



TOWN OF COVENTRY, RI
DEPARTMENT OF PLANNING & DEVELOPMENT

STAFF REPORT

Project Name:	Village at Tiogue
Plan Type:	Comprehensive Permit / Major Land Development
Plan Review Phase:	Preliminary Plan
Owner/Applicant:	232 Realty Associates
Address:	Tiogue Avenue, Tiffany Road, East Shore Drive, & Minglewood Drive
Plat / Lot / Zone:	AP 32 Lots 149, 150, 151, & 153 Zone R-20 Lot Size 26.99 acres
Existing Use:	Vacant / Open Space
Proposed Use:	162 Single- and Multi-Family Units
Description:	The applicant has submitted a <i>revised</i> Preliminary Plan submission to develop 162 units comprised of a mix of single-family units and multi-family units on approximately 27 acres of land as a Comprehensive Permit. A minimum of 25% of the proposed units must be deed-restricted as affordable. Site access is proposed from Tiogue Avenue, Tiffany Road, East Shore Drive, and Minglewood Drive. Public water and sewer access to the development is anticipated.

Please note that this Staff Report dated 1/24/2026 represents an updated version of the previous Staff Reports which were submitted to the Planning Commission in advance of their November 19, 2025 and December 18, 2025 meetings. This version of the report is intended to replace the previous reports in order to provide all relevant planning analysis on the *revised* Preliminary Plan submission from the applicant. All revised materials from the applicant and corresponding updated Town materials are labeled as "UPDATED DOC..." on the dedicated project webpage here: <https://www.coventryri.gov/village-tiogue>.

Background and Process

This item will be reviewed as a Preliminary Plan Application for a proposed Comprehensive Permit / Major Land Development of an approximately 27-acre subject parcel comprised of four lots: AP 32, Lots 149, 150, 151, & 153. This project previously came before the Planning Commission as a Pre-Application Plan in July 2024.

A Comprehensive Permit is an application where, according to RIGL §45-53-4, "Any applicant proposing to build low- or moderate-income housing may submit to the local review board a single application for a comprehensive permit to build that housing in lieu of separate applications to the applicable local boards. This procedure is only available for proposals in which at least twenty-five percent (25%) of the housing is low- or moderate-income housing." In exchange for these affordable units, the applicant is

given a density bonus for the number of units they are allowed to build on the property. Relevant to this case, State Law § 45-53-4 (b)(1)(i) states *“For properties connected to public sewer and water, or eligible to be connected to public sewer and water based on written confirmation from each respective service provider, the density bonus for a project that provides at least twenty-five percent (25%) low- and moderate-income housing shall be at least five (5) units per acre.”*

In addition to the increase in density, the applicant can also seek adjustments and waivers from the local Zoning Code and Subdivision Regulations to achieve their project vision. State law also provides for a single body to act on all forms of land use relief as it relates to the Comprehensive Permit. More particularly, state law provides that *“The local review board has the same power to issue permits or approvals that any local board or official who would otherwise act with respect to the application, including, but not limited to, the power to attach to the permit or approval, conditions, and requirements with respect to height, site plan, size or shape, or building materials, as are consistent with the terms of this section.* For Coventry, this is the Planning Commission. As such the Planning Commission has the authority to grant adjustments and waivers for land use relief.

Existing Conditions



The parcel is zoned R-20 (Residential) and consists of roughly 27 acres of mostly undeveloped land. AP 32, Lot 149 currently hosts one (1) single-family dwelling with the address 232 Tiogue Avenue. A historic cemetery, designated as #CY076, is also located in the northern section of the property. The applicant indicated in the project narrative that there are no wetlands on the site.



The abutting properties are zoned R-20 and consist of either residential uses or vacant, wooded parcels. The subject parcel is directly abutted by two affordable multi-family developments, North Road Terrace and Coventry Crossroads. Tiogue Elementary School is also located nearby, at 170 East Shore Drive.

The site is located east of Tiogue Lake and has frontage on Tiogue Avenue. The site also has frontage on East Short Drive (via a 50’ unimproved right-of-way connection), Minglewood Drive (via another 50’ unimproved right-of-way connection), and Tiffany Road. The Traffic Impact Study submitted by the applicant notes that Tiffany Road varies in width, from 10’ to 20’ with no curbing or sidewalks, and the “pavement is in poor to fair condition with visible cracking, bituminous patches and temporary utility patching.” The eastbound section of Tiffany Road,

from New London Turnpike to Old North Road, are very narrow at 10' to 12' wide. The western section of Tiffany Road, from Old North Road to the proposed site access road, is generally 15' to 16' wide.

Proposed Conditions – Housing

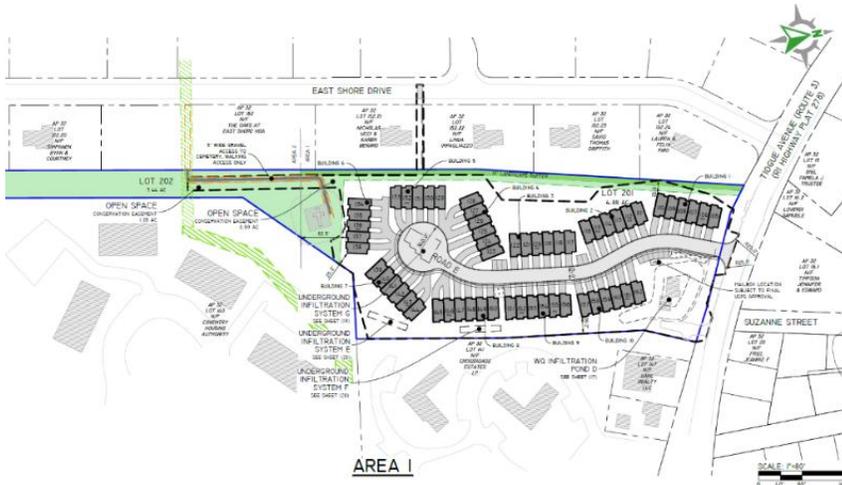


Figure 1. "Village at Tiogue" – Area 1 Site Plan



Figure 2. "Village at Tiogue" – Areas 2 and 3 Site Plan

The applicant has submitted a revised Preliminary Plan Set and Project Narrative for "Village at Tiogue," dated January 9, 2026, indicating their intent to develop 162 residential units 41 of which will be deed restricted as affordable (with associated parking, landscaping, and utilities). The project will be broken up into three distinct areas.

Area 1 will host 58 walk-up multi-family townhouse units with 1,430 SF of finished living area and an attached 1-car garage (referred to as "single-family attached units" in the project narrative). In this area,

Roadway design, maintenance, and improvements are crucial aspects of the overall development. As part of the initial Preliminary Plan submission, the applicant provided Planning Staff with a Traffic Impact Study prepared by Crossman Engineering. At the request of Planning Staff, the PARE Corporation prepared an initial Peer Review Report, dated October 31, 2025, with recommendations for through-road connectivity, sidewalks, and off-site improvements.

The applicant's revised Site Layout Plan depicts the proposed through-road connection between Areas 2 and 3 (as shown in Figure 2 above). The applicant's traffic engineer and the Town's peer reviewer agreed that the proposed through-road will result in a negligible impact on trip distribution. The revised plan also proposes additional sidewalks in Area 1, along the eastern side of Road E. These site plan changes are consistent with the peer reviewer's recommendations and satisfy prior TRC comments and Planning Commission feedback for these specific issues.

The poor condition and narrow width of Tiffany Road as it exists now also presents safety risks for emergency response and residents in the area, inclusive of the future residents of the proposed development. The applicant's revised Preliminary Plan Set includes a Road Widening Plan (Sheet 28) which depicts proposed off-site improvements for the Tiffany Road right-of-way. The "western" section of Tiffany Road, from the proposed site access road to the intersection with Old North Road, will be improved to 22' pavement width with roadside vegetation cleared for safe passage (as shown in Figure 3 above).

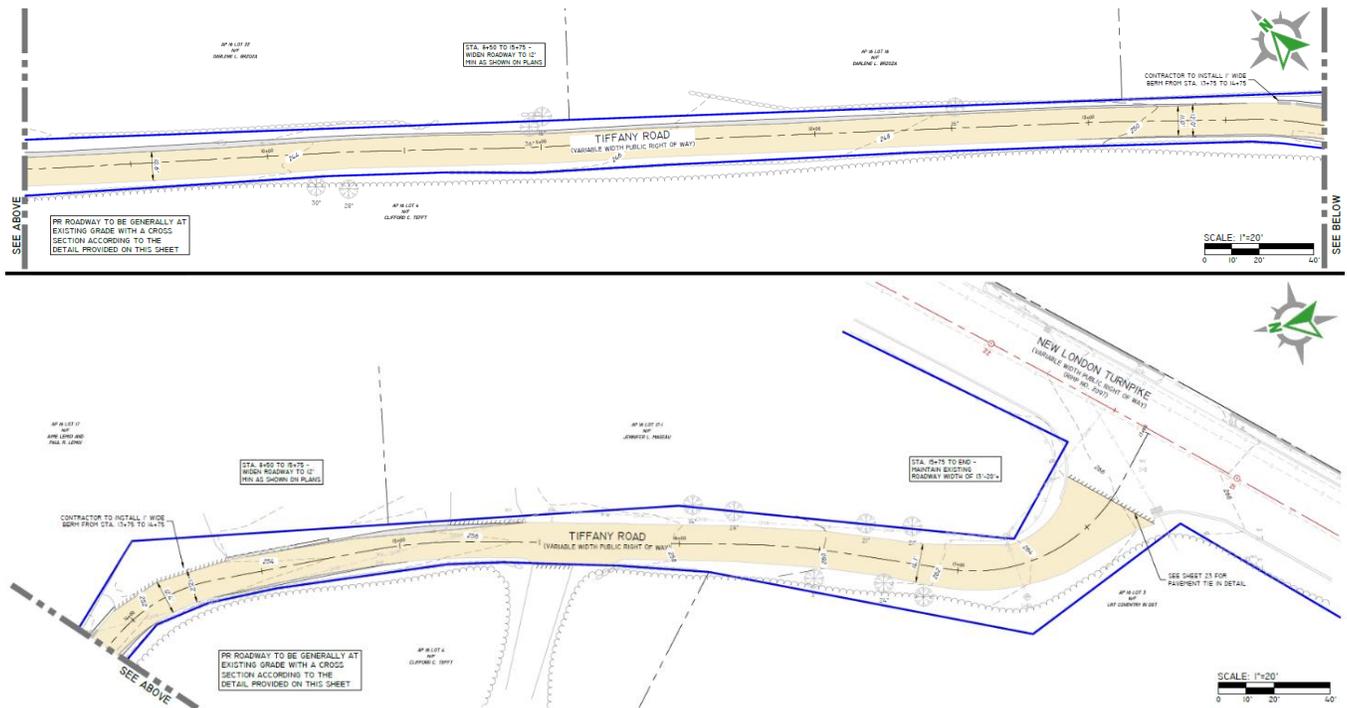


Figure 4. Tiffany Road Widening Plan – Eastern Section

Furthermore, the "eastern" section of Tiffany Road, from Old North Road to New London Turnpike, will be improved to 12' pavement width to ensure safe one-way passage, improved with new asphalt, and

cleared of select vegetation (as shown in Figure 4 above). DiPrete Engineering, the applicant's civil engineer, provided staff with a letter regarding the proposed widening of Tiffany Road, dated January 19, 2026, which states that the proposed 12' width in the eastern section "represents the maximum practicable improvement within the existing right-of-way." The letter cites right-of-way constraints, boulder walls and demarcated boundaries, and topographic constraints as limitations on further widening. The applicant's engineer also stated that a 1-2' shoulder will be provided where conditions allow and that additional tree removal can be performed at the Town's request. The Town's peer reviewer updated letter dated January 16, 2026 found the proposed 12' width to be acceptable for future travelers and emergency vehicles. Planning Staff, relying upon the expertise of the peer reviewer, concur with Fire District representatives and the Police Department that the widening of Tiffany Road has adequately addressed emergency access challenges.

Proposed Conditions – Stormwater, Open Space, Landscape Plan, Streetlights, Mailboxes, and Cemetery Access

The applicant has presented a detailed stormwater management plan. Per this plan, stormwater flow will be diverted from the majority of land within Areas 2 and 3 into Complex Pond B in the southwestern section of the site. In the event of a 100-year storm overflow, the stormwater from Complex Pond B is designed to flow into the surrounding western wetlands and then downstream into Lake Tiogue as opposed to any neighboring residential properties. In response to Engineering Staff comments, the applicant agreed to incorporate an overflow pipe from Underground Infiltration System (UIS) E to ensure that the downstream housing is protected from 100-year storm event exceedance. The revised submission includes Homeowner's Association (HOA) provisions for Areas 2 and 3, which includes enforcement mechanisms for HOA stormwater system operation and maintenance.

The project will also have an open space element, and the Planning Commission granted the applicant's requested waiver to provide a formal open space plan with their Final Plan submission. However, the waiver was contingent on the applicant providing a conceptual open space plan prior to Preliminary Plan vote. The applicant has since provided a *draft* Declaration of Open Space Restrictive Covenants, which prohibits certain activities and uses in both areas designated as "conservation easements" in Area 1 AND in the lots designated as "open space" in Areas 2 and 3.

According to Sheets 8 and 25 of the revised site plans, there appears to be 6.2 acres of the proposed development set aside as open space areas, noted on the Site Layout Plan as, "Lots 201, 202, 203, 204, and 205." The applicant proposes defined conservation easements for 0.59 acres of land on Lot 201, which comprises the 58 units in Area 1, and the 1.24 acres of land on Lot 202, which comprises the 16 units in Area 2. The applicant added that future development and tree removal will also be prohibited on Lots 203 and 204, which will serve as a buffer to abutting homes on Trafford Park Drive and as drainage infiltration pond. Lot 203 will have 1.15 acres of open space, Lot 204 will have 0.21 acres of open space, and Lot 205 will have 3.01 acres of open space.

The applicant has submitted a conceptual Landscape Plan with their revised site plans and has withdrawn their request for a waiver from the minimum spacing requirements for street trees. The proposed Landscape Plan and street tree specifications (Sheets 25 and 26) indicate that street trees will generally conform to the Subdivision Regulations. Planning Staff recommend revisions to the Landscape Plan to add plantings in the location where there had previously been an open space buffer area in Area 1, as

well as the narrow stretch between Areas 1 and 2 where the proposed sewer line installation will create new site disturbance.

The revised plans also show the following: 1) estimated locations for mailboxes at the entrances to Areas 1 and 2/3, with final location to be determined and approved by the USPS during construction, 2) proposed street lights every 100' subject to final approval by the Anthony Fire District, and 3) the location of proposed fire hydrants. These site plan changes address previous Town comments.

Additionally, the applicant stated that the proposed limit of disturbance will not encroach into the 25' no-cut buffer for Historic Cemetery #CY076 and no excavation is proposed within this perimeter and has committed to provide a 5' gravel access path and easement – which will be sited along the existing sewer easement from East Shore Drive – to allow for future public access and maintenance. Planning Staff recommend revisions to the Site Layout Plan to relocate the cemetery access easement and gravel path to run through Area 1 to Tiogue Avenue. This will limit additional site disturbance and impervious surface in the area near the Oaks at East Shore stormwater basins.

Zoning – Yield Plan and Density Allowance

As a Comprehensive Permit, this project is eligible for a state-mandated density bonus of an additional 5 units per acre above the baseline zoning allowance per RIGL § 45-53-4. The applicant has provided a revised yield plan that establishes the baseline zoning allowance for the subject property affords a total of 39 units. Planning Staff finds this revised yield plan to be acceptable.

Per the density analysis in the project narrative, the total developable land eligible for a density bonus is 24.67 acres. With a state-enabled density bonus of 5 units per acre, the minimum allowable number of additional units is 123.35. Therefore, according to the applicant's calculations, the minimum allowable number of units for the subject property is 162.35 units, as achieved through a combination of the baseline zoning allowance (39 units as presented by applicant) and the additional density bonus (123.35 units). The applicant's revised submission reduces the density to 162 units, consistent with the minimum allowable density mandated by State Law for a Comprehensive Permit.

Zoning – Submission Waivers

The Planning Commission granted the applicant's requested submission waivers from the Preliminary Plan at the November 19, 2025 meeting, encompassing checklist items #15 (wooded areas), #35 (bounds and markers), #39 (improvements), and #49 (open space). These waivers allow the applicant to defer the following items prior to Preliminary Plan vote: 1) a conceptual open space plan, 2) the proposed location of permanent bounds and corner markers, and 3) proposed improvements, including streets, lots, lot lines, setback lines, and curb cuts. The Planning Commission granted a full waiver from checklist item #15 that requires the applicant to depict the location of existing wooded areas, existing ground cover, and trees over 50 years old.

The revised Preliminary Plan - Plan Set, dated January 9, 2026, includes: 1) proposed locations of proposed permanent bounds and corner markers, and 2) proposed improvements including streets, lots, lot lines, setback lines, and curb cuts. This satisfies the Planning Commission's previously granted waiver to provide this information prior to Preliminary Plan vote.

Zoning – Waivers & Adjustment Requests

The applicant has provided Planning Staff with a list of requested adjustments from the Building Regulations, Zoning Ordinance, and Land Development and Subdivision Regulations (see applicant's revised Cover Letter, dated January 13, 2026). These include:

1. Building Regulations: The applicant requests the following adjustment:
 - a. To waive the Fair Share Development Fees for all affordable units, as designated by Chapter 106, Section 106-6 Fair Share Development Fees, for an amount of \$6,878 per unit.
2. Zoning Ordinance: The applicant requests the following adjustments:
 - a. To allow single-family attached units and residential condominiums, which are prohibited in the R-20 zone.
 - b. To allow the minimum lot area for single-family lots to be 5,000 SF, where 20,000 SF is required in the R-20 zone.
 - c. To allow for relief from the (1) minimum frontage, (2) minimum front, side, and rear setbacks, and (3) maximum lot coverage requirements in the R-20 zone. The proposed lots will have 50' of frontage, 20' front setbacks, 5' side setbacks, 20' rear setbacks, and 50% lot coverage.
3. Subdivision and Land Development Regulations: The applicant requested the following adjustments:
 - a. To allow the right-of-way width to be 50' where 60' is required.
 - b. To allow the pavement width to be 26' total where 30' is required.
 - c. To allow bituminous berm in lieu of concrete curb.
 - d. To allow sidewalks to be proposed on one side of the roadway in all three areas.
 - e. To allow cul-de-sacs in Area 1, which are prohibited.
 - f. To allow monuments (granite bound markers) to be provided as per the record plan, no less than one monument every 500' along proposed rights-of-way at points of curvature or intersection of proposed property lines.
 - g. To allow monumentation (iron rods or drill holes in existing stone walls) to be provided as per the record plan, at every angle point on the exterior boundary of the subdivision.
 - h. To allow for bituminous berms in lieu of curbing at intersection fillet curves.

The applicant had requested waivers from the Town's Fair Share Development Fees and adjustments to the Town's sewer assessments. Planning Staff is of the view that the Planning Commission is not the appropriate entity to grant waivers/adjustments from Fair Share Development Fees or sewer assessments, which are under the authority of the Town Council. The applicant is allowed to pursue such requests through a separate petition directly to the Town Council. Planning Staff have added a condition of approval to the staff recommendation at the end of this report to ensure the Planning Commission's decision does not communicate any such agreement with these two specific waivers/adjustments.

Interdepartmental Review and Comments

Please see the attached reports from the Technical Review Committee (dated October 14, 2025, November 10, 2025, December 8, 2025, and January 20, 2026) for interdepartmental comments on this application. This proposal was reviewed by the TRC four times thus far, with the first meeting focused on the site plans and application as a whole, the second meeting dedicated primarily to roadway design and traffic issues, the third meeting centered on the singular change the applicant has offered to connect Areas 2 and 3 with a through road, and the fourth meeting dedicated to the revised Preliminary Plan submission and the most recent site plan changes.

Conservation Commission Advisory Opinion

At the request of the Planning Commission, the Conservation Commission provided an Advisory Opinion of the proposed development on December 11, 2025. The Conservation Commission's Advisory Opinion letter is available on the dedicated project webpage. Their letter addresses the following topics: storm drains, pollution prevention, BMPs, playgrounds and green space, bald eagle protection, the buffer, and sewer capacity. Planning Staff have offered additional context for each item within that Advisory Opinion, as follows:

- Storm drains: Although not required by local or state regulations, given that the overflow from Infiltration Pond D will drain onto Tiogue Avenue, the applicant is encouraged to investigate the condition of the public stormwater infrastructure on Tiogue Avenue that will be accepting such overflow and report on this matter at the next Planning Commission meeting.
- Pollution Prevention Plan: Although not required by local or state regulations, the applicant is encouraged to investigate a Pollution Prevention Plan to increase the effectiveness of their overall stormwater approach. The applicant shall submit information on this matter at the Final Plan stage.
- BMPs for mitigation and treatment: Although not required by local or state regulations, the applicant is encouraged to conduct tests of the water currently draining from the subject property towards Lake Tiogue before construction begins to understand the baseline conditions for TMDL (bacteria), Total Phosphorus, and Total Nitrogen, and use this information to inform future evaluations of the effectiveness of the stormwater system. The applicant shall submit information on this matter at the Final Plan stage.
- Playgrounds and green space: The applicant is encouraged to explore the possibility of siting such features on their property to serve as an amenity for future residents. The applicant shall submit information on this matter at the Final Plan stage.
- Bald Eagle protection: The applicant's revised submission included a Bald Eagle Report prepared by Ecosystem Solutions, dated January 13, 2026, in response to this comment from the Conservation Commission. The Bald Eagle Report concluded that: 1) there are currently no active or inactive bald eagle nests on the subject property, and 2) the active nest is located off-site to the west of the property, and is outside the minimum 660' separation distance required by federal law for construction activity. Therefore, no federal permit is anticipated based on the current site conditions.

- Landscaped buffer: The applicant is encouraged to explore the possibility of increasing the landscape buffer areas across the site, and any final landscaping changes shall be reviewed at the Final Plan stage.
- Additional sewer capacity: The applicant has indicated verbally to Planning Staff that there will be additional capacity within the proposed sewer system, and is conducting additional analysis to determine specifics. Planning Staff have requested that the applicant provide additional information on this matter at the Final Plan stage. This is included in a condition of approval in the recommendation below.

Public Comments

Planning Staff have provided the Planning Commission with all written public comments received from abutters and residents. The written public comments previously received on this project in November/December and the verbal comments made during the November 19, 2025 Public Hearing still stand on the record. The public comments received thus far generally relate to concern over traffic circulation, roadway design, stormwater management, public safety, emergency vehicle access, density allowance, zoning relief, environmental considerations, open space and conservation, as well as public services and infrastructure. Coventry Housing Authority submitted an engineering analysis, prepared by Walker Engineering, dated January 15, 2026, to assess impacts on the abutting Coventry Housing Authority properties, such as Coventry Crossroads and North Road Terrace. This analysis has resulted in several landscaping requests to the applicant.

Planning Concerns

Planning Staff has concerns about this proposed development, specifically its impacts on the character of surrounding neighborhoods and the nuisances that will arise from an increase in traffic that will pass through neighboring streets. Although both the applicant's traffic engineer and the Town's peer review traffic expert have concluded that the additional traffic does not pose a safety concern, abutting residents will nonetheless contend with the effects of this new development in their daily lives. Planning Staff believe that the general quality of life of abutting residents will be impacted by the proposed density of this project, which far exceeds the density of the surrounding areas. Notwithstanding these Planning Staff concerns, the proposed density of 162 units is expressly permitted by State Law.

PROJECT RECOMMENDATIONS

Staff Recommendation – Bond Setting

The applicant has provided bond estimates for this project with a final total amount of \$2,483,818.86 encompassing public roadway improvements, among other items. The applicant's final bond estimate did not include the bulk of drainage infrastructure. The Town Engineer has reviewed the applicant's bond estimates and provided his own bond estimate for a total of **\$3,418,806.87**, which does include drainage infrastructure. The Town Engineer's estimate is supported by the engineering analysis and is described in his memorandum, dated January 22, 2026, available on the project webpage. Planning Staff recommends

the Planning Commission set the bond at the total amount provided by the Town Engineer, with the additional required inspection fee set at 2% of his bond estimate, for a total **\$68,376.14** fee.

Comprehensive Permit Findings of Fact

Planning Staff have conducted an orderly, thorough, and expeditious technical review of this Comprehensive Permit Application for conformance with required standards set forth in RIGL § 45-53-4, as well as in the Town of Coventry's Subdivision and Land Development Regulations, and finds as follows:

RIGL § 45-53-4. Whether the proposed development is consistent with local needs as identified in the community's affordable housing plan and/or has satisfactorily addressed the issues where there may be inconsistencies. If the local board finds that the proposed development is inconsistent with the community's affordable housing plan, it must also find that the municipality has made significant progress in implementing its housing plan.

1. The applicant has provided a Planning Expert Report, dated January 13, 2026, with its revised submission that details findings on the 2005 Affordable Housing Production Plan, the 1999 Comprehensive Plan, the Subdivision Regulations, and the Zoning Ordinance. The Planning Expert Report provides evidence in support of this required standard.
2. The Planning Expert Report argues that since Coventry has not achieved the state-mandated goal of 10% affordable housing, and not made suitable progress toward the same, this immediate Comprehensive Permit Application is enabled and further cites how this project supports the local housing need: "In regard to addressing specific need, the Housing Plan expressly notes that greater quantities of both affordable home ownership and rental resources are necessary."

RIGL § 45-53-4. Whether the proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance and subdivision regulations, and/or where adjustments are requested by the applicant, that whether local concerns that have been affected by the relief granted do not outweigh the state and local need for low- and moderate-income housing.

3. Planning Staff is of the view that the Planning Commission lacks the authority or rationale to grant the waivers from the Town Council-designated Fair Share Development Fees or sewer assessments.
4. The applicant's Planning Expert Report opined that, outside of the Town-Council-designated fees or assessments, the other requested adjustments and waivers "are considerations that are very typical of affordable housing developments, and traditionally granted ... Affordable housing development opportunities are severely constrained by present zoning regulations, limited 'developable' land resources, and lack of requisite infrastructure town-wide, other than in the eastern portion." The Planning Expert Report provides evidence in support of this required standard, outside of the waivers sought for Town-Council-designated fees or assessments.

RIGL § 45-53-4. 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; (2) The affordable units are of similar architectural style to the market rate units within the project so that the exterior of the units look like an integrated neighborhood with similar rooflines, window patterns, materials and colors; and (3) The affordable units will be built and occupied in a proportional manner with the construction and occupancy of the market rate units. Except that for housing units that are intended to be occupied by persons fifty-five (55) years of age or older, or sixty-two (62) years of age or older, as permitted by the federal Fair Housing Act pursuant to 42 U.S.C.A. § 3607(b) and 24 CFR § 100.300-308 and the Rhode Island fair housing practices act pursuant to § 34-37-4.1, such units need not be integrated in any building or phase within the development that contains housing units that are not age-restricted, and neither age-restricted housing units nor any building or phase containing age-restricted housing units must be compatible in scale and architectural style to other housing unit types to the extent the age-restricted housing units are designed to meet the physical or social needs of older persons or necessary to provide housing opportunities for older persons.

5. The applicant has submitted a brief statement on the affordable housing construction approach, dated January 9, 2026, which states that “The affordable units are delineated on the project plans and were laid out to integrate them equally within the project. It is anticipated that we will build the individual units in clusters of 3-5 units on each side of the road in such a fashion. Accordingly, the affordable units will be constructed at an approximate rate of one affordable unit to every four units built within the project.” The applicant’s statement above provides evidence in support of this required standard.
6. The applicant’s Planning Expert Report also states that the “affordable units will be constructed of somewhat similar materials and architectural styles, and purposefully distributed, such that they will be properly integrated. Finally, the 41 affordable units will be introduced in a proportionate manner with construction of the market-rate units.” The Planning Expert Report provides evidence in support of this required standard.
7. Planning Staff have recommended several conditions of approval designed to ensure compliance with the above required standard.

RIGL § 45-53-4. Whether there will be significant negative impacts on the health and safety of current or future residents of the community, in areas including, but not limited to, safe circulation of pedestrian and vehicular traffic, provision of emergency services, sewerage disposal, availability of potable water, adequate surface water run-off, and the preservation of natural, historical, or cultural features.

8. The applicant’s revised submission has mitigated specific safety concerns previously identified regarding safe circulation of pedestrian and vehicular traffic, as follows: 1) the new proposed through-road connection between Areas 2 and 3, 2) the new proposed sidewalk in Area 1, and 3) the new proposed off-site improvements to the Tiffany Road right-of-way.
9. The original Peer Review Report, dated October 31, 2025, resolved that through-road connection will result in “a reduction in the length of travel by approximately 1.75 miles” and “The connection would be a benefit for everyday motorists but more important it will be a significant

time saver for rescue services during emergency calls.” The revised Site Layout Plan achieves that purpose with the through-road connection, as confirmed by the Supplemental Traffic Letter submitted by the applicant, dated January 7, 2026, and the peer reviewer’s updated response to that letter, dated January 16, 2026.

10. The original Peer Review Report also argued that “well-maintained sidewalks will be important for the safety of children, the elderly, and people with disabilities, since they provide a reliable way to travel without assistance.” The revised Site Layout Plan achieves that purpose through the recent provision of a sidewalk in Area 1 along the eastern side of Road E, as well as the sidewalks that were already proposed in Areas 2 and 3 on one side of the roadway.
11. The applicant’s Tiffany Road Widening Plan (Sheet 28) is consistent with the Peer Review Report’s initial recommendations. The “western section” of the road, from the site access road to the intersection with Old North Road, will be improved to 22’ pavement width and “eastern section” of the road, from the intersection with Old North Road to the terminus at New London Turnpike, will be improved to 12’ pavement width. The applicant’s engineer found that 12’ was the maximum practicable width for that section given the right-of-way constraints. The updated peer review letter, dated January 16, 2026, states that “this width will provide enough accommodations for vehicular traffic and emergency vehicles ... The roadway width proposed is acceptable but the developer should coordinate with the Town regarding tree removals and other improvements, if necessary.”
12. The aforementioned expert traffic documents and peer reviews, and the most recent comments from the Technical Review Committee on the revised submission, provide evidence in support of this required standard as it relates to safe circulation of pedestrian and vehicular traffic and provision of emergency services.
13. The applicant’s revised submission provides evidence to address the required provisions for sewerage disposal, availability of potable water, adequate surface water run-off, and the preservation of natural, historical, or cultural features.

RIGL § 45-53-4. Whether the proposed land developments or subdivisions lots will have adequate and permanent physical access to a public street in accordance with the requirements of § 45-23-60(a)(5), or the local review board has approved other access, such as a private road.

14. The applicant’s revised submission and aforementioned expert traffic documents and peer reviews have provided evidence the proposed development will have adequate and permanent access to Tiogue Avenue, East Shore Drive, Minglewood Drive, and Tiffany Road.

RIGL § 45-53-4. Whether the proposed development will result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, unless created only as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.

15. The proposed development will not result in the creation of individual lots with any physical constraints that would make building on those lots according to pertinent regulations and building

standards impracticable.

Staff Recommendation – Comprehensive Permit Application

Despite Planning Staff's concerns with community character and nuisance impacts as expressed herein, the technical evidence on the record suggests that this proposal is consistent with the required standards for approval of a Comprehensive Permit Applications as mandated in in State Law, specifically RIGL § 45-53-4. Planning Staff therefore recommends that the Planning Commission adopt the required findings of fact and **approve** the Preliminary Plan Application for the proposed "Village at Tiogue" Comprehensive Permit/Major Land Development, with Plan Set last revised on January 9, 2026, based on the above findings of fact and subject to the waivers denoted within the application and conditions of approval denoted below.

Note, Planning Staff recommend the Planning Commission give specific consideration to the number of four-bedroom units to be approved as part of this application. State Law authorizing Comprehensive Permit Applications states that the municipality shall not limit anything less than three-bedrooms per unit, however the applicant is seeking up to 46 four-bedroom units in Area 3. Condition of approval #1 below can be altered according to the Planning Commission's feedback.

Comprehensive Permit Conditions of Approval

1. The maximum number of four-bedroom units shall be limited to 46 units in Area 3.
2. At the Final Plan stage the applicant shall provide all supplemental information requests described in the Staff Report dated 1/24/2026 as well as final, signed copies of all legal documents regarding this development, including but not limited to: proposed easements and rights-of-way, dedications, restrictions, Homeowners' Association documents, and Monitoring Agent Agreement.
3. The applicant shall follow the Town of Coventry Inspection Procedures Document dated November 10, 2025 during the construction process. The applicant shall provide a Certificate of Conformance for an entire phase of the project prior to receiving a Certificate of Occupancy for any units within the next phase. The applicant shall provide a Certificate of Conformance for the last phase of the project (#4) prior to receiving the Certificate of Occupancy for the final two units of the last phase.
4. The off-site improvements to Tiffany Road shall be completed and the applicant shall submit an associated Certificate of Conformance consistent with the Inspection Procedures Document prior to the applicant receiving the 44th building permit Certificate of Occupancy in Area 3.
5. The applicant shall clear select roadside vegetation on the Tiffany Road right-of-way to an overhead high of 13' 6" throughout. Additional tree removal within the right-of-way may be required pursuant to the Fire District's inspection and review during the construction process.
6. The applicant shall mark the Tiffany Road right-of-way boundary for a 20' stretch to be coordinated with Town Staff prior to the Final Plan stage.

7. The applicant shall relocate the proposed 5' gravel access path to Historic Cemetery #CY076 to run through Area 1 to the nearest parking/driveway area. The associated cemetery access easement shall be provided along the Area 1 sidewalk for the full distance to Tiogue Avenue. Such revisions shall be shown at the Final Plan stage.
8. The final details of the Landscape Plan shall be submitted at the Final Plan stage for review and approval at the discretion of the Administrative Officer.
9. Of the 162 proposed units, 41 shall be deed restricted as Low- and Moderate-Income (LMI) housing units consistent with the provisions for such units under State Law, and to be located as designated on the Plan Set last revised on January 9, 2026, or as otherwise submitted at Final Plan stage and approved by the Administrative Officer.
10. The mix of different bedroom units (e.g., two-, three-, and/or four-bedroom units) as proposed by the applicant in their *revised* submission shall be proportionally distributed amongst the market-rate and LMI units within the same Area – 1, 2, or 3 – as demarcated on the site plans.
11. The average minimum size of the LMI units shall not be less than 75% of the average size of the market-rate units within the same Area – 1, 2, or 3 – as demarcated on the site plans.
12. There shall be specific milestones for measuring compliance with the above conditions of approval regarding bedroom count distribution and unit sizing for each Area of the project at the 50%, 80% and 100% progress points for building permit Certificates of Occupancy. Non-compliance with the requirements of this decision at the noted milestone progress points shall result in a corrective plan to reach unit size and/or bedroom count compliance that must be confirmed and approved by the Administrative Officer. The applicant shall comply with the conditions of approval and/or the corrective plan referenced herein, or the Town can enforce the authority of this decision either issuing a Cease and Desist for the entire development and/or the Town can deny specific building permit Certificates of Occupancy for non-compliant market-rate or LMI units. The overall approach to calculating bedroom distribution compliance and LMI size compliance can be subject to additional submissions by the applicant at the Final Plan stage for review and approval at the discretion of the Administrative Officer.
13. The above requirements regarding proportional distribution of different bedroom counts between the market-rate and LMI units shall be enforced as part of the initial building permit, and shall endure through the life of the overall development to ensure the project remains in compliance with this Comprehensive Permit Application decision (ie: new bedrooms cannot be added to the market-rate units after the initial building permit is achieved to avoid disrupting the required bedroom proportionality). The requirements for unit size compliance shall be enforced at the initial building permit, but future property owners for either the market-rate units or the LMI units shall be allowed to pursue reasonable modifications or expansions to their units in the future, in compliance with the underlying zoning district allowances. The "Typical Lot Plan" detail shown on Sheet 8 of the Preliminary Plan Set indicates that the detached single-family lots in Area 3 will be

subject to a 50' minimum lot frontage, 20' front setbacks, 5' side setbacks, and 20' rear setbacks, and maximum lot coverage of 50%. These modified dimensional allowances shall be applicable only for the initial building permit application for each lot under the authority of this Comprehensive Permit Application. Once the initial building permit for each house in Area 3 is achieved, the modified dimensional allowances in the "Typical Lot Plan" detail shall not be applicable to future modifications or expansions to housing units or future adjustments to lot lines.

14. The bond for this proposed Comprehensive Permit Application shall be set at \$3,418,806.87 and a fiscal assurance instrument shall be submitted and approved prior receiving Final Plan approval. The applicant is allowed to submit amendments to their construction phasing plan as it relates to the breakout of the bond at the Final Plan stage. Such amendments shall be reviewed and approved at the discretion of the Administrative Officer with input from the Town Engineer.
15. The 2% inspection fee associated with this proposed Comprehensive Permit Application is \$68,376.14 based on the bond amount of \$3,418,806.87. The inspection fee shall be paid to the Town of Coventry prior to commencing any construction activity on the site.
16. This Planning Commission decision does not waive the associated Town Fair Share Development Fees or the Town's sewer assessments, or any other fees that are under the authority of the Town Council.
17. The Final Plan stage shall be reviewed administratively as required by State Law.



TOWN OF COVENTRY
Department of Planning & Development
1675 Flat River Road, Coventry, RI 02816
Phone (401) 822-9184 Fax (401) 822-6236

TECHNICAL REVIEW COMMITTEE REPORT

DATE: October 14, 2025
PROJECT NAME: "Village at Tiogue"
PROPERTIES: AP 32, Lots 149, 150, 151, & 153
ADDRESS: Tiogue Avenue, East Shore Drive, Minglewood Drive, & Tiffany Road
ZONE: R-20 (Residential)
OWNER/APPLICANT: 232 Realty Associates

This matter came before the Coventry Technical Review Committee at its October 14, 2025 meeting as a Preliminary Plan for a Major Land Development as a state-enabled Comprehensive Permit Application in accordance with Article V, D.4. of the Coventry Subdivision & Land Development Regulations and RIGL § 45-53-4.

An application and plan set with supplementary traffic and stormwater documents were submitted for review on September 15, 2025. The applicant proposes to develop 176 units comprised of a mix of single-family units and multi-family units on approximately 27 acres of land as a Comprehensive Permit. A minimum of 25% of the proposed units must be deed-restricted as affordable. Site access is proposed from Tiogue Avenue, Tiffany Road, East Shore Drive, and Minglewood Drive. Public water and sewer access to the development is anticipated.

The members of the Technical Review Committee reviewed the following documents, which were made available at the dedicated Village at Tiogue webpage related to this application, when preparing the comments below. The TRC also reviewed public comments provided prior to the meeting.

Village at Tiogue - KCWA Water Availability Letter.pdf
Village at Tiogue - Preliminary Plan Set.pdf
Village at Tiogue - Project Narrative.pdf
Village at Tiogue - Soil Erosion and Sediment Control Plan.pdf
Village at Tiogue - Traffic Impact Study.pdf
Village at Tiogue - Stormwater Management Report.pdf
Village at Tiogue - Stormwater System Operation & Maintenance.pdf

PRINCIPAL PLANNER DESIGNEE

1. Planning Staff notes that the development is being proposed as a state-enabled Comprehensive Permit Application with access to public water and sewer, which makes it eligible for a density bonus of an additional 5 units per acre above the baseline zoning allowance per RIGL § 45-53-4. The applicant has provided a yield plan that states the baseline zoning allowance for the subject property affords a total of 39 units.

2. The applicant's yield plan does not appear to meet the minimum zoning and subdivision requirements for the subject property and should be revisited by the applicant in a timely manner to verify the correct number of units per the baseline zoning allowance.
3. Per the density analysis in the project narrative, the total developable land eligible for a density bonus is 24.67 acres. With a state-enabled density bonus of 5 units per acre, the minimum allowable number of additional units is 123.35. Therefore, according to the applicant's calculations, the minimum allowable number of units for the subject property is 162.35 units, as achieved through a combination of the baseline zoning allowance (39 units as currently presented by applicant – which requires further verification) and the additional density bonus (123.35 units).
4. The applicant has proposed to develop 176 total units, representing 13.65 more units than the applicant's own calculation per the minimum density allowance, as well as the minimum density bonus per RIGL § 45-53-4.
5. Per state law, 25% of the proposed units must be deed-restricted as Low- and Moderate-Income (LMI) units. The applicant has designated 44 units (exactly 25%) as affordable. Planning staff requests that the applicant provide the proposed locations of the LMI units in a timely manner.
6. The applicant has indicated it is offering optionality on the proposed ownership of the internal access roadways as either privately or publicly owned. In earlier correspondence between Planning Staff and the applicant, the Town indicated that ALL proposed internal roadways should be privately owned and maintained. Staff seeks confirmation from the applicant on this point, and requests the applicant make all related revisions to its application to confirm their approach in a timely manner.
7. Planning Staff has safety concerns with the limited access to the townhome units in Area 3 and requests the timely consideration of an internal through-road to connect Areas 2 and 3. Additional details on this issue, and all other transportation design and traffic circulation issues, will be subject to further study by the Town's third-party traffic peer reviewer prior to additional review of the same by the TRC.
8. Planning Staff requests clarity as to the extent of the off-site roadway improvements that are currently being proposed by the applicant. The traffic impact study submitted by Crossman Engineering recommended that Tiffany Road be widened to a minimum of 22' from the proposed site access road to Area 3 to Old North Road. This information is inconsistent with the site plans submitted by DiPrete Engineering, which depict the proposed roadway improvements terminating at the entrance to Trafford Park Drive. Planning Staff requests the applicant provide clarity on this point in a timely manner.
9. Planning Staff request the applicant consider including additional sidewalks for safety purposes in a timely manner. This issue will be subject to further study by the Town's third-party traffic peer reviewer prior to additional review of the same by the TRC.
10. Crossman also recommended the minor trimming of existing roadside vegetation along Tiffany Road as part of the road widening and the installation of any proposed entrance landscaping elements to maintain driver sight lines. Planning Staff seeks additional details about the tree planting plan for this proposal, including specific approach to proposed roadside treatments and plantings. The applicant's narrative refers to a "detailed landscape plan" as a submission document showing the tree plantings, but no such document was submitted. It is also noted that that the applicant seeks a waiver from the minimum spacing for street trees. Planning Staff requests the applicant provide such details and plans in a timely manner.
11. The applicant has requested four submission waivers from the Preliminary Plan checklist, listed below. Planning Staff requests clarity on the applicant's rationale and approach to the submission waivers below, and requests that such information be provided in a timely manner.

- a. #15. "Location of existing wooded areas, notation of existing ground cover, any trees over 50 years old."
 - b. #35. "Proposed location of proposed permanent bounds and corner markers if applicable."
 - c. #39. "Proposed improvements including streets, lots, lot lines, setback lines, and curb cuts, with lot areas and dimensions."
 - d. #49. "Open Space Plan (residential cluster developments or residential compounds) including proposed location, dimension and area of any land proposed to be set aside as open space or dedicated to the town (or fees in lieu of land). This plan shall also contain a proposed maintenance element."
12. The applicant has set aside 10.36 acres of the proposed development as open space, noted as Lots 202, 203, and 204 on the site plans. Planning Staff seeks further clarification in a timely manner on the applicant's approach to the proposed open space and any related restrictions on its future use.
 13. The applicant is seeking a waiver for the affordable units from the Fair Share Development Fees designated by Chapter 106, Section 106-6 Fair Share Development Fees, for an amount of \$6,878 per unit. It is unclear whether the Planning Commission is the proper entity to consider waivers from this Town-wide fee structure.
 14. Planning Staff seeks confirmation from the applicant in a timely manner that the proposed limit of disturbance for Area 1 will not encroach into the required 25' no-cut buffer for Historic Cemetery #CY076.
 15. Planning Staff request the applicant revise the plan set to include a 20' wide gravel access easement to facilitate access and periodic maintenance of the historic cemetery.

TOWN ENGINEER

Plans

- 1) Sheet 3 of 24/General Notes and Legend/Grading, Drainage and Utility Notes: - Update note to reflect construction start and completion dates.
- 2) Sheet 16 of 24/Road E Plan and Profile – Any OWTS components that are excavated and removed off-site for the existing house must be properly disposed of at a licensed solid waste landfill.
- 3) Sheet 17 of 24/Pond Complexes A & D – There are numerous notes that state that site contractor coordination is required with a licensed soil evaluator or a RI Registered Professional Engineer and visual soil inspections are required by a licensed soil evaluator or a RI Registered Professional Engineer. Another note states the need for direction from a site engineer or geotechnical engineer. Additional information is requested to clarify the contracting specifics of all these professionals and their reporting requirements.

Stormwater Management Report

- 1) 2.3 Post Site Conditions (Underground Infiltration System E & F) – The design of UIS F incorporates an overflow that drains to WQ Infiltration Pond D. Due to grade issues, UIS E does not have an overflow pipe. Please explore options that can be incorporated into UIS E to ensure that the downstream housing is protected from 100-year storm event exceedance.

Traffic Impact Study

- 1) Engineering takes exception to the proposed roadway connectivity design of Area 3 with the existing and proposed abutting roadways. The proposed improvements to Tiffany Road are insufficient and do not provide an adequate level of public safety. Further design considerations are requested.
- 2) Connectivity improvements shall be provided between proposed Road A and Road B to ensure two points of access to Area 3 of the project.
- 3) These comments are pending the conclusions of the Peer Evaluation of the Traffic Impact Study.

PUBLIC WORKS DIRECTOR

- The comments from this office needs to be separated for both portions of this application. The portion of the project that includes the condominiums which exit onto Tiogue Avenue is not opposed as long as the project infrastructure remains private. The portion of the project which includes the single family homes which will exit onto Tiffany Road is a safety concern.
- The peer review of the traffic study is needed. DPW is always concerned with the health, safety, and welfare of Coventry residents.

FIRE REPRESENTATIVE

- I have a safety concern with how section 3 is designed.
- I feel that sections 2 and 3 should be connected.
- Subject to review by pier reviewer.

POLICE CHIEF

- The police department has safety concerns with the lack of access to area 3. We recommend interconnecting with a through road between area 2 and 3. This issue should be reviewed by a traffic study (peer reviewed) prior to further approvals.

PLANNING COMMISSION CHAIR

The Planning Commission Chair recused as this item will be heard before the Planning Commission.



TOWN OF COVENTRY
Department of Planning & Development
1675 Flat River Road, Coventry, RI 02816
Phone (401) 822-9184 Fax (401) 822-6236

TECHNICAL REVIEW COMMITTEE REPORT

DATE: November 10, 2025
PROJECT NAME: "Village at Tiogue"
PROPERTIES: AP 32, Lots 149, 150, 151, & 153
ADDRESS: Tiogue Avenue, East Shore Drive, Minglewood Drive, & Tiffany Road
ZONE: R-20 (Residential)
OWNER/APPLICANT: 232 Realty Associates

This matter came before the Coventry Technical Review Committee at its November 10, 2025 meeting as a Preliminary Plan for a Major Land Development as a state-enabled Comprehensive Permit Application in accordance with Article V, D.4. of the Coventry Subdivision & Land Development Regulations and RIGL § 45-53-4.

An application and plan set with supplementary traffic and stormwater documents were submitted for review on September 15, 2025. The applicant proposes to develop 176 units comprised of a mix of single-family units and multi-family units on approximately 27 acres of land as a Comprehensive Permit. A minimum of 25% of the proposed units must be deed-restricted as affordable. Site access is proposed from Tiogue Avenue, Tiffany Road, East Shore Drive, and Minglewood Drive. Public water and sewer access to the development is anticipated.

The members of the Technical Review Committee reviewed the following documents, which were made available at the dedicated Village at Tiogue webpage related to this application, when preparing the comments below. The TRC also reviewed public comments provided prior to the meeting.

Village at Tiogue - KCWA Water Availability Letter.pdf
Village at Tiogue - Preliminary Plan Set.pdf
Village at Tiogue - Project Narrative.pdf
Village at Tiogue - Soil Erosion and Sediment Control Plan.pdf
Village at Tiogue - Traffic Impact Study.pdf
Village at Tiogue - Stormwater Management Report.pdf
Village at Tiogue - Stormwater System Operation & Maintenance.pdf
Village at Tiogue - October TRC Report.pdf
Village at Tiogue - Traffic Study Peer Review.pdf
Village at Tiogue - Applicant Response to Traffic Study Peer Review.pdf

PRINCIPAL PLANNER DESIGNEE

1. All previous comments from the TRC meeting on October 14th still stand.
2. Since the last meeting, the PARE Corporation has provided a Peer Review Report dated 10/31/25 based upon the applicant's Traffic Impact Study and Plan Set. Planning Staff concur with the peer reviewer's recommendations contained therein.

3. Consistent with the Peer Review Report, Planning Staff recommends that the applicant make off-site improvements to the full length of Tiffany Road, from New London Turnpike to the site access road for Area 3 of the proposed development:
 - a) The westbound section of Tiffany Road, from the intersection with Old North Road to the proposed site access road, should have pavement improvements and be widened to a minimum 20' unobstructed width.
 - b) The eastbound section of Tiffany Road, from New London Turnpike to Old North Road, should be improved with new asphalt and widened to the maximum width possible to better accommodate future traffic demands. The road width should be 22' at minimum for this section, or at least as wide as possible given the limited width of the Tiffany Road right-of-way.
 - c) The applicant should also clear roadside vegetation to improve sight lines.
 - d) Staff suggests that the applicant make such changes to their Plan Set in a timely manner. The improvement and widening of Tiffany Road will equip the roadway to handle additional traffic and allow safer passage of regular and emergency vehicles.
4. Consistent with the Peer Review Report, Planning Staff recommends that the applicant construct a through-road between Areas 2 and 3, and revise their Plan Set accordingly. The lack of a through-road connection creates safety and access concerns for emergency responders. The peer review states that the through-road connection will reduce the length of travel for everyday motorists going to New London Turnpike or Tiogue Avenue. Staff suggests that the applicant make any such changes in a timely manner.
5. Consistent with the Peer Review Report, Planning Staff supports the construction of sidewalks in Area 1. Sidewalks are proposed for Areas 2 and 3, but not Area 1. The Peer Review Report opined that the sidewalks will have several benefits for Area 1, making it safer for pedestrians, children, the elderly, and people with disabilities by providing a reliable way to travel without assistance. Staff suggests the applicant make any such changes to their Plan Set in a timely manner.
6. The applicant provided a response to the Peer Review Report dated 11/5/25, but has not submitted a revised Plan Set and Traffic Impact Study at this time. This TRC review is based upon the Plan Set and Traffic Impact Study as they stand today.

Question for Applicant:

7. Has the applicant identified a monitoring agent for the LMI units? Planning staff ask that the applicant provide a letter of commitment from the monitoring agent.

TOWN ENGINEER

- Engineering has performed a review of the subject project's stormwater management report dated 9/15/25. The technical aspects presented in the report demonstrate that the proposed project shall have no net increase in stormwater runoff from pre-development to post-development conditions and the proposed BMPs shall provide water quality treatment for stormwater runoff. The proposed drainage design meets the standards of the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM) and ultimately will require final review and approval by RIDEM. Engineering does not recommend that further evaluation is necessary in the form of a peer review.

- Applicant shall follow the Town of Coventry Inspection Procedures Document dated 11/10/25
- Engineering suggests that COCs be submitted in groups for Areas 1, 2, & 3 as follows:
 - Area 1 (2 Groups):
 - Group 1: Units 119–147
 - Group 2: Units 148–176
 - Area 2 (3 Groups):
 - Group 1: Units 62-81
 - Group 2: Units 82-102
 - Group 3: Units 103-118
 - Area 3 (3 Groups):
 - Group 1: Lots 1-13 and Lots 22-28
 - Group 2: Lots 14-21, Lots 29-31, Lot 39 and Lots 53-61
 - Group 3: Lots 32-38 and Lots 40-52
- All traffic related comments from the October 14, 2025 TRC meeting still stand. Engineering recommends Improvements to Tiffany Road and the connection of the development’s interior roadway Area 3 and Area 2 as outlined in the Pare Engineering Peer Report dated October 31, 2025.

PUBLIC WORKS DIRECTOR

- DPW concurs with the recommendations from peer reviewer as safety and emergency response are critical issues that must be addressed.
- DPW recommends that pedestrian safety and new sidewalks be addressed on newly connected roadways and in the surrounding neighborhoods as needed. The issue of pedestrian safety must be ensured by applicant while they make revisions to plans.

FIRE REPRESENTATIVE

The fire department has considered the peer review traffic study, and we concur with all of the recommendations identified within the report, particularly the following the safety suggestions:

1. Installation of a connection road between Area’s 2 and 3. Lack of a connecting road could create significant safety and access concerns for emergency response.
2. We concur with the report regarding Tiffany Rd. That roadway should be widened and improved to handle emergency vehicles.

POLICE CHIEF

- We have considered the peer review traffic study and we concur with all of the recommendations identified within the report, particularly the following the safety suggestions:
- Installation of a connection road between Areas 2 and 3. Lack of a connecting road could create significant safety and access concerns for emergency responders.

- Sidewalk installation in Area 1. As cited in the report, sidewalks in this location will make it safer for pedestrians, children, the elderly, and people with disabilities by providing a reliable way to travel without assistance.
- We concur with the report regarding Tiffany Rd. That roadway should be widened and improved to handle additional traffic and allow for safer passage of regular and emergency vehicles.

PLANNING COMMISSION CHAIR

The Planning Commission Chair recused as this item will be heard before the Planning Commission.



TOWN OF COVENTRY
Department of Planning & Development
1675 Flat River Road, Coventry, RI 02816
Phone (401) 822-9184 Fax (401) 822-6236

TECHNICAL REVIEW COMMITTEE REPORT

DATE: December 8, 2025
PROJECT NAME: "Village at Tiogue"
PROPERTIES: AP 32, Lots 149, 150, 151, & 153
ADDRESS: Tiogue Avenue, East Shore Drive, Minglewood Drive, & Tiffany Road
ZONE: R-20 (Residential)
OWNER/APPLICANT: 232 Realty Associates

This matter came before the Coventry Technical Review Committee at its December 8, 2025 meeting as a Preliminary Plan for a Major Land Development as a state-enabled Comprehensive Permit Application in accordance with Article V, D.4. of the Coventry Subdivision & Land Development Regulations and RIGL § 45-53-4.

An application and plan set with supplementary traffic and stormwater documents were submitted for review on September 15, 2025, and a through-road exhibit was submitted on November 26, 2025 in response to Planning Commission feedback. The applicant proposes to develop 176 units comprised of a mix of single-family units and multi-family units on approximately 27 acres of land as a Comprehensive Permit. A minimum of 25% of the proposed units must be deed-restricted as affordable. Site access is proposed from Tiogue Avenue, Tiffany Road, East Shore Drive, and Minglewood Drive. Public water and sewer access to the development is anticipated.

The members of the Technical Review Committee reviewed the following documents, which were made available at the dedicated Village at Tiogue webpage related to this application, when preparing the comments below. The TRC also reviewed public comments provided prior to the meeting.

Village at Tiogue - KCWA Water Availability Letter.pdf
Village at Tiogue - Preliminary Plan Set.pdf
Village at Tiogue - Project Narrative.pdf
Village at Tiogue - Soil Erosion and Sediment Control Plan.pdf
Village at Tiogue - Traffic Impact Study.pdf
Village at Tiogue - Stormwater Management Report.pdf
Village at Tiogue - Stormwater System Operation & Maintenance.pdf
Village at Tiogue - Traffic Study Peer Review.pdf
Village at Tiogue - Applicant Response to Traffic Study Peer Review.pdf
Village at Tiogue - Applicant Response to Broader Issues.pdf
Village at Tiogue - Staff Report with TRC Reports - 2025-11-19.pdf
Village at Tiogue - Through-Road Exhibit.pdf

PRINCIPAL PLANNER DESIGNEE

- Planning staff notes that the applicant has submitted a Through-Road Exhibit, representing their commitment to construct the through-road connection between Areas 2 and 3. The through-

road satisfies TRC comments and the Planning Commission's feedback from prior meetings for this specific outstanding issue.

- Planning staff ask that the applicant provide a fully-engineered Site Layout Plan in a timely manner.
- In earlier correspondence with the applicant, Planning staff asked the applicant to identify the locations of street lights on the plans. The project narrative states "The development will be designed to light the proposed roadway to ensure safety is required." However, no street lights are shown on the actual proposed plan sheet.
- In addition, in the same correspondence, Planning staff asked the applicant to identify the locations of cluster mailboxes. USPS now requires cluster mailboxes for all new residential developments.
- All previous comments from the October and November TRC meetings still stand.

TOWN ENGINEER

General

- A) As previously discussed with the Engineer of Record, DiPrete Engineering, a RIDEM Order of Approval is required for the project. Final overall sewer approval will be conditional on the RIDEM issuance of this approval.
- B) All previous Tiffany Road traffic related comments stated in the October 14, 2025 TRC meeting still stand.
- C) Applicant shall follow the Town of Coventry Inspection Procedures Document dated 11/10/25.

Through-Road Exhibit

- A) Please provide a revised stormwater management report that reflects changes associated with the roadway modification.

PUBLIC WORKS DIRECTOR

- The access to Tiffany Road still presents concerns for pedestrian safety due to insufficient right of way width along Tiffany Road. The interior connection has not demonstrated a sufficient enough reduction in traffic towards Tiffany Road.

FIRE REPRESENTATIVE

1. Street lighting diagram needs to be proposed
2. Phase 1 is going to be a private road now and phase 2 and 3 are public?

POLICE CHIEF

- The proposed throughway road appears beneficial, however all of the previous comments from the police department still stand and we will have further comment once those changes are completed.

PLANNING COMMISSION CHAIR

The Planning Commission Chair recused as this item will be heard before the Planning Commission.



TOWN OF COVENTRY
Department of Planning & Development
1675 Flat River Road, Coventry, RI 02816
Phone (401) 822-9184 Fax (401) 822-6236

TECHNICAL REVIEW COMMITTEE REPORT

DATE: January 20, 2026
PROJECT NAME: "Village at Tiogue"
PROPERTIES: AP 32, Lots 149, 150, 151, & 153
ADDRESS: Tiogue Avenue, East Shore Drive, Minglewood Drive, & Tiffany Road
ZONE: R-20 (Residential)
OWNER/APPLICANT: 232 Realty Associates

This matter came before the Coventry Technical Review Committee at its January 20, 2026 meeting as a Preliminary Plan for a Major Land Development as a state-enabled Comprehensive Permit Application in accordance with Article V, D.4. of the Coventry Subdivision & Land Development Regulations and RIGL § 45-53-4.

A revised application and plan set were submitted for review on January 13, 2026. Applicant proposes to develop 176 units comprised of a mix of single-family units and multi-family units on approximately 27 acres of land as a Comprehensive Permit. A minimum of 25% of the proposed units must be deed restricted as affordable. Site access is proposed from Tiogue Avenue, Tiffany Road, East Shore Drive, and Minglewood Drive. Public water and sewer access to the development is anticipated.

The members of the Technical Review Committee reviewed the following documents, which were made available at the dedicated Village at Tiogue webpage related to this application, when preparing the comments below. The TRC also reviewed public comments provided prior to the meeting.

UPDATED DOC Village at Tiogue - REVISED Plan Set_Received 1-13-2026.pdf
UPDATED DOC Village at Tiogue - Revised Applicant Submission Cover Letter_Dated 1-13-2026.pdf
UPDATED DOC Village at Tiogue - Tiffany Road Engineering Letter_Dated 1-19-2026.pdf
UPDATED DOC Village at Tiogue - Unit Size Summary_Dated 1-16-2026.pdf
UPDATED DOC Village at Tiogue - Peer Review Letter_1-16-2026.pdf
UPDATED DOC Village at Tiogue - Supplemental Traffic Letter_Received 1-13-2026.pdf
UPDATED DOC Village at Tiogue - Affordable Construction Approach_Received 1-13-2026.pdf
UPDATED DOC Village at Tiogue - Applicant Planning Expert Report_Dated 1-13-2026.pdf
UPDATED DOC Village at Tiogue - Applicant Project Record_Dated 1-13-2026.pdf
UPDATED DOC Village at Tiogue - Bald Eagle Report_Dated 1-13-2026.pdf
UPDATED DOC Village at Tiogue - DEM Permit_Received 1-13-2026.pdf
UPDATED DOC Village at Tiogue - Draft Open Space Covenant_Received 1-13-2026.pdf
UPDATED DOC Village at Tiogue - List of HOA Provisions_Received 1-13-2026.pdf
Village at Tiogue - KCWA Water Availability Letter.pdf
Village at Tiogue - Preliminary Plan Set.pdf
Village at Tiogue - Project Narrative.pdf
Village at Tiogue - Soil Erosion and Sediment Control Plan.pdf
Village at Tiogue - Traffic Impact Study.pdf
Village at Tiogue - Stormwater Management Report.pdf
Village at Tiogue - Stormwater System Operation & Maintenance.pdf

Village at Tiogue - Traffic Study Peer Review.pdf
Village at Tiogue - Applicant Response to Traffic Study Peer Review.pdf
Village at Tiogue - Applicant Response to Broader Issues.pdf
Village at Tiogue - Through-Road Exhibit.pdf
Village at Tiogue - Applicant Response 12-11-2025.pdf
Village at Tiogue - Updated Staff Report with 3 TRC Reports - 12-11-2025.pdf

PRINCIPAL PLANNER DESIGNEE

- The applicant has submitted a revised Site Layout Plan dated 1/9/2026 (received 1/13/2026) which reduces the density of the proposed development to 162 units, the minimum allowable density, based on a combination of their baseline yield plan and state-enabled density bonus. The 162 units shall include:
 - Area 1: 58 multi-family, townhouse units with approximately 1,430 SF of living area plus 1 garage per units. There will be 12 two-bedroom units, and up to 46 three-bedroom units.
 - Area 2: 16 single-family cottage units with approximately 1,600 SF of living area, and three-bedrooms per unit.
 - Area 3: 88 detached single-family units on their own 5,000 SF minimum lots, with unit sizes ranging from 1,000 to 2,500 SF. There will be 42 three-bedroom units and up to 46 four-bedroom units.
- Planning Staff recommend the Planning Commission consider the appropriate bedroom count for the proposed units given overall project impacts. State Law says the municipality shall not limit the number of bedrooms for a Comprehensive Permit Application to anything less than three-bedrooms per unit, however the applicant is seeking up to 46 four-bedroom units in Area 3.
- Planning Staff recommend the Planning Commission consider a condition stating that the minimum size of affordable units shall not be less than 75% the size of market-rate units within the same “Area”. For example, if a market rate unit in Area 3 has a 2,500 SF size, then the affordable units in this area shall not be less than 1,875 SF. This is consistent with State Law.
- The applicant’s revised Site Layout Plan depicts the following changes, which satisfies previous feedback from Planning Staff and/or Planning Commission on these matters:
 - Proposed sidewalks in Area 1 along the eastern side of Road E.
 - The approximate location of the cluster mailboxes, which are subject to final USPS approval, at the entrances to Areas 1 and 2.
 - Proposed streetlights every 100 feet, per review of the fire district.
 - The proposed locations of proposed permanent bounds and corner markers. This satisfies the Planning Commission’s previously granted waiver to provide this information prior to Preliminary Plan vote.
 - Proposed improvements including streets, lots, lot lines, setback lines, and curb cuts. This satisfies the Planning Commission’s previously granted waiver to provide this information prior to Preliminary Plan vote.
 - The proposed Landscape Plan and street tree specifications, which indicate that the street trees will conform to the Subdivision Regulations. The applicant has withdrawn their request for a waiver from the street tree requirements.
- The applicant has submitted the following documents as part of its revised Preliminary Plan submission, which satisfies previous feedback from Planning Staff and/or the Planning Commission on these matters:

- Homeowner’s Association (HOA) provisions for Areas 2 and 3, which includes enforcement mechanisms for HOA stormwater system operation and maintenance, among other items.
 - A statement that confirms that the LMI units will be integrated equally throughout the development and constructed at a proportional manner to the market rate units.
 - Open space restrictions and provisions, which prohibits certain activities and uses in the open space areas.
 - A Planning Expert Report that details findings on the 1999 Comprehensive Plan, the 2005 Affordable Housing Production Plan, the Subdivision Regulations, and the Zoning Ordinance.
 - A Bald Eagle Report, in response to comments from the Conservation Commission, which concludes that: 1) there are currently no active or inactive bald eagle nests on the subject property, and 2) the active nest is located off-site to the west of the property, and is outside the minimum 660’ separation distance required by federal law for construction activity.
- The applicant has submitted a supplemental traffic letter, and the Town’s peer reviewer has provided a review of the same. The conclusions from both the applicant’s traffic expert and the Town’s peer review traffic expert is that traffic safety matter have been adequately addressed by the revised Site Layout Plan and off-site improvements.
 - Planning Staff concur with Fire and Police, as well as relying upon the expertise of the peer review traffic expert, that the widening of Tiffany Road has adequately addressed emergency access challenges. The applicant shall comply with additional overhead tree clearing and additional tree removal in Tiffany Road ROW per Fire’s review.
 - The off-site improvements to Tiffany Road shall be completed and the applicant shall submit an associated Certificate of Conformance consistent with the Inspection Procedures Document prior to the applicant receiving the 44th Building Permit CO within Area 3.
 - Planning Staff recommend revisions to the Site Layout Plan to relocate the cemetery access easement and gravel path to run through Area 1 to Tiogue Avenue. This will limit additional site disturbance and impervious surface in the area near the Oaks at East Shore stormwater basins.
 - Planning Staff recommend revisions to the Landscape Plan to add plantings in the location where there had previously been an open space buffer area in Area 1, as well as the narrow stretch between Areas 1 and 2 where the proposed sewer line installation will create new site disturbance. Additional planting details to be coordinated/communicated prior to 1/28/2026 Planning Commission meeting.
 - Planning Staff request the applicant provide engineering details and calculations regarding additional sewer capacity that will be available through proposed public sewer lines on subject property to allow for potential expansion of sewer to the south.

TOWN ENGINEER

General

- A) As previously stated, a RIDEM Order of Approval is required for the project. Final overall sewer approval will be conditional on the RIDEM issuance of this approval
- B) Applicant shall follow the Town of Coventry Inspection Procedures Document dated 11/10/25
- C) Engineering has reviewed the changes to drainage from the through-road modification and has no additional comment
- D) Engineering has reviewed the proposed modifications to Tiffany Road and has no additional comment

- E) Due to reduction in impervious area, Engineering takes no exception to the Area 1 sidewalk being proposed for only one side of the road

Plans

- A) Sheet 8 of 28 (Overall Site Layout Plan) – Engineering recommends a mowed grass path for cemetery access in lieu of a gravel path (regardless of direction of travel)

PUBLIC WORKS DIRECTOR DESIGNEE

- DPW's concerns about the widening of Tiffany Road have been addressed and the department is satisfied with the changes.

FIRE REPRESENTATIVE

- Tiffany road should be cleared to an overhead high of 13'6" through out
- Additional tree removal in the town property to be removed for applicant clarity
- Final tree removal within right of way based on inspect during pre-construction meeting
- This was in cooperation with CCFD due to they are using Tiffany road for access to the area
- We have reviewed the town provided Traffic Peer Review report dated January 16, 2026, addressing impacts to traffic in the surrounding area of the development. We are relying on their expertise and findings no additional concerns for fire access at the current time
- The street light plan has been reviewed and is acceptable at this time

POLICE CHIEF

- We have reviewed the town provided Traffic Peer Review report dated January 16, 2026 addressing impacts to traffic in the surrounding area of the development. We are relying on their expertise and findings that report "no significant impacts to the distribution of traffic" following changes made to the original planning document. We do not have any outstanding traffic safety concerns at this time.

PLANNING COMMISSION CHAIR

The Planning Commission Chair recused as this item will be heard before the Planning Commission.