



TOWN OF NEW MILFORD

Office of the Zoning Commission
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TO WHOM IT MAY CONCERN:

FROM: New Milford Zoning Commission
DATE: June 13, 2016
SUBJECT: **June 14, 2016 Regular Meeting Agenda**

The New Milford Zoning Commission shall hold a Regular Meeting on Tuesday, June 14, 2016 commencing at 7:00 PM in the Loretta Brickley Conference Room, lower level, Town Hall, 10 Main Street.

1) CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

2) PUBLIC PARTICIPATION:

3) PUBLIC HEARINGS:

- a. Matthew Miller, Special Permit and Site Plan Applications under Section 025-110(B)(3) to allow the construction of a detached accessory building over 900 SF in area and 20' in height on property located at 32 Wood Creek Road, Map 71, Lot 7.14 in the R-40 zone. ***Request to waive parking and loading plan, lighting plan, landscape plan, and traffic study. Close by July 12, 2016***
- b. Sunny View School, Application to Amend the New Milford Zoning Regulations, Chapter 25, Section 025-100, Special Permit Uses in Residential Districts, to add subsection (w) as follows: "A school may have a caretaker residential unit not to exceed 1,200 square feet of living area. The living space shall have existed prior to December 1, 1971". **Close by June 14, 2016**
- c. Depot Street Realty Holding Company Inc., Special Permit and Site Plan Applications under Chapters 105, 175, and 180 to allow the establishment and completion of a 19-unit Planned Residential Development (PRD) that was previously approved and partially constructed as a 19-unit Active Adult Community (AAC), on property located at 1 - 6 and 8 Hardwoods Circle, and 1 - 12 Tall Oaks Drive, Map 42, Lots 6 and 6.1 in the R-40 Zone. ***Request to waive traffic study. Close by July 12, 2016 with 30 day extension***
- d. First Hartford Realty Corporation, Special Permit and Site Plan Applications under Chapters 60, 175, and 180 and CGS Section 14-321 to allow the construction of a gasoline service station and convenience market, along with associated parking, landscaping, lighting, and drainage, on property located at 376 Danbury Road, Map 10.3, Lot 26 in the IC zone. **Close by July 12, 2016 with 30 day extension**
- e. Alves Landscaping, LLC, Special Permit and Site Plan Applications under Chapters 60, 175, and 180 to allow a landscaping business to use the existing 11,440 SF building for shop and

storage uses along with accessory use of outside storage of equipment and materials, on property located at 600 Danbury Road #4, Map 4, Lot 12.4 in the IC zone. ***Request to waive building floor plans and renderings, parking and loading plan, lighting plan, traffic study, and soil erosion and sediment control plan. Close by June 14, 2016***

- f. New Options Healing, LLC, Application to the Amend the New Milford Zoning Regulations, Chapter 45, General Business Zone, Section 045-020, Permitted Uses, subsection 3, to add “Medical Marijuana Dispensary Facilities” as permitted use in the B-2 zone subject to special permit and site plan approval in accordance with the provisions of Chapters 175 and 180 of the Zoning Regulations. **Close by July 12, 2016**

4) NEW BUSINESS:

- a. Borghesi Building & Engineering Co., Inc., Site Plan Application under Chapters 60, 120 and 175 to allow the construction of 6,096 SF speculative building with shop and storage areas used by a contractor or building tradesman, light industrial, and/or warehousing uses, along with associated parking, landscaping, lighting, drainage, and utilities on property located at 453 Danbury Road, Map 10, Lot 17 in the IC zone. ***Request to waive traffic study. Decision by June 28, 2016***

5) OLD BUSINESS:

None

6) ACCEPT FOR PUBLIC HEARING:

7) BUSINESS MEETING:

- a. Discussion and possible decisions on the evening’s agenda
- b. Discussion and possible decision on the following closed public hearings
 - 1. Town of New Milford, Special Permit and Site Plan Applications under Chapters 80, 175, and 180 to allow the construction of a 1,512 SF, 1-story addition to the Richmond Senior Center for use as a multi-purpose room, on property located at 40 Main Street, Map 35.2, Lot 197, in the VC zone. **Decision by July 26, 2016**

8) ACCEPTANCE OF MINUTES:

- a. May 24, 2016 Special Meeting Minutes

9) BILLS AND COMMUNICATIONS:

10) ANY BUSINESS PROPER TO COME BEFORE THE COMMISSION:

11) ADJOURNMENT:

Scheduled Public Hearings:

June 28, 2016

- Robert and Doreen Dumas, Special Permit and Site Plan Applications under Section 025-090 and variance 15-3038 to allow a 1-bedroom accessory apartment on the 2nd floor of the existing detached garage on property located at 27 Jotham Road, Map 40, Lot 137 in the R-40 zone.
- J & J Capital Investments, LLC, Special Permit and Site Plan Applications under Chapters 60, 175, and 180 to allow building and site modifications to reutilize the existing auto repair facility and to add the use of auto sales with outside storage or vehicles and associated drainage, parking, landscaping, and lighting on property located a 4 Lanesville Road, Map 14.1, Lot 89 in the IC Zone.