

January 23, 2026

**VIA EMAIL**

Coventry Planning Commission  
c/o Doug McLean  
Director of Planning and Development  
Town of Coventry  
1675 Flat River Road  
Coventry, RI 02816  
[dmclean@coventryri.gov](mailto:dmclean@coventryri.gov)

**Re: Comprehensive Permit for Preliminary Plan Review – Village at Tiogue located at Tiogue Ave., and Tiffany Rd., Assessor’s Plat 32, Lots 149, 150, 151, and 153 (“Property”)**

Dear Hon. Planning Commission Members,

This follow up correspondence which provides a revised approach regarding issues raised with the proposed range of unit sizes for the low- or moderate-income units, which sizes will comply with R.I. Gen. Laws 45-53-4. Pursuant to that law, as amended in 2025, the Board must make a finding as to:

Whether the low- and moderate-income housing units proposed are integrated throughout the development; are compatible in scale, meaning that: (1) The size of the low- and moderate-income units shall not be less than seventy-five percent (75%) of the size of the market rate units, unless otherwise allowed by the local board . . . .

Given that there will be various size units available in this development, instead of the range proposal made yesterday, we would propose, to ensure compliance with this condition, that the project be reviewed at construction stages where 50%, 80% and 100% of the units are constructed, to ensure at each point that the size of the affordable units are within 75% size of average size of the market rate at those benchmarks. To the extent it is determined at the 50% and 80% benchmarks that this condition is out of compliance, the only building permits which can be issued at that point are for affordable units which comply with the size requirements, until such time as the requirement is met.

Sincerely,

*/s/ Joelle C. Rocha*

Joelle C. Rocha