

## **Pre-Application Review Basics**

**Based on the following statute and Zoning Regulation, any thoughts, comments or opinions provided back to the applicants by the Planning and Zoning Commission are non-binding in all respects.**

### **FROM THE CONNECTICUT GENERAL STATUTES:**

**Sec. 7-159b. Preapplication review of use of property.** Notwithstanding any other provision of the general statutes, prior to the submission of an application for use of property under chapters 124, 126, 440 and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commission, department or agency or authorized agent thereof may separately, jointly, or in any combination, conduct a preapplication review of a proposed project with the applicant at the applicant's request. Such preapplication review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

(P.A. 03-184, S. 1.)

### **FROM THE WILTON ZONING REGULATIONS:**

#### **3. Pre-Application Procedures:**

a. Pre-Application Conference: Prior to submission of a formal Site Plan application, the applicant may meet with Town staff to discuss the application requirements and review preapplication plans.

b. Pre-Application Plan: A preapplication plan may be submitted to the Commission and/or to Town staff for the purpose of preliminary discussion. Any comments or suggestions on the preapplication plan by the Commission or Town staff shall not be construed as a form of approval and shall not be binding upon the Commission should a subsequent application for the site be officially filed.