



TOWN OF COVENTRY
Department of Planning & Development
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TECHNICAL REVIEW COMMITTEE REPORT

DATE: February 23, 2024
PROJECT NAME: "Moo Cow Solar"
PROPERTIES: AP 304, Lots 27.1 & 28
ADDRESS: 2446 Victory Highway
ZONE: RR-5 (Rural Residential)
OWNERS: NARYA LLC (Lot 27.1) & Moo Cow LLC (Lot 28)
APPLICANT: EDPR NA Distribution Generation LLC

This matter came before the Coventry Technical Review Committee at its February 20, 2024 meeting as a Minor Land Development project application in accordance with Article V, § C.4. of the Coventry Subdivision & Land Development Regulations.

An application and plan were submitted for review on February 2, 2024. The applicant proposes to construct a 4.4 MW direct current (DC), ground-mounted solar installation on a portion of the subject parcel.

The members of the Technical Review Committee reviewed the following documents related to this application when preparing the below comments:

- Moo Cow Solar - storm water report
- Moo Cow Solar - preliminary plan set
- Moo Cow Solar - cover letter & narrative
- Moo Cow Solar - 23-0110_RIDEM Edge Verification.pdf
- Moo Cow Solar - 500563 EDPR Moo Cow Solar Operations and Maintenance Plan.pdf
- Moo Cow Solar - 500563 EDPR Moo Cow Solar SESC Plan_Updated.pdf
- Moo Cow Solar - EDPR Emergency Response Plan and FireMarshall Approval Jan 2024.pdf
- Moo Cow Solar - Zoning Application Attachment (D0675743x103A60).pdf

TOWN ENGINEER

The Town Engineer was not able to conduct a full review and prepare his comments in advance of the meeting, but confirmed he would send his comments afterwards.

PRINCIPAL PLANNER

Planning Staff is aware that the applicant has submitted their Preliminary Plan application without having state permits in hand and understands their justification is based in changes to state law that went into effect this year. Planning Staff seeks TRC members' input as to whether technical aspects of the project can be evaluated prior to review of state permits.

Planning staff is also aware that this proposal now includes a dimensional variance request to encroach into the (northern) side setback. Planning Staff will provide analysis and draft findings prior to the Planning Commission's consideration of this variance.

PUBLIC WORKS DIRECTOR

A Physical Alteration Permit will be required as Route 102 is a state owned roadway.

Please confirm the drainage calculations for the detention areas.

FIRE REPRESENTATIVE

A 10,000 gallon cistern will need to be installed, ideally as close to the entryway onto private property as possible, to aid in fire suppression. Fire requests an accompanying easement to access the cistern.

Additionally, for purposes of increased site accessibility, an access road passing through the center of the installation along an east-west alignment will be required.

POLICE CHIEF

No comments or concerns at this time.

PLANNING COMMISSION CHAIR

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