

3.1 INFORMAL PRELIMINARY CONSIDERATION –

The New Milford Planning Commission recommends that, before to submission of an official application for approval of a subdivision or re-subdivision, the applicant prepare and present to the Commission at a meeting a preliminary plan of the subdivision or re-subdivision for informal consideration by the Commission. The preparation of the preliminary plan is recommended to facilitate general consideration of factors and problems affecting development of the land to be subdivided or re-subdivided before the applicant proceeds with the official application and the preparations of final maps, plans and documents required for formal consideration by the Commission. If the subdivision plan is presented in preliminary rather than in final form, any alterations or changes recommended by the Commission may be made more readily and economically by the applicant. Neither the preliminary plan nor the informal consideration by the Commission, however, shall be deemed to constitute any portion of the official and formal procedure of applying for and approving subdivisions or re-subdivisions of land as contemplated under the provisions of the General Statutes of the State of Connecticut.

In particular, neither the preliminary plan nor the informal consideration by the Commission shall be deemed to constitute part of the official procedure described in Chapter 126, of the 1958 Revision of the General Statutes of the State of Connecticut as amended nor should it be binding on either the Commission or the applicant.

3.1.1 The applicant(s) should avail himself of the assistance of the Commission before preparation of applications or plans to save unnecessary time and expense due to a lack of understanding of the Regulations.

3.1.2 The applicant(s) should familiarize himself in advance with State and Town Regulations relative to health, buildings, roads and other pertinent data so that he is thoroughly aware of the obligations and standards expected. He should study these subdivision regulations and the requirements contained herein thoroughly.

3.1.3 He should consult with parties potentially interested with him (such as lending and mortgage institutions) and with the ultimate users of the development with a view to reaching firm conclusions regarding what part of the market demand should be served, the suitability of the location of the proposed subdivision, and the most advantageous subdivision plan and other features of the proposed development.