



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

**DATE:** May 13, 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

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This matter came before the Coventry Technical Review Committee at its May 13, 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; supplementary/revised materials were submitted on April 25, 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 - Emergency Response Plan and Fire Marshall Approval.pdf  
Moo Cow Solar - Operations and Maintenance Plan.pdf  
Moo Cow Solar - Prelim Plan Cover Letter & Narrative - Revised.pdf  
Moo Cow Solar - RIDEM Wetland Edge Verification.pdf  
Moo Cow Solar - Preliminary Plan Set - Revised.pdf  
Moo Cow Solar - SESC Plan - Revised\_Part1.pdf  
Moo Cow Solar - SESC Plan - Revised\_Part2.pdf  
Moo Cow Solar - Stormwater Report - Revised.pdf  
Moo Cow Solar - Visual Simulation.pdf  
Moo Cow Solar - Zoning Application Narrative - Revised.pdf

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### TOWN ENGINEER

1. Please submit a Stormwater O&M report
2. Drawing No. C-1 - Add detail for UG electrical trench

3. Drawing No. C-1 - Add detail for 20-FT Wide Crushed Stone Driveway
4. Drawing No. C-3 (Culvert Inset View) - Add RIDOT Standard Detail and Specification for guardrail.
5. Drawing No. C-3 (Culvert Inset View) - Provide additional detail for ERCP headwall.
6. Drawing No. C-4 - Include a note in the plans that "shade trees between the proposed fence and the solar array where no grading is proposed will be cut but not grubbed, leaving the existing ground cover intact".
7. A town soil erosion and sediment control (SESC) permit will be required prior to soil disturbance.
8. RIDEM wetlands permit approval is pending. The permitting appears to be straightforward and this office sees no issue with moving forward to Final Plan while it is being processed. Final Plan shall not be approved until the town is in receipt of the permit.

#### PRINCIPAL PLANNER

With regard to the disturbed area that falls within the required side setback (and for which the applicant is requesting relief via dimensional variance), Planning Staff notes that the applicant is proposing to add vegetation to create a visual screen facing the abutting property (AP 304, Lot 21). Staff also presumes that this portion of the abutting Lot 21 could not be developed without creating a new wetland crossing to enable access. (A stream fully bisects Lot 21 along a north-south orientation).

#### PUBLIC WORKS DIRECTOR

*The Public Works Director has no comments at this time.*

#### FIRE REPRESENTATIVE

The Fire Representative was not able to prepare written comments in advance of the meeting, but indicated verbally to the Administrative Officer that the Western Coventry Fire District feels the revised plan set has sufficiently addressed the items they raised when the project last came before the group.

#### 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.*