

Section 150-040 General Provisions

1. The following standards, application requirements, procedures and considerations for approval shall apply to the placement height, setbacks, construction and screening of telecommunications on towers and antennas that may be permitted within the Town of New Milford.
2. All new facilities must comply with the minimum lot area requirements and building requirements set forth in section 020-020 of the zoning regulations.
3. The proposed support structure shall be designed to hold additional antennas including those of other wireless communication companies, local police, fire and ambulance needs, unless it is determined to be technically unfeasible.
4. Upon submission of an application involving the construction of a new facility or in other situations over which the Commission has jurisdiction, the Commission may require independent, outside evaluation of the application to aid it in reaching its decision. This evaluation shall be made at the applicant's expense and shall be payable prior to decision on the application by the Commission.
5. Antennas shall be located on existing towers, high voltage electric transmission structures, telephone poles, water towers or other high buildings or structures. All towers shall meet the minimum set back requirements for the zone. In addition, a tower shall be set back from all property lines a distance equal to 1.5 times the tower height. If an antenna is proposed to be located on the roof of a building or structure, the Commission must be satisfied that the antenna will not present any danger to surrounding properties or to the public in general and will not adversely affect the architectural quality or visual resources of the use.
6. All applications for a facility shall require a special permit in accordance with Chapter 180 of the New Milford zoning regulations and shall include the information and comply with the requirements and criteria set forth in section 150-050 of these regulations.