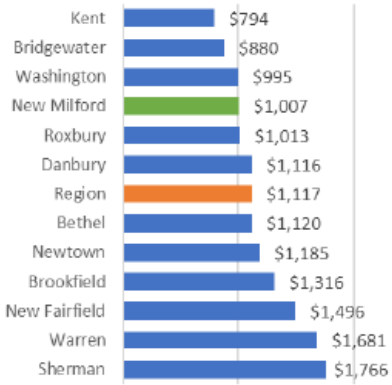
- Median rents in New Milford and the Region were $1,007 and $1,117 respectively, in 2016.

Median Home Value, 2018



Source: Esri

Median Contract Rent, 2016



Source: ACS 2012-2016

- Like many towns in Connecticut, nearly three-quarters (74%) of New Milford's housing stock is detached single family homes. Multifamily properties are slightly more prevalent in the Greater New Milford Region at 26.5%, compared to 21.9% in New Milford.

- The multifamily stock in New Milford is diverse and ranges from smaller buildings with 2 to 9 units (18%) to larger buildings with 10 to 50+ units (8%). Smaller scale developments with 2 to 20 units are the most common in New Milford and the Region.

Housing Units by units in Structure, 2016

	Town of New Milford		Greater New Milford Region	
	Units	% Total	Units	% Total
1, detached	8,558	73.4%	54,688	66.3%
1, attached	440	3.8%	5,323	6.5%
2	522	4.5%	5,325	6.5%
3 or 4	540	4.6%	5,115	6.2%
5 to 9	529	4.5%	3,987	4.8%
10 to 19	534	4.6%	2,930	3.6%
20 to 49	232	2.0%	1,887	2.3%
50 or more	193	1.7%	2,582	3.1%
Mobile home*	115	1.0%	642	0.8%
Boat, RV, van, etc.	-	0.0%	-	0.0%
Total	11,663	100.0%	82,479	100.0%

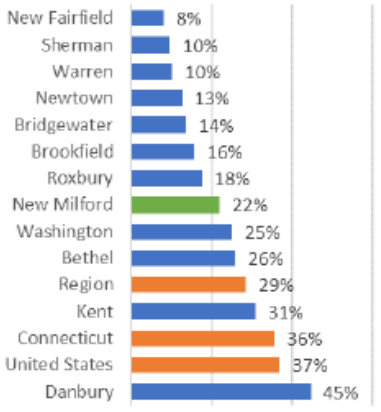
*Mobile home count adjusted to reflect figure provided by the Town of New Milford

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

- About 22% of the housing units in New Milford are renter-occupied, compared to 29% in the region, 36% in Connecticut, and 37% in the country. Many of the communities in the region have a small rental housing stock. Danbury is the only community in the region to exceed state and national levels, with 45% of its housing in rentals.

- According to the Town's 2020 Market Analysis, New Milford rental vacancy rates in 2019 were very low – at 1.8%, compared to 2.7% in Litchfield County.

Housing Tenure by % Renter Occupied



Source: Esri

- Overall, the Town's housing stock is slightly newer than the region with a median year built of 1974 and 1971, respectively.

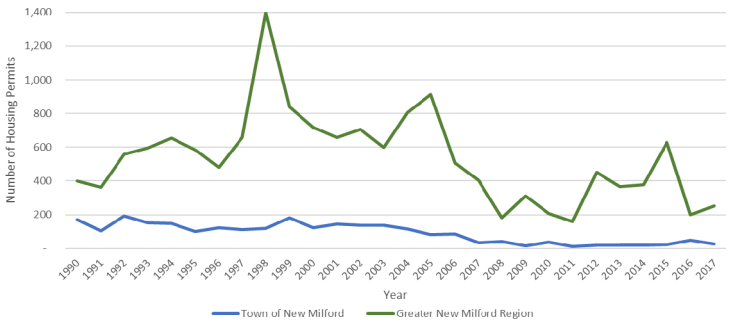
Housing Units by Year Structure Built

	Town of New Milford		Greater New Milford Region	
	Units	% Total	Units	% Total
Built 2014 or later	17	0.1%	241	0.3%
Built 2010 to 2013	60	0.5%	1,060	1.3%
Built 2000 to 2009	1,137	9.8%	8,114	9.8%
Built 1990 to 1999	1,352	11.7%	7,281	8.8%
Built 1980 to 1989	1,804	15.6%	11,722	14.2%
Built 1970 to 1979	2,170	18.8%	14,143	17.1%
Built 1960 to 1969	1,660	14.4%	11,464	13.9%
Built 1950 to 1959	1,171	10.1%	10,400	12.6%
Built 1940 to 1949	357	3.1%	3,718	4.5%
Built 1939 or earlier	1,833	15.9%	14,336	17.4%
Total	11,561	100.0%	82,479	100.0%
Median Year Built		1974		1971

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

- The annual number of residential building permits obtained in New Milford for new housing units has steadily declined since the peak in 1999.

Annual Residential Building Permits, 1990 -



Source: CT Department of Economic and Community Development

- Reflecting statewide trends, New Milford's household size has been slowly shrinking each decade, dropping to 2.62 in 2018, which is contributing to the greater demand for smaller units.

Persons Per Household		
	New Milford	Region
1960	3.28	-
1970	3.21	-
1980	2.97	-
1990	2.77	2.75
2000	2.68	2.74
2018	2.62	
Source: 2010 New Milford POCD and Camoin 310 Town-Wide Market Analysis		

Housing Affordability

According to the federal government and generally speaking, housing is "affordable" when no more than 30% of a household's gross income is spent on rent/mortgage payments and utilities.

New Milford's $308,000 median home value is the most affordable of any community in the region. Using the federal government's affordability definition, the minimum household income needed to afford a home valued at $308,000 is about $80,000, which is below the 2018 Town median household income of $91,000 and regional median household income of $89,000.

The Market Analysis found the median home value to be in line with what the average household can afford, both locally and regionally, but it also found the availability of units for sale at or near the median value very limited. While high-end homes have tended to sit on the market, affordable units for sale at or near the median value are harder to come by and move quickly off the market.

Renter households in the Town and Region have a median income of approximately $45,000, which translates to a maximum rental price point of $1,125 per month. This is also in line with contract rents in New Milford and Region, but again finding rental units in this price point that are available for rent was reported by the Market Analysis as a challenge. It also found that while the older age of New Milford's rental housing stock keeps rents relatively affordable, the lack of new supply limits options and growth opportunities, including for those who can afford higher rents but find few options in Town.

The Affordable Housing Land Use Appeals Act, CGS 8-30g

The State has its own definition of affordable housing. Pursuant to "The Affordable Housing Land Use Appeals Act", Chapter 126a of the Connecticut General Statutes (CGS) Section 8-30g, the State considers a housing unit to be "affordable" *only* if it:

a. Receives government assistance or financing,
b. Is occupied by an individual(s) receiving government rental assistance, or
c. Is deed restricted to be sold or rented to individuals and households making less than 80% of the area median income (AMI) or state median income (SMI), whichever is less.

State-Recognized Affordable Housing Units	
Town	**% of Housing Stock**
Danbury	12.00
Bethel	6.28
Brookfield	5.62
New Milford	**4.69**
Kent	4.02
Ridgefield	3.05
Bridgewater	2.84
Newtown	2.66
Roxbury	2.06
Washington	2.02
New Fairfield	1.52
Redding	0.47
Sherman	0.44
Source: CT Department of Housing 2020 Affordable Housing Appeals List	

Under CGS 8-30g, until 10% of a municipality's affordable housing stock meets the State's definition of "affordable" it is subject to an affordable housing appeals procedure that shifts the burden of proof to the community to show that threats to public health and safety from a proposed affordable housing development outweigh the need for affordable housing, and that those threats cannot be protected by making reasonable changes to the proposed development.

In 2020, the CT Department of Housing (DOH) reported that New Milford has the fourth highest percentage of affordable units in the region, 550 State-recognized affordable units, comprising 4.69% of its housing stock. While still below the State's 10% goal, the number of affordable units has more than doubled the 249 units, or 2.22% reported in the 2010 POCD, and another 87 state-recognized affordable units have received local approval and are actively under construction or waiting to be developed.

Although New Milford has the most affordable median home value in the Region with many "naturally affordable" units that could meet the federal government's definition of affordable housing, they do not have any deed or resale restrictions protecting them as affordable. As a result, these units do not meet the State's affordable housing definition, and they cannot count towards the Town's 10% goal. Whether these units are recognized by the State as affordable should not undermine or devalue the crucial role they have played, and will continue to play, in meeting the Town's and Region's affordable housing needs.



Barton Commons Affordable Housing Development, East Street / Route 202, Approved under CGS 8-30g

STRATEGIES TO MEET THE TOWN'S HOUSING NEEDS

Support More Housing Options for Seniors

As the only population segment projected to see substantial growth, residents 65 and older will have an outsized impact on demand for housing and other services in the Town. The number of senior households is projected to grow by almost 500 units over the next five years. Many residents may want

to stay in Town, but will need or prefer small, low-maintenance units, or single floor housing for independent living, and others will need some degree of assisted living. As the Town's Baby Boomers continue to age, it is estimated that the demand for independent and active living will peak by 2030, followed by a peak demand for assisted living by 2040.

The Connecticut Department of Social Services reports long-term care of Connecticut's older adults is trending toward aging in place and community living instead of institutional care. Seniors are more satisfied with their care when it is received at home, so as the population ages, substantial increases in the demand for low maintenance accessible units and mobile home-care services are anticipated.

According to the Market Analysis, the demand for senior housing options presents the greatest housing development opportunity. While business development is typically considered the main focus of economic development efforts, the focus has grown in recent years to also include residential uses. Assisted living facilities and age-restricted housing, in particular, can provide more in tax revenue than they require in municipal services and can be considered a form of economic development.

Grow and Diversify the Housing Stock for All Ages and Price Points

While the needs of the growing senior population must be addressed, if the Town wishes to grow its economy and strengthen its tax base, emphasis should also be placed on attracting young adults and families. New Milford, like many suburban communities throughout Connecticut and the Northeast, are dealing with similar demographic challenges, which means New Milford has a lot of competition when it comes to attracting new residents. Population growth in Connecticut over the next 10 to 20 years is projected to be slow and highly concentrated in the State's more urban communities, with declines projected for most suburbs.



Mixed-Use Building on Railroad Street, Conversion approved under VC District, Chapter 80, Zoning Regulations



Overlook at Fort Hill Apartments, Fort Hill Road, Construction approved under MR District, Chapter 35, Zoning Regulations

Families have historically been the backbone of the community; yet, an aging population, declining school enrollment, and projected losses of families with school-age children paints a challenging demographic future for the Town. Not only does the Town's tax base rely on a steady flow of families to occupy the large stock of single family homes, but the vitality of the community relies on civic involvement and spending at local businesses by these families. To grow its family population, New Milford needs housing that will allow younger adults, both those who have grown up in New Milford and those from elsewhere, to live in the community.

Within the New Milford Region, Danbury is the only community projected to grow in population. Other growing cities in the greater region include Torrington and Waterbury. It is in these places where young adults and families are settling, and they are the primary market from which to attract new residents to New Milford. It is critical to attract younger adults at this age because this is when they begin to form households, purchase homes, and put down roots in communities.

Currently, the type of housing that appeals to younger adults – rental units that are affordable – are in very short supply in many suburban communities, including New Milford, which explains why projections are for younger residents to continue to remain concentrated in the State's cities.

This presents an opportunity to attract these young people to New Milford with its quality of life, rural feel, vibrant downtown, schools, recreational assets, and other natural and cultural amenities. Once here, it is hoped that many will chose to stay, purchase homes, start families and businesses, and participate in the community. Attracting new residents today will create a pipeline of residents for the Town's single family homes in the future and create a built-in consumer and employee base for local businesses. Therefore, in addition to providing more senior housing options, the Market Analysis also recommends diversifying the housing market with new rental units and starter homes.

Prepare an Affordable Housing Plan

The Affordable Housing Land Use Appeals Act, CGS 8-30j was recently amended to require all municipalities, by July 2022, to prepare, and update, every five years thereafter, an Affordable Housing Plan, which "shall specify how the municipality intends to increase the number of affordable housing developments in the municipality." In July 2020, the Town was awarded a $15,000 Affordable Housing Plan Technical Assistance Grant from the CT DOH to prepare its first Affordable Housing Plan, which was adopted by the Town Council on August 9, 2021.

Zoning Regulations

The Zoning Regulations currently contain specific provisions to encourage affordable housing, but there are additional opportunities the Town may want to explore.

Inclusionary Zoning: The Town may want to consider adopting an Inclusionary Zoning Regulation as permitted by CGS 8-2i. It allows a Town to require new housing development projects to set aside a certain number of housing units for long-term retention as affordable housing through deed restrictions, or to make a payment-in-lieu of providing said affordable units, into a housing trust fund that shall be used for the construction or rehabilitation of affordable housing.

Incentive Housing: The Town may want to consider adopting an Incentive Zone Housing District as permitted by CGS 8-13m. An Incentive Housing District differs from an affordable housing development under CGS 8-30g in that it allows for mixed-use, residential and non-residential developments. It also only requires 20% of the residential units to be deed restricted for a minimum of 30 years to income earners making up to 80% of the Area Median Income (AMI).

New Milford Housing Partnership

The New Milford Housing Partnership was originally established in 1988 by ordinance in accordance with CGS 8-336f. This initial group separated from the Town as a non-profit organization to obtain funding to develop affordable housing, including Indian Fields and Brookside Commons, two successful projects where 100% of the units meet the state's definition of affordable housing.

In 2018, the New Milford Housing Partnership was revitalized and the Town Council appointed a new group of volunteers. The Partnership's efforts should continue to be supported and expanded.

Maintaining Community Character

> **The Town's greatest asset is its unique community character and quality of life, which blends a rural small-town charm with a vibrant historic downtown, the Town Green, and conveniences of a larger community. Balancing market drivers with community character and quality of life considerations will be critical to ensuring the Town can thoughtfully grow and change while preserving its unique assets.**
> – ***2020 Market Analysis, Camoin 310***

It will be important for new housing units to be directed and supported in areas with access to required infrastructure, where residents can walk or take transit, and when community character, development patterns, and other natural, historic, and cultural resources are maintained and respected. More flexibility in land use requirements, densities, and other special provisions should be considered to encourage innovative proposals and desired developments in appropriate areas.

Land use tools and strategies the Town may want to consider to introduce more housing units while also maintaining community character and a sense of place include:

- **Locational Criteria for Higher Density Developments**
  The availability of infrastructure and level of natural resource constraints will naturally limit densities in certain areas. Conversely, there are areas of Town that are more suitable for denser development. These include areas with road, water, and sewer infrastructure, served by transit, and near downtown or other walkable commercial and mixed-use nodes and corridors with services and amenities.

  To ensure that higher density developments are built in areas that are consistent with the goals and recommendations of this POCD, it is recommended that locational criteria or prerequisite conditions be considered, especially for large-scale projects. For example, special districts and planned campus developments that permit greater residential densities must be served by municipal sewer and public water, and have frontage on or direct access to a state or regional arterial road. Other locational factors such as proximity to business areas and essential services, public transit, and sidewalk networks may also be appropriate and required.

- **Overlays and Special Districts**
  The Zoning Regulations currently contain many Overlay Zones and Special Districts, including but not limited to the Town Landmark District, Housatonic Riverfront District, Planned Residential Development District, and the Active Adult Community District, which allow greater residential densities, a mix of uses, and/or flexibility in lot layout and dimensional requirements that can be applied on a site-by-site basis. In exchange for this flexibility, the Town is able to direct development to appropriate areas and often preserve an



Tall Oaks Active Adult Community

important Town asset and resource, such as the Housatonic River or historic building, landmark, or neighborhood, or provide a specific desired use, like senior housing.





The Granary and West Street Common, both located in the Town Landmark District

Overlays and special districts can also be used to identify unique properties and development patterns, and guide residential growth to appropriate areas while preserving the Town's character. The specific properties or geographic boundaries, permitted uses, densities, and other standards for potential new districts will require further evaluation and study, but possible examples include a Riverfront Redevelopment District, Downtown Neighborhood Periphery District, Route 202/Park Lane Road Corridor District, and a Route 7 South Corridor District.

Larger properties and tracts of land outside of the Downtown served by public sewer and water may be more conducive to larger scale mixed use or multifamily developments, including senior housing developments. Special provisions and design standards or a planned campus development framework for these scenarios should also be considered.

The Zoning Regulations already support higher residential densities in zoning districts in and near Downtown, and other specific areas served by public sewer and water. If the Town decides to leverage market opportunities in the housing sector as recommended in the Market Analysis, and further increase density and housing options within and around the greater downtown and other appropriate areas, amendments to the Zoning Regulations and possibly the creation of a new district(s) will be required. Before any substantial changes are made to the Zoning Regulations or Map, a housing analysis and needs assessment should be conducted to determine the specific type, price point, and number of housing units the Town needs and can support.

FISCAL IMPACTS

Residential development generates property tax revenues based on property assessment values. However, such development requires infrastructure, services, and schools. The impacts of residential development vary greatly depending on density, public infrastructure, number of school-age children, and taxable property value. For example, senior housing may not affect school budgets, but may require additional infrastructure costs, emergency medical services, and other senior-specific services.

Fiscal impacts must be taken into consideration when substantial changes to local housing regulations are being explored and when property under Town ownership or control is being considered for development or sale.

IMPLEMENTATION PLAN: Housing	
STRATEGY	**TASKS**
Facilitate development of new senior housing units, including independent and assisted living projects.	Reach out to senior housing and assisted living developers and work to create additional housing options for seniors. Consider financial incentives, as may be appropriate.
	Market the Town's 2019 recognition by Kiplinger Magazine as one of the 50 Best Places in the US (the best and only place named in CT) for early retirees.
Support and expand aging-in-place options.	Support and expand the many offerings of the Senior Center and support local home health care services and agencies.
Support the development of desired multifamily and mixed-used projects already approved and in the development pipeline.	Maintain a current list of approved multifamily and mixed-use developments, identify potential developers, and research why certain projects have not been built, and provide assistance if and when appropriate.
Maintain and upgrade the Town's existing housing stock.	Continue to market, administer, and obtain funding for the Housing Rehabilitation Loan Program for low and moderate-income homeowners.
	Increase compliance with the Town of New Milford Housing Standards Code, Chapter 30, and consider revising the Ordinance to include a requirement for registration/licensing of rental units, both short and long term, and to add penalties for property owners and landlords with repeat and multiple violations.
Support and plan for more affordable housing options.	Prepare a housing needs assessment and an Affordable Housing Plan in accordance with CGS 8-30j.
	Collaborate with organizations, public and private, to support and identify affordable housing opportunities.
	Consider implementing an Inclusionary Zoning Program (CGS 8-2i). Research and review other successful Inclusionary Zoning Programs to determine appropriate requirements and standards and if New Milford would benefit from having a similar program.
	Consider adopting an Incentive Housing Overlay Zone (CGS 8-13m-x). Review and research other successful housing overlay zones to determine what the appropriate mix of permitted uses and densities would be and if New Milford would benefit from creating such a zone.
Review the existing parking requirements for residential dwelling units in Chapter 135 of the Zoning Regulations to determine if updates are needed.	Review the parking requirements for residential dwelling units to determine if revisions are needed, specifically in mixed-use settings with noncompeting peak parking demands, and for shared and offsite parking situations. Also, research model parking regulations and the regulations of other Towns for alternative solutions.

Encourage increased usage and expansion of the Multiple Residence (MR) District, Chapter 35 of the Zoning Regulations to develop more multifamily housing.	Review the MR District requirements and consider revisions to allow flexibility in building standards and increased densities or density bonuses, to not only attract developers, but also to compete with the flexibility offered by the Affordable Housing Statute, CGS 8-30g.
Explore allowing smaller lot sizes and increased densities in single family residential zones/areas served by public water and sewer to encourage the development of smaller housing units.	Review residential zoning districts served by public sewer and water to determine if there are specific areas where it may be appropriate to reduce minimum lot size requirements and/or allow more than 1 dwelling unit per lot.
Consider allowing more diverse housing options within existing single-family zones.	Consider revisions to the existing Single Family Residence District Regulations, Chapter 25 of the Zoning Regulations to determine if there are existing provisions, minimum lot area and age requirements, for example, that may be preventing or discouraging the development of new housing units in appropriate situations, including but not limited to accessory apartments and conversions of existing dwellings, that may need to be updated. Allowances for additional types of housing units, such as tiny homes and accessible dwelling units/care cottages should also be explored.
Consider allowing additional housing options and higher densities in the Village Center (VC) District.	To introduce more multifamily and mixed-use housing units in the VC District, and at the same time encourage investment into the preservation and rehabilitation of historic buildings, the Town should consider revising Section 080-020 of the Zoning Regulations. In order to determine what the appropriate mix of uses, housing types, densities, scale, and parking requirements should be for residential units in the VC District, it is recommended that a Downtown Master Plan and Parking Needs Assessment be prepared that addresses the above along with public improvements and infrastructure requirements, traffic solutions, and parking needs and solutions.
	There is little vacant land available for future development within the VC District, so it will be important for infill development to preserve and maintain historic structures, and be sensitive to and compatible with existing neighborhoods, building character, and development patterns. Adaptive Reuse will be important and should be required whenever possible. Form-based codes or Downtown Development Guidelines should also be explored.

Consider allowing more diverse housing options and densities in the neighborhoods and zoning districts surrounding the Village Center (VC) District and other walkable commercial and mixed-use nodes and corridors that are served by water, sewer, sidewalks, and transit.	Consider creating an overlay or special district(s) to identify unique neighborhoods and areas suitable for more housing development. Specific locational criteria and/or geographic boundaries, permitted uses, densities, and other standards will require further evaluation. Examples include a Riverfront Redevelopment District, a Downtown Neighborhood Periphery District, a West Street District, and a Route 202/Park Lane Road Corridor District. As noted above, a Downtown Master Plan and Parking Needs Assessment is recommended for the Greater Downtown Area, which includes the VC District and its surrounding neighborhoods. The recommendations of this plan(s) should be considered when overlay or special districts in the neighborhoods around the VC District area being explored.
	For larger properties and tracts of land outside of the downtown served by public sewer and water that may be more conducive to larger scale multifamily, mixed use, or senior housing developments, consider establishing a separate multifamily or mixed-use overlay zone or planned campus framework. Special provisions and design standards for these scenarios should also be explored.
Encourage more mixed-used projects with housing units in the B-1 and B-2 Business Zones that are compatible with surrounding neighborhoods.	To encourage more mixed-use development in the B-1 and B-2 Business Zones, particularly for those properties that are served by public sewer and water, revisions to Section 040-020(4e) of the Zoning Regulations should be considered, specifically the minimum lot area and maximum unit/density requirements.
Consider fiscal impacts of new residential development projects.	The Town should consider fiscal impacts when regulatory revisions concerning residential uses are being developed, and when the use of property in Town ownership or control is being considered for housing development.

CHAPTER 10 - ECONOMIC DEVELOPMENT

Overall Goals

- Create a strong and diverse local economy.
- Increase job opportunities for residents.
- Expand the real estate tax base.
- Provide local opportunities to purchase goods and services.
- Provide a high standard of living for residents.

A strong, diverse economy provides multiple benefits for residents including jobs, access to goods and services, and financial support for community services such as education, public safety and recreation. A robust real estate tax base generates higher property tax revenue. Economic growth must be balanced by thoughtfully preserving New Milford's environment and the standard of living.

Recent municipal economic development efforts include:

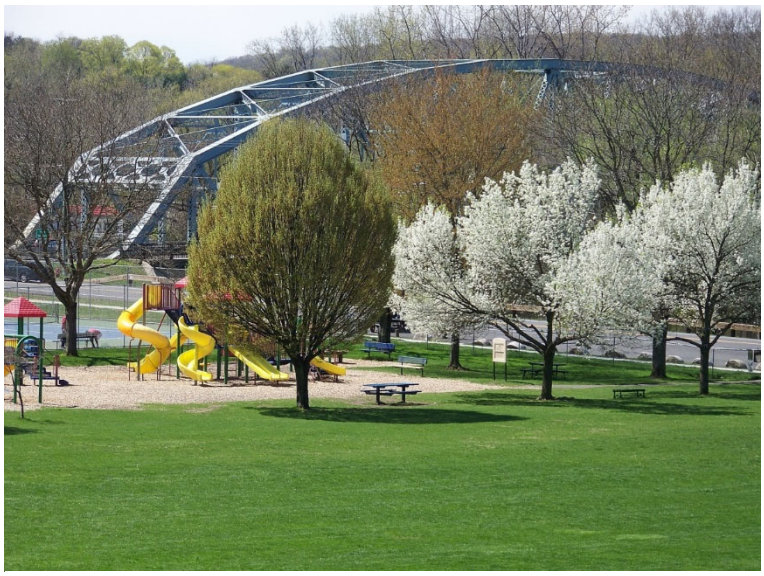
- Designating the re-invigorated Corporation for New Milford Economic Development (CNMED) as the Town's development agency.
- Developing incentive programs to encourage real estate investment.
- Establishing a permanent Riverfront Revitalization Committee.
- Completing a Town-wide market analysis.
- Completing a Hotel Feasibility Study
- Completing a Riverfront Master Plan.
- Commissioning an economic development website.
- Completing transition to an online and transparent permitting system.
- Recognition of New Milford as a Bronze-level community by Sustainable CT.
- Accreditation as a community achieving the Best Practices in Land Use and Economic Development from the Univ. of Connecticut and the Connecticut Economic Development Association.

What the community said

Resident responses to the POCD Community Survey showed:

- 84% were concerned about the lack of jobs in New Milford.
- 89% were concerned about taxes.
- 89% would like the Town to focus on cleanup and redevelopment of brownfield sites.
- 92% would like the Town to create a clearer development vision for Routes 7 and 202.
- 95% believe the Town should focus on better marketing to support economic development opportunities.
- 89% believe the Town should promote job-training opportunities.

POCD Update Committee findings



Young's Field Park and Veteran's Bridge

- Attracting new residents of all ages will secure and contribute to the Town's economic future. To attract new residents, diverse housing options, new job opportunities, and cultural and recreational amenities need investment and expansion.
- To keep current residents enjoying and contributing to the community, options for starting new households, downsizing and aging in place are among the lifestyle transitions that need to be supported.
- New Milford needs to support and retain existing businesses and assist in their expansion.
- Redeveloping properties for residential and business use along the Housatonic River and in the Downtown Village Center will increase tax revenue to the Town.
- A clear and streamlined permitting process will make the Town more attractive to investors.
- Modifications of Land Use Regulations and the approval process may be necessary to attract new investment.
- Incentive options will be necessary to attract major projects.
- There is a need for workforce development programs in Town.
- New Milford's agricultural sector makes an important economic contribution.

Findings of Town-Wide Market Analysis

The report's findings include:

- New Milford's extraordinary quality of life is its best-kept secret. It is an outstanding asset for business and residential attraction that needs stronger marketing and communications.
- The makeup of the population is shifting, with older adults (60+) growing both in absolute number and as a share of total residents. The aging population is causing a shift in demand for housing types, services and consumer goods.
- New Milford's declining population affects the ability to grow its economy and strengthen its tax base. Workforce attraction and retention are among New Milford employers' top challenges. To sustain itself, New Milford needs to stem population loss and attract new residents.
- The Town needs housing for younger adults and families.
- Demand for senior housing and assisted living will continue to grow.

- There is need for continued investment to expand the Town's recreational, entertainment, and arts amenities that contribute to quality of place and provide things to do for residents.
- Maintaining and improving the quality of the public school system will be a deciding factor for new families with children.
- The Green is an important asset. While it serves as a community hub, it is relatively small and lacks a critical mass of businesses and residents to create the synergies and activity of a walkable, vibrant Downtown that attracts people to work, recreate, and live.
- The Town's geography is both a challenge and an opportunity.
    - New Milford's location 10 miles from a major highway (I-84) makes it difficult to compete within the state and immediate region with communities that have direct highway access.
    - New Milford's small-town setting, anchored by the Green with its historic charm, draws in people and businesses that make an emotional connection with the Town.
- Connecticut challenges are New Milford challenges. Connecticut has not been competitive nationally across many sectors, due to the high costs of living and of doing business, lack of infrastructure investment, perceptions of business hostility, and fiscal troubles. This will affect the Town's ability to attract new businesses from outside the state as well as retain its current economic base.
- New Milford added jobs faster than the region from 2013-2018. However, both the Town and region underperformed Connecticut and national job growth.
- New Milford has relatively lower paying jobs compared to the region. Many of the Town's skilled work force commute out of Town, or work remotely.
- Industry sectors that offer growth opportunities for New Milford include life-sciences research and development, hospitality, and professional and technical services, such as computer system design.
- The retail, goods, and services market is well served with the current mix of businesses. A retail leakage analysis shows opportunities for growth to meet existing market demand by the aging resident population and to provide greater amenities for visitors. The types of goods and services include restaurants, grocery, specialty clothing, health and personal care, sporting goods, and arts and entertainment.
- Attracting and supporting new retail will depend on the ability to capture not only trade-area resident spending, but also visitor spending.

CONSISTENT MESSAGE AND SHARED IDENTITY

The Market Study found that there is not one organization or entity responsible for marketing New Milford as a whole. New Milford is not speaking with one voice, its message is not clear, and is not being heard internally or externally (existing and potential residents, businesses, and visitors).

The Town needs to launch a branding effort to communicate what makes New Milford unique and appealing. A strong brand can help boost economic development, tourism and the sense of community residents enjoy.

The brand should be used on the Town's website, social media and publications. As part of the branding effort, develop and invest in a way-finding and signage program for public parking and local landmarks of interest to visitors.

EMPLOYMENT

Job Growth

The Market Analysis reported there are 9,450 jobs in New Milford, comprising about 10.4% of all jobs in the region, composed of the 12 municipalities in the Town's laborshed, where most New Milford residents and workers commute to and from.

The Town's share of regional employment is slightly less than its 13.4% share of population. The CERC Town Profile 2019, produced by Connecticut Data Collaborative, uses a different methodology and reported 8,123 jobs in 2018.

Overall, local and regional employment growth has been fairly flat during the last five years. New Milford's job change was positive, adding about 100 jobs during this period, and growing by about 1%, while the region as a whole lost nearly 900 jobs, a decline of just less than 1%.

Both the Town and region underperformed Connecticut job growth of 2.4% and national job growth of 8.2%. Industries that affected growth in New Milford included:

- Food services (+90 jobs)
- Professional, scientific and technical services (+51 jobs)
- Services to buildings and dwellings (+48 jobs)
- Local government (-72 jobs)

Regionally, employment gains were concentrated in food services, health care and social assistance, services to buildings and dwellings, and professional, scientific and technical services. However, losses in the manufacturing sector essentially canceled gains in other sectors.

By 2023, New Milford is expected to add 220 jobs, for a growth rate of 2.3%. This growth will outpace the region, which is expected to expand by 1.4%; however, New Milford's growth is projected to fall short of growth at the state level of 2.7%.

From 2018 to 2023, New Milford can expect to see larger job gains in health care and social assistance; professional, scientific, and technical services; and food services, mirroring regional projections.

Data by Industry

New Milford (06776, 06755) Jobs by 2-Digit Industry, 2013 - 2023

NAICS	Description	2013 Jobs	2018 Jobs	2023 Jobs	2013 - 2018 Change	2013 - 2018 % Change	2018 - 2023 Change	2018 - 2023 % Change	Avg. Earnings Per Job	2018 Location Quotient
11	Agriculture, Forestry, Fishing and Hunting	0	0	0	0	0.0%	0	0.0%	$ -	0.00
21	Mining, Quarrying, and Oil and Gas Extraction	<10	<10	<10	Insf. Data	Insf. Data	Insf. Data	Insf. Data	Insf. Data	0.13
22	Utilities	42	36	39	(6)	(14.3%)	3	8.3%	$ 204,471	1.21
23	Construction	637	645	625	8	1.3%	(20)	(3.1%)	$ 50,989	1.15
31	Manufacturing	684	661	602	(23)	(3.4%)	(59)	(8.9%)	$ 83,146	0.83
42	Wholesale Trade	288	283	291	(5)	(1.7%)	8	2.8%	$ 70,130	0.84
44	Retail Trade	1,577	1,572	1,589	(5)	(0.3%)	17	1.1%	$ 34,881	1.68
48	Transportation and Warehousing	226	222	230	(4)	(1.8%)	8	3.6%	$ 46,348	0.64
51	Information	49	40	41	(9)	(18.4%)	1	2.5%	$ 48,629	0.24
52	Finance and Insurance	239	200	203	(39)	(16.3%)	3	1.5%	$ 81,048	0.53
53	Real Estate and Rental and Leasing	100	106	110	6	6.0%	4	3.8%	$ 47,564	0.68
54	Professional, Scientific, and Technical Services	638	689	757	51	8.0%	68	9.9%	$ 67,694	1.17
55	Management of Companies and Enterprises	0	0	0	0	0.0%	0	0.0%	$ -	0.00
56	Administrative and Support and Waste Management and Remediation Services	608	655	673	47	7.7%	18	2.7%	$ 32,279	1.10
61	Educational Services	243	226	226	(17)	(7.0%)	0	0.0%	$ 48,558	0.88
62	Health Care and Social Assistance	1,116	1,130	1,217	14	1.3%	87	7.7%	$ 64,242	0.94
71	Arts, Entertainment, and Recreation	266	275	286	9	3.4%	11	4.0%	$ 24,660	1.67
72	Accommodation and Food Services	778	867	929	89	11.4%	62	7.2%	$ 22,565	1.10
81	Other Services (except Public Administration)	720	778	834	58	8.1%	56	7.2%	$ 27,858	1.82
90	Government	1,144	1,061	1,012	(83)	(7.3%)	(49)	(4.6%)	$ 84,368	0.72
99	Unclassified Industry	<10	<10	<10	Insf. Data	Insf. Data	Insf. Data	Insf. Data	Insf. Data	0.29
Total		9,361	9,453	9,674	92	1.0%	221	2.3%	$ 52,167	

Source: EMSI

Resident Workers

Jobs in New Milford has remained fairly steady during the last five years, but the number of people who live in New Milford and work in Town dropped more than 9%. This decline parallels the overall population decline in Town.

This challenge is amplified when it comes to science, technology, and engineering and math (STEM) workers. There are about 300 STEM jobs in New Milford, roughly 7% of all STEM jobs in the region. The Town is home to about 690 residents who are employed in STEM fields; however, this number has decreased nearly 18% during the past five years as these workers continue to age out of the workforce. Businesses that employ STEM workers are beginning to feel this effect and may be challenged to continue operations in Town if trends continue.

Earnings

Across occupations, New Milford jobs pay a median hourly equivalent of about $20, compared to $24 in the region. The occupations with the highest pay differential are computer and mathematical occupations ($0.70 on the dollar), management occupations ($0.76 on the dollar), and architecture and engineering occupations ($0.82 on the dollar). These occupations also are among the highest paying, indicating highly skilled individuals may be less likely to find employment in New Milford that meets their salary requirements, and that highly skilled New Milford residents are likely to commute outside of Town to higher-paying jobs elsewhere in the region.

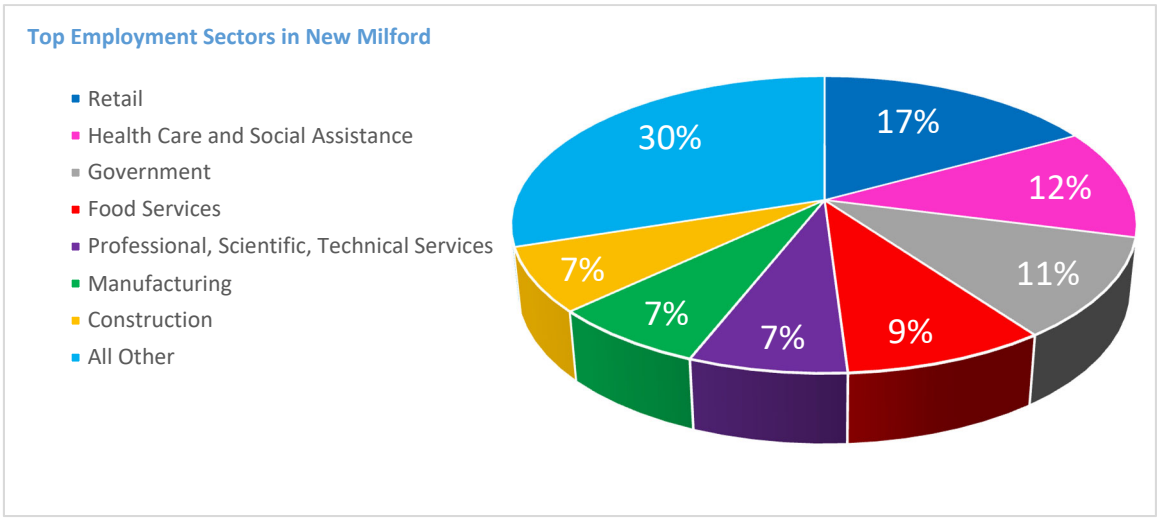
Workforce Development

Successful businesses and the local economy depend on an educated, highly skilled workforce. In a climate of ever-changing technology and job demands, as trends and innovations evolve, workers will need on-going education and training to keep pace with economic demands.

New Milford should continue to work with the Town's education partners, higher learning institutions, and major employers to create local job training, internship and educational opportunities for residents to meet their professional goals and the demands of both New Milford's and the region's businesses.

Top Employment Sectors

New Milford's top employment sectors include retail, health care and social assistance, government (including local public schools), and food services. These industries primarily serve local and regional residents, meaning they do not export goods or services outside of the region or bring in significant spending from beyond the region.



Major employers in New Milford include:

- All Star Transportation – school bus
- Big Y World Class Market – supermarket
- Candlewood Valley Health & Rehabilitation – rehabilitation services and long-term care
- Canterbury School – private school
- Home Depot – home center retailer
- Kimberly-Clark – paper products manufacturer
- Kohl's – department store
- Neeltran – transformer manufacturer
- New Milford Hospital/Nuvance – health-care facility
- Super Stop & Shop – supermarket
- Town of New Milford – local government including schools
- Village Crest Center for Health – rehabilitation services and long-term care
- Walmart – department store

Employment Concentration

The Market Analysis found that, in addition to being the largest employment sector, retail is highly concentrated in New Milford as compared to the nation. The Town also has a high concentration of related consumer-serving sectors, including personal care services such as hair, nail, and skin care salons, food service, and recreation Industries such as fitness centers. The strong presence of these industries underscores New Milford's role as a retail and services center for surrounding rural communities to the north and east.

Other sectors with a significant employment presence and higher than average concentration include construction and professional, scientific, and technical services.

The Town is home to more than 600 construction jobs, including specialty trade contractors and building construction. Related businesses include wholesalers of hardware, plumbing, and heating equipment, and lumber and other construction materials.

The professional, scientific, and technical services sector accounts for nearly 700 jobs, of which computer systems design and related services makes up about 170 jobs and legal services make up 110 jobs. Other well-represented sub-industries include accounting, veterinary services, consulting services, and specialized design services.

The manufacturing sector as whole accounts for a lower share of employment in New Milford than it does nationally, but the Town has a higher than average concentration of several subsectors, including paper manufacturing (driven by Kimberly-Clark) and fabricated metal product manufacturing.

COMPETITIVE ECONOMIC STRENGTHS

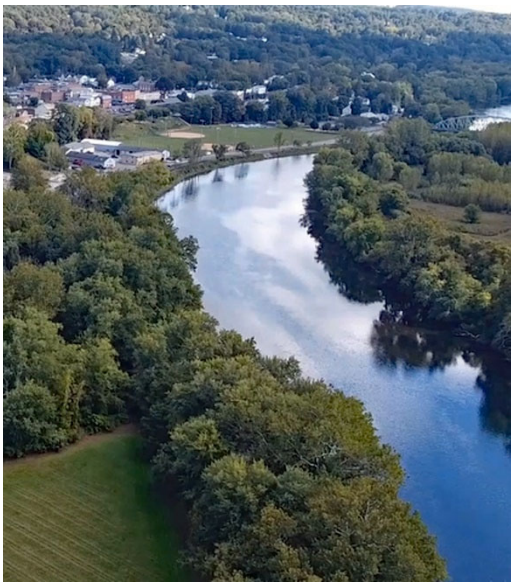
New Milford's attributes to attract and sustain business, industry, and economic growth are:

- The "Super 7" connection to I-84.
- Quality of Life.
- Multiple Town parks, open space and recreation.
- Diversity of the population.
- Regionally competitive cost-per-square-foot.
- Fiscally sound municipal government.
- Active freight rail.
- Large percentage of small, independent businesses, with a local focus.
- New Milford Hospital/Nuvance Health System, a network of seven hospitals in two states.

Many Connecticut communities can claim the same or similar strengths and more. Success in economic development depends on how well local strengths are used and communicated to external markets.

ECONOMIC DEVELOPMENT OPPORTUNITIES

Riverfront Revitalization



In May, 2017, the Town appointed a Riverfront Revitalization Committee tasked with developing a Master Plan to encourage greater use of the Housatonic Riverfront for public and private development and recreation, and to ensure the plan complements and enhances the character and economy of the Village Center/Downtown.

This plan is a living document with a long-term vision: to create a resilient and dynamic 21st-century riverfront while protecting the Housatonic River and its ecosystem.

It outlines the principles, context, objectives, and recommendations to open up this underappreciated and formerly industrial riverfront area, creating increased access, recreational activities, tree-lined walkways, and much-needed new housing. New housing and commercial/business uses will bring people closer to the River while simultaneously generating new jobs and tax revenue. And the Town's investments will inspire and spur private redevelopment.

The Plan's goals build on arts and culture, recreation, walkability, and sustainability.

The Riverfront Master Plan is a cornerstone of the Town's economic development goals and objectives, to create a resilient and dynamic multi-purpose waterfront with enhanced connections to Downtown's unique shops, restaurants and services. The waterfront investment will catalyze



community development, brownfield reuse, economic resiliency, and revenue generation. The Plan's opportunities build on the availability of intermodal access – automobile, bus, pedestrian, bicycle and by water – and include the possibility of restoring passenger rail service.



The Plan encourages greater opportunities for use of the riverfront for public and private activity, residential and business development, and recreation. It complements and enhances New Milford's standard of living, and the enjoyment and economic vitality of the Village Center.

The Riverfront Master Plan was adopted by the Town Council in June 2020 and is incorporated into this POCD by reference.

Growing and Retaining Existing Businesses

A primary economic development strategy is to help New Milford's existing businesses find success and grow their revenue, workforce and facilities. The Economic Development Department has an active business retention and expansion program, which involves outreach, identification of key issues that threaten or impede growth, and delivery of resources to overcome the obstacles.

Business Recruitment

Based on the analysis of the economic and real estate market in New Milford, the following development opportunities have been identified:

- **Health Care:** This sector includes both health care and social assistance. Industries are arranged on a continuum starting with those establishments exclusively providing medical care, continuing with those providing health care, and finishing with those providing social assistance.

  Services provided by establishments in this sector are delivered by trained professionals.

  This sector is growing locally and regionally, creating demand for medical offices, senior living options such as assisted living, long-term health care, and other health-related services.
- **Professional, Scientific, and Technical Services:** Businesses within this sector offer services to support the business operations of the region's major employers – essentially selling knowledge and expertise. New Milford has about 700 jobs within this sector, which is projected to grow at about 2% annually. Within this sector, the following sub-sectors are showing strength and may be opportunities for New Milford.
    - Commercial and industrial products and services

- Green industries and technologies
- Computer system design and related services and computer and electronic product manufacturing
- Research and development in life sciences

- **Entertainment, Recreation, and Leisure Services:** Potential commercial access to waterfront areas provides New Milford with opportunities to attract and develop commercial and marine uses of interest to tourists and provide entertainment and leisure activities for residents. Desirable waterfront uses include a hotel, restaurants, specialty retail shops, and marine activities.
- **Merchant Wholesalers, Durable Goods:** wholesalers that supply the construction industry with hardware, plumbing, machinery, lumber, and a variety of other products. These businesses occupy industrial/flex space.
- **Retail and Service Businesses:** Leakage studies show the following opportunities:
  - Restaurants/other eating places
  - Grocery stores
  - Clothing stores
  - Health and personal care stores
  - Sporting goods and hobby/craft stores

Agriculture

Farming and farmland are vital to New Milford's economy, environment, community character, and as a local source of food. The Town is home to dozens of local farms and multiple farm stands throughout the rural countryside. A bustling farmers' market occupies the Town Green every Saturday from spring throughout the abundant summer and well into the fall season. It then moves indoors for the winter months.



The New Milford Farmland and Forest Preservation Committee has made the economic viability of local farms a key component of its mission. The Committee spearheaded revisions to the Zoning regulations, which allow expanded by-right farm-related uses, including animal processing facilities. Locating capital for modern technology, updating facilities, operating capital, farm improvements and structures, available labor, and a market for products all are needed to maintain working family farms.

Recreation/Tourism

New Milford's visitors come for the scenic beauty and natural assets; this is a powerful draw for outdoor enthusiasts. The Town has numerous parks and open spaces, with miles of hiking, biking and equestrian trails. Lover's Leap State Park has been named the "Number One Park in Connecticut" for

walking and hiking. New Milford's Lynn Deming Park lies at the northern end of Candlewood Lake. The Housatonic River factors prominently in recreation for kayakers, rowers and small watercraft.

New Milford has a classic Town Green, which is a hub for local festivals, events and community gatherings of all types. This central location is surrounded by small, independent, award-winning restaurants, small-scale retail, services, offices, a privately owned historic theater that shows first-run movies, and a historical society, museum and various arts businesses and non-profits.

As part of the Riverfront Revitalization project to enhance tourism opportunities and develop linkages to the Downtown from the River, the Town is currently at work in the process of developing a Downtown/Riverfront trail system that is envisioned to consist of:

- The newly built "One-Mile Loop" connecting Main Street to the Riverfront.
- A self-guided National Historic District trail.
- A self-guided Industrial Heritage trail.
- New Milford's Housatonic River Blue Trail for boaters.
- The New Milford River Trail for walkers, joggers and bicyclists.
- The Barn Quilt Trail.

The Elephant's Trunk Country Flea Market on Route 7 is the largest in the state and open Sundays from April through December. The popularity of the Elephant's Trunk led to the venue being featured on "Flea Market Flip" on HGTV, and is an anchor for the antiques and collectibles market that has now spread throughout the entire Town and has put New Milford on the map of "must visit" locations for collectors and dealers.

New Milford can develop a cohesive tourism sector by promoting its prime location within an hour of New York City, its cultural and historic assets, plus waterfront recreation and outdoor adventure. Promotion, marketing, and expansion of hotel and lodging opportunities will be required to grow tourism beyond a single day-trip experience.

LAND USE

Target Geography

Prospects for future growth are considerably higher in the target areas that provide economic opportunity to sustain and/or grow both the commercial and industrial tax bases.

New Milford's target areas are:

- Route 7 South corridor: Retail district.
- Boardman Road: Industrial district.
- Pickett District Road: Industrial district.
- Downtown Village Center: Village Center district.
- Riverfront Revitalization Zone: Riverfront district.

Route 202 Corridor: Park Lane and Litchfield districts.

Office Space

New Milford office space is located primarily in stand-alone buildings spread out along Route 7/202 from the Brookfield border to roughly its intersection with Route 109. There also is a cluster of office space in the Village Center.

New Milford has about 400,000 square feet of office space, about 14% of Litchfield County's total (2.9 million square feet). There are another 3.1 million square feet of office space in the northern Fairfield County/Greater Danbury area. Vacancies in the Greater Danbury submarket are high, at 30.7% as of the first quarter of 2019, in line with overall Fairfield County vacancies of 27.1%. New Milford vacancies, however, are at a relatively healthy 9.5%, with Litchfield County vacancies at 11.5%.

Asking rents are about $17/square foot in New Milford, slightly higher than the Litchfield County average of $16/square feet, but lower than rates in greater Danbury ($18-20/square foot) and other locales in lower Fairfield County (upwards of $30/square foot).

Office space is classified from A to C, with A being the best, in newer buildings in the most desirable locations. Most New Milford office space is Class C space with some Class B properties and little Class A space.

Downtown New Milford has little to no office vacancy compared to 9.5% throughout New Milford and 11.5% in the county. Conversely, New Milford displayed a negative absorption of 1,300 square feet, indicating extra space was made available and not occupied.

Future demand for office space depends on growth in office-using industry sectors. New Milford is projected to add fewer than 100 office jobs in the next five years on net, and the region as a whole is expected to add about 350 jobs. Assuming a factor of 175 rentable square feet of office space per worker, demand for space will be about 17,000 square feet locally and 62,000 square feet regionally. New Milford has enough vacancies (42,000 square feet) to accommodate future local demand; however, much of this space is lower-quality Class C space. Regionally, there is a surplus of nearly 1 million square feet of office space, so it is unlikely any new office space development will occur in the market unless it is for a highly specialized user.

Medical Office Space

Nationally, there has been strong and growing demand for medical office space. During the next five years, employment in this sector is projected to grow by 23% in New Milford, an increase of 158 jobs. Some of this demand could be accommodated in existing vacant general office space, though certain medical tenants will require specialized facilities not currently available in the market, necessitating some level of new construction in new Class A and custom spaces.

Industrial Space

Industrial uses in New Milford are concentrated along Route 7/202, Boardman Road, Pickett District Road and Still River Drive. Of all market-rate use types, industrial space is among those with highest demand, typically for smaller spaces between 2,500 and 25,000 square feet. Typical users searching for space include contractors, plumbers, electricians, construction, landscape businesses, etc.



Entrepreneurs also tend to look for smaller flex-industrial/office spaces for their startup businesses as they grow and begin to hire employees – agile spaces and flexible lease terms, along with simplified permitting and approvals are ideal for these tenants.

As of July, 2019, there were 96 industrial and flex properties totaling 3.4 million square feet in New Milford according to CoStar, with most properties either warehouse, manufacturing, or general industrial. (Kimberly Clark comprises approximately 1.3 million square feet.) The Town's inventory is somewhat dated, with a median year built of 1986. There are no Class A buildings in Town. Only 31% of buildings are Class B.

Vacancies are very low, at 2.4%. Rents regionally have been increasing as supply continues to be tight and, according to brokers, are approaching levels in New Milford that would lead to speculative new construction of industrial/flex space. About two-thirds (68%) of properties are 20,000 square feet or less.

A healthy vacancy rate generally is between 5% and 10%. For smaller markets with a limited inventory, a vacancy rate on the higher end of this range ensures prospective tenants have a range of options. To reach a vacancy rate of 5%, about 94,000 square feet of industrial space would need to be added to the Town's inventory. To achieve 10% vacancy, 290,000 square feet would be needed. The Town should add between 100,000 and 250,000 square feet of industrial space, divisible into blocks between 2,500 and 25,000 square feet.

Retail

There are approximately 2.5 million square feet of retail space in New Milford. The availability rate for retail space in Town (space that is on the market for lease) is 7.6%, or about 190,000 square feet. The vacancy rate (space that is unoccupied), is substantially lower at 2.5%, about 62,500 square feet. Some vacant spaces are not available, for a variety of reasons, such as the owner/landlord's not making them available for rent. Absorption during the last year has been slightly negative, with an additional 6,200 square feet coming on the market.

Retail in New Milford is located primarily in two key areas: along Route 7/202 south of Veteran's Memorial Bridge, and a significant cluster in the Village Center. Secondary areas with small-scale retail include Route 7 north of Veteran's Memorial Bridge into Gaylordsville, and Route 202 north of the hospital to Northville.



New Milford's large retail centers include New Milford Plaza (Stop & Shop and Walmart), Fairfield Plaza (Staples), Lore's Plaza, Veteran's Plaza (Big Y), Home Depot, and Litchfield Crossings (Kohl's, Petco, TJ Maxx, Home Goods, Big Lots). Litchfield Crossings has the potential for another 120,000 square feet for retail use.

Downtown retail stores frequently are independent and locally owned; they include various full-service and quick-service restaurants, salons and spas, boutique and specialty retailers, and an independent movie theater.



Average retail asking rents in New Milford are about $15.80/square foot, slightly higher than the Litchfield County average of $13.50/square foot. Downtown rents in New Milford are very affordable compared to downtown areas in Fairfield County, with rents that are often $30+/square foot in Ridgefield and $40+/square foot in New Canaan. Asking rents in the new Brookfield Village retail space are $18-26/square foot. Rates in downtown Bethel and Newtown average in the $15-20/square foot range, with higher rates for newer buildings.

New Milford's retail trade area encompasses Bridgewater, Roxbury, Washington, Warren, Kent, and Sherman, as well as much of Cornwall and Sharon, and into Dover, Wingdale, Pawling and Amenia, N.Y. Residents in these communities are closer to New Milford than they are to other surrounding retail hubs like Waterbury, Torrington, and Poughkeepsie.

Trade area analysis identified which retail categories may have enough unmet demand to support opening a new store or expanding existing stores. The table below identifies the number of new businesses that, theoretically, could be supported in each respective trade area assuming:

1. 15% of the sales leakage is recaptured (this is typical among various retail categories),
2. new businesses have sales comparable to the average sales of all Connecticut businesses in the same retail category.

Figure 62: Supportable Retail, New Milford Trade Area

A	B	C	D	E	F	G	H
NAICS	Retail Category	Retail Gap	15% Leakage Recapture	Average Sales per Business	Supportable Businesses (D / E)	Average Sales per SF	Supportable SF (D / G)
4481	Clothing Stores	$61,736,475	$ 9,260,471	$1,305,525	7.1	$ 300	30,868
7225	Restaurants/Other Eating Places	$59,864,854	$ 8,979,728	$ 588,824	15.3	$ 350	25,656
4451	Grocery Stores	$71,174,707	$10,676,206	$5,176,050	2.1	$ 500	21,352
4461	Health & Personal Care Stores	$51,432,922	$ 7,714,938	$2,637,560	2.9	$ 400	19,287
4529	Other General Merchandise Stores	$46,266,157	$ 6,939,924	$4,061,148	1.7	$ 500	13,880
4511	Sporting Goods & Hobby Stores	$19,993,797	$ 2,999,070	$1,428,124	2.1	$ 250	11,996
4431	Electronics & Appliance Stores	$26,178,890	$ 3,926,834	$2,052,544	1.9	$ 500	7,854
4483	Jewelry, Luggage & Leather Goods Stores	$14,611,581	$ 2,191,737	$ 917,944	2.4	$ 500	4,383
4532	Office Supplies, Stationery & Gift Stores	$ 7,910,716	$ 1,186,607	$ 691,776	1.7	$ 300	3,955
4482	Shoe Stores	$ 7,849,628	$ 1,177,444	$1,136,078	1.0	$ 300	3,925
4539	Other Miscellaneous Store Retailers	$ 7,638,163	$ 1,145,724	$ 786,340	1.5	$ 300	3,819

Source: Esri, Camoin 310

Economic Development Partners:

The Corporation for New Milford Economic Development (CNMED) and the Town's Economic Development Commission (EDC) work to enhance and promote economic development.

- **CNMED:** CNMED is a 501(c)3 non-profit organization and the designated Town development agency. In March, 2018, Corporation board members voted to reinstate the corporation after a two-year hiatus. The Corporation's mission is to promote and assist the growth, development and expansion of business and job opportunities in New Milford.
- **EDC:** The EDC advises Town Council on matters of economic policy and land use. This commission recommends incentives, resources and land-use policy.

IMPLEMENTATION PLAN: Economic Development	
STRATEGY	**TASKS**
Establish an effective economic development organizational structure.	Delineate and coordinate economic development responsibilities and initiatives between Town staff, the EDC and CNMED.
	Schedule and facilitate regular EDC meetings to discuss issues affecting economic development and business vitality. Make recommendations to the Town Council regarding policy, land use and incentives.
	Leverage the work and authority of the CNMED. Expand the visibility and the role of the Corporation in new development activity.
	Coordinate activities and training on economic development topics for all land-use boards and commissions, Town staff and volunteers.
	Evaluate and improve the land-use regulatory process. Assess the competitiveness of local ordinances and guidelines with area communities.
	Use the Development Services Team to streamline and coordinate pre-application activity.
Launch a co-branding effort to boost economic development, tourism and the sense of community residents enjoy.	Develop and communicate an identifiable and consistent brand/message for the Town that conveys New Milford's direction with respect to business and industry growth. This should be integrated with the Town's municipal and tourism websites, and place making program.
Market New Milford to developers, realtors and industry, site selectors and the tourism sectors.	Create a marketing plan.
	Develop and utilize an economic development website that communicates New Milford's value proposition to site selectors, real estate brokers and investors, and businesses. Use social media platforms to effectively communicate to the general public. Share link to the website and various marketing tools and outlets available.
	Inventory available properties; use online listing services such as DECD's State Site Finder Service. Make available on Town website.
	Attend industry and site selection events at the state and national level.
Implement the Riverfront Revitalization Plan.	Prioritize brownfield cleanup and redevelopment. Seek funding.
	Relocate DPW's facilities and storage areas, possibly to the former Century Brass site.
	Relocate ballfields to a central location.
	Realign Young's Field Road to its intersection with Bridge Street.
	Market individual Town-owned parcels for public/private partnerships or for private development.
	Consider creative financing methods, including incentives and Tax Increment Financing (TIF) to finance public spaces along the Housatonic River, such as the outdoor amphitheater, skating path and splash pad, added recreation and parking.
	Consider changes to Zoning Regulations to spur private investment in the Riverfront area and Downtown Village Center.
Promote workforce development and job training opportunities.	Inventory training and education programs that are available for employers.
	Develop partnerships to address workforce readiness issues such as training and employment. These include New Milford High School, the CT Northwest Regional Workforce Investment Board, Connecticut Department of Labor (DOL), Naugatuck Valley Community College and others involved in labor-force development, which provide school-to-

IMPLEMENTATION PLAN: Economic Development	
STRATEGY	**TASKS**
	work programs, including internships and job or education pathways for jobs in demand in Town.
	Survey existing businesses to determine where there are deficiencies in the current labor force in terms of skills and other factors. Learn if these employers train workers in-house and/or rely on or could benefit from external training programs. Develop job skills training programs for adults or displaced workers, targeted for local employers.
	Work with businesses to identify and hire a regional workforce. Promote local job opportunities through multiple hiring events including in-person and on-line recruitment fairs. Market companies that are hiring.
	Attract needed training facilities and programs on location at the business for incumbent and new employee training. Upskill current employees where possible.
	Develop a robust entrepreneurial network that provides training and support for people in all career stages interested in starting a business in New Milford.
Attract and retain a talented and skilled workforce.	Diversify the available housing inventory to include more rental and affordable-housing options targeted to attract professionals and families.
	Continue to invest in public amenities and public education. Those considering relocation place high value in these areas and investment will improve the Town's position.
	Work with employers on attraction packages for relocation to Town. Create a "Welcome to New Milford" package for use by employers and realtors.
Support small, independent businesses throughout the Town.	Together with the business community, develop regular and consistent programs that generate community support for local businesses like Ultimate New Milford, "Shop Local, Dine Local" and Small Business Saturday. Schedule continuous events and activities that guarantee local spending.
	Continue monthly meetings and communication of the Restaurant Task Force and schedule regular restaurant promotions, including Restaurant Week.
	Expand outdoor dining permanently throughout New Milford.
	Consider outdoor street closures to promote local dining and shopping.
	Provide applications in English, Spanish and Portuguese. Provide assistance for translation services, if possible, at board or commission meetings.
	Provide information about opportunities for working from home, remote work. Map broadband coverage.
	Host business start-up activities, partner with the state Small Business Development Corp. (SBDC), Service Corps of Retired Executives (SCORE) and AdvanceCT to develop the small business ecosystem with live or virtual workshops.

IMPLEMENTATION PLAN: Economic Development	
STRATEGY	**TASKS**
	Add financial support to the Corporation for microloans, grants and technical support for new business development. Focus on supporting women and minority-owned business development.
Incorporate sustainability goals into Town development policies, requirements and regulations.	Focus on incremental improvements for redevelopment or new development in flood-prone areas.
	Promote adaptive reuse of historic structures.
	Offer incentives for Low-Impact-Development practices.
	Protect sensitive areas and natural resources.
	Advocate for ongoing certification in Sustainable CT. Create consistent infrastructure for sustainability.
	Partner with the development community to encourage the use of "green" technologies and new design concepts in making housing and business operations more affordable and energy-efficient.
Support an entrepreneurial ecosystem in New Milford, with a variety of connection points and financial supports. Incentivize businesses that appeal to a younger demographic, young professionals, millennials and young families.	Provide support for co-working space, hacker space, and maker space.
	Create a New Milford Center for Entrepreneurship, with qualified staff and programs to support generation, acceleration and exponential growth of new ventures.
	Develop a robust entrepreneurial network that provides training and support for people in all career stages interested in starting a business in New Milford.
Recognize that the spectrum of senior living options presents an economic opportunity.	Invest time and energy into attracting housing and amenities for the aging population. Incentivize construction of active adult communities, senior-living and assisted-living facilities, elderly housing, and nursing-home facilities.
Identify business and industry targets for retention and recruitment.	Meet with existing businesses and industries to determine and help address their concerns and needs for assistance, including (a) technical and business planning assistance, (b) employment and workforce development assistance, (c) financial assistance through the U.S. Small Business Administration and/or other resources, and (d) assistance from the Town on various code, permitting, land use, and access issues, (e) marketing support.
	Compile lists and information on existing firms in New Milford that best represent those business and industry clusters the Town has targeted for recruitment and use as a basis for designing and implementing marketing initiatives to attract new firms in these clusters. Carry out business outreach activities aimed at retaining those existing firms.
	Establish industry cluster associations or informal groups to address common needs and interactions.
	Coordinate with business retention specialists, including the SBDC, Department of Labor (DOL), Northwest Regional Workforce Investment Board, and DECD on identifying and implementing best practices for fostering retention and growth of existing business and industry.
	Work with the CNMED to continue its business community awards and recognition program.

IMPLEMENTATION PLAN: Economic Development	
STRATEGY	**TASKS**
Encourage existing business retention and expansion efforts.	Collaborate with the SBDC, Connecticut Main Street, SBA, UConn and others, to bring training and technical assistance into New Milford to support the business community.
	Complete an assessment of infrastructure in target areas such as access to rail, water/sewer service, fiber optic, natural gas, and electricity. Work with providers for expansion into the target area.
	Analyze regulatory conditions that may affect business retention and expansion at the local, state and federal levels. Partner with organizations to address obstacles and enhance opportunities.
	Develop industry-specific groups or events to address existing business needs.
Identify, expand and improve business and industrial locations in the targeted areas of: • Route 7 South Corridor • Pickett District Road • Downtown Village Center • Riverfront Revitalization Zone • Route 202 Corridor	Work with developers, real estate professionals and planners to identify barriers, general locations, and phasing of potential commercial and residential development and types of tenants/firms that are anticipated or may be targets of future marketing efforts.
	Collaborate and implement brownfield revitalization and redevelopment plans for Town-owned properties, including the Riverfront. Identify and partner with privately-owned brownfield sites that can be remediated and redeveloped.
	Adopt land use policies and regulations that reflect the type of business development envisioned for the area and limit less desirable and productive land uses.
Improve competitive position with incentives.	Evaluate and assess current incentives, such as property-tax abatement. Make them more effective and marketable.
	Consider adopting additional incentives, such as abatement of the sewer hook-up fee or the use of TIF that will attract new investment or increase the use of municipal services.
	Expand funds in the Corporation's Sign and Façade Grant Program and the Micro-loan Program.

CHAPTER 11 - FUTURE LAND USE PLAN

INTRODUCTION

What the Community Said
Protection of environmentally sensitive and culturally and historically significant areas and the conservation of open space and community character are a major focus of residents. At the same time, it is recognized that investment and development, both commercial and residential, are necessary to address tax-base issues and the economic well-being of the Town. Therefore, to support and protect the quality of life envisioned as part of the Town's future, a balance between development, open space and natural resources conservation, and the preservation of the Town's historical and cultural resources is required.

Overview

The Future Land-Use Plan is a graphic presentation of the Town's vision. It illustrates desired and proposed patterns of conservation and development and recommends the most appropriate location for and the relationship of major land uses. These include proposals for residential, community/municipal/institutional, business, industrial, and mixed-use developments, as well conservation and open space areas. It also considers special districts and overlay zones to accommodate innovative proposals and desired uses. The plan is largely based upon existing land-use and development patterns, environmental and natural features, public input gathered during the POCD planning process, existing and planned infrastructure, and current and potential zoning designations.

The Plan contains land-use categories that address location, density and current conditions. Due to its generalized nature, there may be parcels within an area where existing land use differs from the Plan's designated land-use category, or that may contain or serve more than one use. These situations are unavoidable in a built-out community. Existing land uses are not affected by the map.

The Plan is expected to evolve and develop as the community proceeds through implementation. It may be determined that more detailed planning studies must be conducted to better define the geographic extents of some categories and districts, and/or to establish an appropriate mix of uses, density, scale, and design for future development. In many cases, prerequisite conditions, such as access to public sewer and water, must be established before a recommendation can be set in motion. In other instances, a detailed analysis of a given site's configuration, environmental constraints, access to infrastructure, and adjacent land uses may be required.

The Future Land Use Plan and Zoning

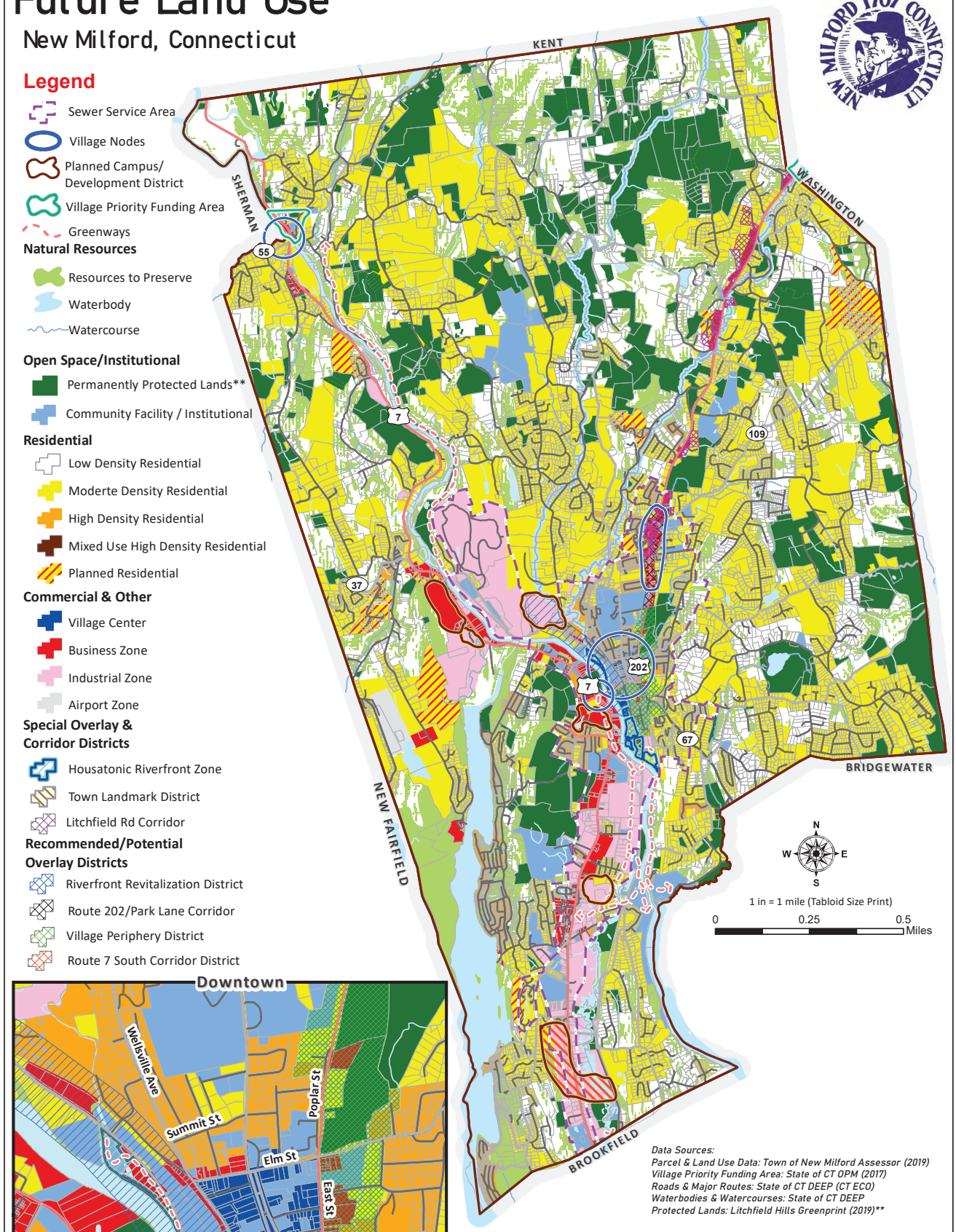
In addition to presenting an overall vision of the types and locations of different land uses throughout the Town, the Plan also presents a basis for potential changes to the Zoning Regulations and map. However, it is important to note this plan differs from the Town's Zoning Regulations and map in that it is meant to inform and guide – not regulate – future development.

Future Land Use Categories

Natural Resources and Open Space	
Natural resources	Wetlands, watercourses, steep slopes, core forests, prime farmland and floodplain areas, which all are high priorities for conservation.
Open space	Parks, forests, and open space owned by public and private agencies and preserved or used for open space and areas that make significant contribution to New Milford's open-space network.
Greenways	Existing and desired open space corridors, landscapes, or pathways.
Residential	
Low density	Residential development at densities of one unit per two acres or less. (Existing: R-80 & R-160 Zones)
Moderate density	Residential development at densities between one unit per half-acre to one-and-a-half acres. (Existing: R-20, R-40, & R-60 Zones)
High density	Areas with residential development densities greater than one unit per half-acre. (Existing Zoning varies: R-5, R-8, R-8-2, R-MH, RM, HRFZ, TLD, Business, and others)
Mixed-use high density	Densities greater than one unit per half-acre where properties contain a mix of commercial and residential uses. (Existing zoning varies: HRFZ, Business, VC, TLD)
Planned residential	Special residential districts that generally allow greater density and/or flexibility in lot layout in exchange for providing more open space or preserving another important Town asset. (Existing zoning varies: AAC, PRD, MPRDD, CCSD)
Community/Institutional, Business, Industrial, Other	
Community/municipal/institutional	Municipal, state, and federal land and buildings, schools (public and private) churches, hospitals, etc.
Business	Areas developed or intended to be developed for business and commercial uses, including retail, office, and service uses and, more recently, under favorable conditions, multifamily and mixed-use developments.
Industrial	Land intended for development of industrial uses, including manufacturing, fabrication, distribution, and warehousing, and where residential development is not supported or permitted.
Village nodes	Distinct areas with a mixture of uses in a village setting or with village elements, often with higher densities of population and housing.
Planned campus/development districts	An area for future development on larger properties or tracts in a planned campus-like setting with compatible uses, often in phases of construction with an overall consistent architectural style and/or development pattern.
Overlays and special districts	Special districts allowing a greater density of development and/or flexibility in lot layout, often in return for providing open space, excellence in building design, desired uses, and/or for the preservation of historical and cultural resources and development patterns.

Future Land Use

New Milford, Connecticut



Legend

- Sewer Service Area
- Village Nodes
- Planned Campus/ Development District
- Village Priority Funding Area
- Greenways

Natural Resources

- Resources to Preserve
- Waterbody
- Watercourse

Open Space/Institutional

- Permanently Protected Lands**
- Community Facility / Institutional

Residential

- Low Density Residential
- Moderte Density Residential
- High Density Residential
- Mixed Use High Density Residential
- Planned Residential

Commercial & Other

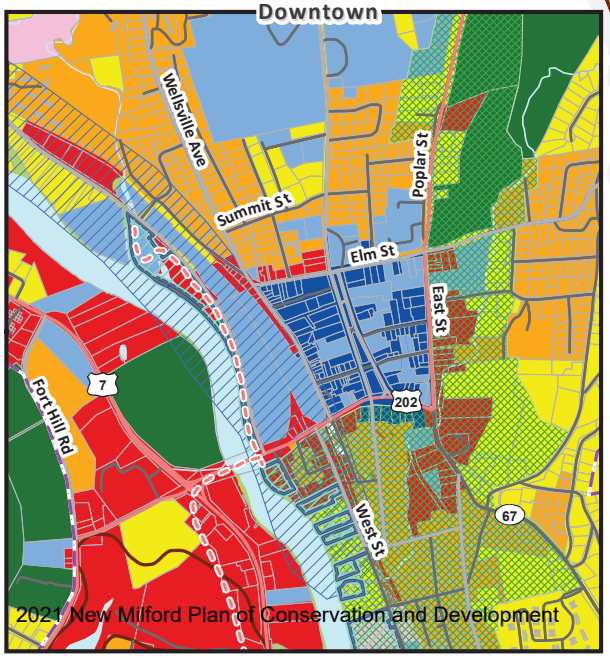
- Village Center
- Business Zone
- Industrial Zone
- Airport Zone

Special Overlay & Corridor Districts

- Housatonic Riverfront Zone
- Town Landmark District
- Litchfield Rd Corridor

Recommended/Potential Overlay Districts

- Riverfront Revitalization District
- Route 202/Park Lane Corridor
- Village Periphery District
- Route 7 South Corridor District



Data Sources:
Parcel & Land Use Data: Town of New Milford Assessor (2019)
Village Priority Funding Area: State of CT OPM (2017)
Roads & Major Routes: State of CT DEEP (CT ECO)
Waterbodies & Watercourses: State of CT DEEP
*Protected Lands: Litchfield Hills Greenprint (2019)***

***Permanently Protected Land is an overlay and may be counted as an additional land use as well as protected land. In the case of Conservation Easements, it may include the entire parcel or part of the parcel.*

Downtown Inset Map Scale:
1:15,000
1 inch = 1,300 feet

Map Prepared by:
Stacy Deming, GISP
hvamaps@gmail.com
Housatonic Valley Association
150 Kent Road
Cornwall Bridge, CT 06754
www.hvatoday.org

Map Date: April 2020

DATA SOURCES

American Community Survey (ACS), U.S. Census
ACS is an ongoing statistical survey by the U.S. Census Bureau that gathers demographic and socioeconomic information on age, sex, race, family and relationships, income and benefits, health insurance, education, veteran status, disabilities, commute patterns, and other topics. The survey is mandatory to fill out, but the survey is only sent to a small sample of the population on a rotating basis. The survey is crucial to major planning decisions, like vital services and infrastructure investments, made by municipalities and cities. The questions on the ACS are different from those asked on the decennial census and provide ongoing demographic updates of the nation down to the block group level. For more information on the ACS, visit http://www.census.gov/programs-surveys/acs/.

Camoin 310 Market Survey
The Town commissioned Camoin 310 to perform a Market Study to inform the POCD. It was completed in January 2020. Many charts and graphs, as well as information and conclusions of that report are included in this POCD.

CERC
Originally established in 1993 as the Connecticut Economic Resource Center, Inc., the economic development entity changed its name to AdvanceCT in 2020. AdvanceCT is a nonprofit organization that works to engage, retain and recruit businesses and advance overall economic competitiveness in Connecticut. In collaboration with DECD, AdvanceCT strives to build a place where business, government, higher education, and nonprofits come together to implement high impact and inclusive economic development solutions for the state.

CERC Town Profiles
The Connecticut Town Profiles is a project of CTData Collaborative in partnership with AdvanceCT. The Connecticut Town Profiles are two-page reports of demographic and economic information for Connecticut's municipalities, regions, and the state as a whole. They contain information about population, major employers, education, fiscal information, labor force, housing and quality of life.

CoStar
CoStar is the leading source of commercial real estate intelligence in the U.S. It provides a full market inventory of properties and spaces—available as well as fully leased—by market and submarket. Details on vacancy, absorption, lease rates, inventory, and other real estate market data are provided, as well as property-specific information including photos and floor plans. CoStar covers office, retail, industrial, and multifamily markets. CoStar data is researched and verified by the industry's largest professional research team. With 1,200 researchers and 130 field research vehicles, CoStar's team makes calls to property managers; reviews court filings, tax

assessor records and deeds; visits construction sites; and scans the web to uncover nearly real-time market changes. More at www.costar.com.

Economic Modeling Specialists International (EMSI)
To analyze the industrial makeup of a study area, industry data organized by the North American Industrial Classification System (NAICS) is assessed. New Milford's marketing consultant Camoin 310 subscribes to Economic Modeling Specialists Intl. (EMSI), a proprietary data provider that aggregates economic data from approximately 90 sources. EMSI industry data, in its experience, is more complete than most or perhaps all local data sources (for more information on EMSI, please see www.economicmodeling.com). This is because local data sources typically miss significant employment counts by industry because data on sole proprietorships and contractual employment (i.e. 1099 contractor positions) is not included and because certain employment counts are suppressed from BLS/BEA figures for confidentiality reasons when too few establishments exist within a single NAICS code.

ESRI Business Analyst Online (BAO)
ESRI is the leading provider of location-driven market insights. It combines demographic, lifestyle, and spending data with map-based analytics to provide market intelligence for strategic decision-making. ESRI uses proprietary statistical models and data from the U.S. Census Bureau, the U.S. Postal Service, and various other sources to present current conditions and project future trends. ESRI data are used by developers to maximize their portfolio, retailers to understand growth opportunities, and by economic developers to attract business that fits their community. For more information, visit www.esri.com.

Housatonic Valley Council of Elected Officials (HVCEO)
HVCEO served as the regional planning agency for New Milford until 2014. At that time it merged with CT's South Western Planning Region into the Western Connecticut Planning Region (WestCog).

OnTheMap, U.S. Census
OnTheMap is a tool developed through the U.S. Census Longitudinal Employer-Household Dynamics program that helps to visualize Local Employment Dynamics data about where workers are employed and where they live. There are also visual mapping capabilities for data on age, earnings, industry distributions, race, ethnicity, educational attainment, and sex. The OnTheMap tool can be found here, along with links to documentation: http://onthemap.ces.census.gov/.

US Census
The U.S. census counts every resident in the United States. It is mandated by Article I, Section 2 of the Constitution and takes place every 10 years. The data collected by the census determine the number of seats each state has in the U.S. House of Representatives (a process called apportionment) and is also used to distribute billions in federal funds to local communities. Census data is publicly available.