



# Comparison of the Development Processes of CT-MA-RI

Eric Prive, P.E. & Brian Thalmann, P.E. – DiPrete Engineering

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# Topics:

- General Overview of Massachusetts Permitting Requirements
- General Overview of Connecticut Permitting Requirements
- General Overview of Rhode Island Permitting Requirements
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# General Overview of MA Permitting Requirements:

## Major Subdivision/Land Development (Planning Board)

- Two (2) stages & recording
  1. Preliminary – this is a conceptual stage – comparable to the RI Master Plan stage
  2. Definitive – first detailed stage with studies/engineering, etc. – typically multiple meetings and runs concurrently with Con Com meetings
- Review is concurrent with Conservation Commission (wetlands) application – allows for parallel review timelines
- Advantage to keeping both applications open (Con Com/Planning) is that the site plans and supporting documents are consistent and the conditions of approval can be coordinated. There isn't a need to return to the Con Com for permit amendments.



# General Overview of CT Permitting Requirements:

## Major Subdivision/Land Development (Planning & Zoning Commission)

- Two (2) stages & recording
  1. Preliminary – this is a conceptual stage – comparable to the RI Master Plan stage
  2. Formal Application – first detailed stage with studies/engineering, etc. – typically multiple meetings and runs concurrently with Inland Wetlands Commission meetings
- Review is concurrent with Inland Wetlands Commission (wetlands) application – allows for parallel review timeline
- Advantage to keeping both applications open (Inland Wetlands/Planning) is that the site plans and supporting documents are consistent and the conditions of approval can be coordinated. There isn't a need to return to the Inland Wetlands for permit amendments.



# General Overview of RI Permitting Requirements:

## Major Subdivision/Land Development (Planning Board)

- Four (4) stages & recording
  1. Pre-Application – very conceptual in nature – this stage can be informal with just Planning Staff, but most municipalities require Planning Board meeting
  2. Master Plan – still conceptual but often request very detailed information (of the Preliminary Plan stage level) to determine impacts given that it vests/grandfathers the project under the current Zoning Ordinances/Planning Regulations – typically multiple meetings and maximizing 90 days (with extensions very common) – this stage requires a public informational meeting with abutter notification
  3. Preliminary – first detailed stage with studies/engineering, etc. – typically multiple meetings and maximizing 90 days (with extensions very common) – this submission is typically after all state permits are obtained (RIDEM/RIDOT, etc.) – this stage requires a public meeting with abutter notification
  4. Final – typically done administratively by Planning Staff, but may be referred back to the Planning Board



# Summary & Additional Considerations:

1. 2 Conceptual Review Stages – RI has two (2) conceptual stages (Pre-App & Master Plan). Meeting testimony tends to be repeated between Pre-App and Master Plan given conceptual nature. Leads to inefficiency at meetings for both applicant and the volunteers on the Boards.
2. Certificate of Completeness – MA/CT use the checklists as a clerical review (often checking the submission package upon receipt) – "Did the applicant provide the material to satisfy the checklist?" – RI tends to draw out the completeness review getting into depth of whether the submitted content fully satisfied what they believe is needed to evaluate the project – obtaining a Certificate of Completeness is celebrated as a small win in RI to start the clock on review.
3. Expansion of Master Plan Requirements – Municipalities have created complex Master Plan checklists requiring more information at conceptual planning stage. Examples include RIDEM Wetland Edge Verification, Class 1 Boundary Survey, conceptual grading, drainage, roadway plan-and-profiles.
4. Concurrent Submissions – MA/CT allows for concurrent submissions with wetlands permit for parallel review timeline – also minimizes need for permit modifications for changes during review process – In RI, any substantial changes made at the Preliminary Plan stage may require RIDEM Permit Modification.

