



TOWN OF COVENTRY
Department of Planning & Development
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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 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.