

Section 130-070 Modification of Standards

The Commission, in connection with the approval of a site plan under these regulations, may authorize modification of landscape requirements by special permit in accordance with the provisions of Chapter 180 as follows:

1. **Additional Landscaping:** The Commission may require additional landscaping or more mature plantings if unusual conditions dictate more extensive screening.
2. **Reduced Landscaping:** The Commission may reduce the landscaping requirements by not more than twenty five percent (25%) or elimination of a required berm, for excellence in building or space design. The Commission shall consider, among other features, the site characteristics, the compatibility of the proposed structure with surrounding architectural types, conservation of existing trees and site features, quality of building materials, and size and quality of landscape materials.
3. The Zoning Commission reserves the right to modify these specifications, in harmony with their general intent, in unique and unusual circumstances indicated by individual site conditions, technical complexities or by overriding considerations of safety and general welfare.
4. Where the subject property is located in an area of Danbury Road, which is not currently served by public sewer, and the applicant can demonstrate by means of documentation provided by the New Milford Sewer Commission that it is anticipated that the property will be served by public sewer within 5 years of the date of site plan approval, the Commission may allow a septic system to be installed in the front landscape area, provided that a bond is submitted to the Commission to cover the full anticipated cost of installing a landscape plan which complies with the zoning regulations in the event that the septic system location prevents installation of such.