

VILLAGE AT TIOGUE PROJECT RECORD AS OF JANUARY 13, 2026

I. September 15, 2025 submission documents:

- September 15, 2025 cover letter from Adler, Pollock & Sheehan;
- Letters of eligibility issued by the Rhode Island Housing for sale and rental components dated March 25, 2025. *See **TAB A.***¹
- A letter signed by the authorized representative of the applicant, setting forth the specific sections and provisions of applicable local ordinances and regulations from which the applicant is seeking adjustments; *See **TAB B.***
- A proposed timetable for the commencement of construction and completion of the project provided by the Owner/Applicant. *See **TAB C.***
- The completed application form for Major Land Developments signed on September 2, 2025. *See **TAB D.***
- The completed and Signed Preliminary Plan Checklist. *See **TAB E.***
- The signed Application Request for Certification of Completeness signed on June 10, 2025. *See **TAB F.***
- The Preliminary Plan Set dated September 5, 2025, in 24"x36". *See **TAB G.***
- The Soil Erosion and Sediment Control Plan stamped December 10, 2024. *See **TAB H.***
- The Stormwater Management Report stamped September 5, 2025. *See **TAB I.***
- The Stormwater System Operations & Maintenance Plan dated December 10, 2024. *See **TAB J.***
- The Fire Marshal approval letter dated April 2, 2025 for the Coventry Fire District. *See **TAB K.***
- The Traffic Impact Study provided by Crossman Engineering stamped April 18, 2025. *See **TAB L.***
- The check for the \$3,770 Filing fee (\$250 + \$20 per unit). *See **TAB M.***

¹ **Tabs A** through **R** were submitted with the cover letter on September 15, 2025.

- The Affordable Unit Layout Plan. See **Tab G**, Site Plan, sheet 8. The low to moderate income units are marked with the “~” symbol. In summary:

Area 1 consists of 14 LMI units comprising of units 20, 126, 129, 134, 138, 141, 146, 150, 154, 157, 160, 166, 169, and 175.

Area 2 consists of 16 LMI units comprising of units 62, 66, 69, 72, 76, 79, 85, 89, 93, 95, 98, 102, 105, 108, 112, and 116.

Area 3 consists of 14 LMI units comprising of units 1, 4, 8, 13, 18, 21, 22, 26, 31, 32, 43, 47, 54, and 60.

- The Municipal Lien certificate from the Town and one copy of the municipal lien certificate from the fire district. See **TAB N**.
- The 500’ radius Abutters’ List and radius map. See **TAB O**.
- The written correspondence dated July 8, 2025 that Kent County Water Authority has reviewed the plan and is able to provide water service. See **TAB P**.
- The sample elevation plans for the 20’ (Option 1), 26’, 30’, 31’, and the Townhouses. See **TAB Q**.
- The written correspondence dated March 16, 2025 from KCWA confirming the completed engineering analysis of the water system. See **TAB R**.

- II. October 9, 2025 Incompleteness email from Town Planner
- III. October 14, 2025 TRC agenda
- IV. October 14, 2025 TRC Report
- V. November 5, 2025 response letter from J. Rocha, Esq. of Adler, Pollock & Sheehan
- VI. November 10, 2025 TRC agenda
- VII. November 10, 2025 TRC report
- VIII. November 10, 2025 response letter from J. Rocha, Esq. of Adler, Pollock & Sheehan containing, as Exhibit 1, a letter from surveyors regarding permanent bound location (related to submission waiver for checklist item #35); November 5, 2025 response letter (Exhibit 2); and an updated yield plan as Exhibit 3.
- IX. November 13, 2025 staff report
- X. November 19, 2025 agenda for the Planning Commission meeting
- XI. Transcript of November 19, 2025 Planning Commission meeting

- XII. November 26, 2025 email submission containing the through-road concept plan for areas 1 and 2 submitted via email to D. McLean from G. Guglielmo.
- XIII. December 8, 2025 TRC agenda
- XIV. December 8, 2025 TRC report
- XV. December 11, 2025 staff report
- XVI. December 11, 2025 Conservation Commission agenda
- XVII. December 11, 2025 response letter from J. Rocha, Esq. of Adler, Pollock & Sheehan attaching December 3, 2025 RIDEM approval for the Project
- XVIII. December 11, 2025 letter from J. Rocha, Esq. to Conservation Commission
- XIX. December 18, 2025 Planning Commission agenda
- XX. December 18, 2025 cancellation posting for the December 18, 2025 Planning Commission meeting
- XXI. January 13, 2025 submission letter containing:

TAB S: Index of the Project Record

TAB T: The Revised Plan Set

TAB U: The Planning Expert Report

TAB V: The Bald Eagle Report

TAB W: The Affordable Housing Units Proportionality Correspondence from the Applicant

TAB X: The List of HOA Provisions

TAB Y: The Draft Open Space Covenant,

TAB Z: The RIPDES RIDEM Approval dated December 3, 2025

TAB AA: The Bond Estimates for Public Infrastructure

TAB BB: The Supplemental Traffic Letter