

Amendments to Subdivision Regulations Guide

Section	Page	Required (R) Discretionary		Action	Reason
			(D)		
I.C	1		D	Added "address the present and future needs of the communities" matching RIGL 45-23-29 c1	alignment with RIGL 45-23-29 c
I.C	2		R	Added purpose regarding technical review	In RIGL § 45-23-30
I.D	2		D	changed title = Consistency with Comp Plan	clarifying language
II	6		R	updated definition of DPR	H7949Aaa
II	6 - 14		R	Updates & corrections to definitions. Removed "Division of Land", "Prime Farmlands," and "Phase" due to redundancy. Added Development Plan Review Committee, Unified Development Review, Zoning Board of Review, Certificate of Mailing, Lot Coverage, Marginal Access Street, Municipal Lien Certificate, & Concept Plan Review.	Reflect state law or contemporary definitions, and provide clarity where needed
II	9-12		D	Removed superfluous language on MLD process. Added categories to definition for "Land Unsuitable for Development" from other sections and added more examples. Updated definitions to "Street" and "Street Right-of-Way"	There are multiple sections defining "Land Unsuitable for Development" with different categories. This change consolidates it into a single definition. Broaden definitions to be more accurate about street use.
III.B-D	15-19		R	clarifications & added requirement for written decisions to be recorded. Updates to application review procedures.	clarifying language/state law requirements. Updates missed from previous amendment to SubRegs
III.F	23		D	Addition of fees for Unified Development Review	Make up for lost revenue of ZBR when projects go to UDR. The total fees are proposed to be same.
III.I	27		R	Struck "Technical Review Committee"	Technical Review Com. is advisory & can't require revisions.
III.M	29		R	Addition of Unified Development Review, Title change	2023 State Law change that never made it into this section
IV - VI	30-50		D	Added requirement to submit all application materials digitally. Reduced requirement of physical copies for all application stages. Added that physical copies for final plans should be sent only after review and approval from the AO (Checklists adjusted in kind). Require 200' abutter notice for all meetings and hearings.	State requires full digital submission by Oct. 2025 per H7978A, but Statewide Planning is still working on the implementation system. Cranston Planning Office has been moving towards digital as well and most overflow copies are recycled to avoid clogging up file cabinets with superfluous plans
IV	31		R	addition of optional pre-application conference	Item missed from 2023 amendment to SubRegs
IV	31		D	mandatory pre-application conference with staff	Helps to vet applications before an applicant spends money on an application
V	33-45		R	Fixed typos, added required checklist items, updated references to state law, updated sections to be in compliance with state law, clarified language, addition of pre-application meetings, added requirement for sewer design review for sewer extensions at Prelim Stage	2023 and 2024 state law changes. Items missed from last amendment to SubRegs
VI	46-64		R	Fixed typos/errors, added required checklist items, updated references to state law, updated sections to be in compliance with state law, added requirement for sewer design review for sewer extensions at Prelim Stage, addition of pre-application meetings, TRC required prior to Master Plan	2023 and 2024 state law changes or items missed from last amendment to SubRegs
VII.A	72		D	Replaced "division of land" with "subdivision"	Only mention of "division of land" in text. Inkeeping with removal of "division of land" in definitions section
VII.A	75-76		D	Reference to definition in Section II for "Land Unsuitable for Development"	Consolidated definition into Section II for clarity and consistency
VII.C	81-83		R	Updated section references	2023 and 2024 state law changes or items missed from last amendment to SubRegs
VII.C	82		D	NO CHANGE to UDR Public Hearing notice radius of 400'	
VII.C	84-85		R	added "Vesting" section	Item missed from last amendment to SubRegs
VII.E	85		D	Reference to definition in Section II for "Land Unsuitable for Development"	Consolidated definition into Section II for clarity and consistency
VIII	86		R	public hearings shall be posted to newspaper and City homepage.	Item missed from last amendment to SubRegs
VIII	86-87		D	Change notice for Public Hearing from Certified Mail, return receipt requested, to first class mail with notarized affidavit and certificate of mailing. Increased notice radius to 200'	more in line with state law requirements, reduces cost for applicant, and increases amount of the public that will see mailing notices. Standardizes notice radius
X.B	93-94		D	Removed redundant categories, lowered paving requirement	housekeeping, reduce less pavement for roads with 10 lots or fewer.
X.B	95		D	Maximum length of dead end street raised from 400-900.	Grants more flexibility and is in line with region.
X.C	98-99		D	Removed "Bradford Pear" from suggested trees. Removed native species requirement in favor of banning invasive species	Bradford Pear is on the Rhode Island Invasive Species List. Increase planting options without proliferating invasive or difficult to manage plant species
XIII.C	120		R	Added waiver approval procedure	Item missed from last amendment to SubRegs
XIV.B	121		D	Adjusted language to be more in line with state law	Voluntary change
XIV.B	121		R	adjusted section reference	error
XV.A	122-123		D	Amended section on appeals for decisions	Appeals to Superior Court per RIGL § 45-23-71. Redundant as previous sections clearly define the authority of the administrative officer to approve or deny decisions
XVI.A	126-127		R	Added that amendments to SubRegs require a public hearing. Added notice requirements. Added defect clause.	Required by state law (§ 45-23-53)/missed item from last amendment to SubRegs
XVI.A	126		D	Removed requirement to notify Division of Statewide Planning of public hearings on amendment to the SubRegs	Good practice on a voluntary basis but not required by RI law