

Subdivision Regulations

Section 402 - Pre-application meetings and concept review

A. General

1. Pre-application meetings allow the applicant to meet with appropriate officials, boards and/or commissions, planning staff, and, where appropriate, state agencies, for advice as to the required steps in the approvals process, the pertinent local plans, ordinances, regulations, rules and procedures and standards which may bear upon the proposed development project.

2. Pre-application meetings aim to encourage information sharing and discussion of project concepts among the participants. Pre-application discussions are intended for the guidance of the applicant and are not considered approval of a project or its elements.

B. Meeting required

1. One or more pre-application meetings ~~shall~~ may be held for all major land development or subdivision applications at the request of the applicant. Preapplication meetings may be held for administrative and ~~at~~ minor land development or subdivision applications ~~proposing the creation or extension of a public road at the request of the applicant.~~

2. Provided that at least one (1) pre-application meeting has been held for major land development or subdivision application or sixty (60) days has elapsed from the filing of the pre-application submission and no pre-application meeting has occurred within those sixty (60) days, nothing shall be deemed to preclude an applicant from thereafter filing and proceeding with an application for a land development or subdivision project in accordance with R.I.G.L. § 45-23-36.

3. Pre-application meetings may be held where not otherwise required upon request of either the municipality or the applicant.

C. Submittals

1. Where a pre-application meeting is required by this section, applicants shall submit the materials required by Appendix A.

2. Where a pre-application meeting is not required, applicants seeking a pre-application meeting or an informal concept review shall submit general, conceptual materials in advance of the meeting(s) as requested by municipal officials.

D. Concept Review

At the pre-application stage the applicant may request that the Planning Board or the Technical Review Committee provide an informal concept plan review for a development. The purpose of the concept plan review is also to provide planning board or technical review committee input in the formative stages of major subdivision and land development concept design.