



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

DATE: June 17, 2024
PROJECT NAME: "Centre of New England"
PROPERTIES: AP 13, Lot 14 and AP 14, Lot 65
ADDRESS: 0 New London Turnpike
ZONE: BP (Business Park)
OWNERS: Matthew J. McGowan, in Receiver for Commerce Park Realty, LLC;
Commerce Park Properties, LLC; Commerce Park Commons, LLC;
Commerce Park Associates 4, LLC; and Catapult Realty, LLC
APPLICANT: Starr Capital, LLC

This matter came before the Coventry Technical Review Committee at its June 17, 2024 meeting as a Pre-Application, Major 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 June 11, 2024. The applicant proposes to develop a maximum of 500 townhouse-style dwelling units with associated parking, landscaping, and utilities.

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

Centre of New England - Narrative.pdf
Centre of New England - Pre-App Plan Set.pdf

TOWN ENGINEER

1. Post-development stormwater management is of particular importance due to the project's density and proximity to existing neighborhoods. Engineering recommends that peer reviews be conducted for all phases of stormwater design.
2. The applicant shall be responsible for all costs associated with the engineering analysis to determine the capacity adequacy of the existing 10" gravity sewer line in Centre of New England Boulevard and the existing 15" gravity sewer line in New London Turnpike.

PRINCIPAL PLANNER

- Planning Staff are looking for this project to incorporate deed-restricted affordable housing units.
- Planning Staff seek information or documentation (such as an access easement) which might establish the applicant's right to connect to, and facilitate passage over, the private roadways within AP 13, Lot 22.
- The version of the site plan the applicant has provided indicates that the lots which are being reviewed for the purposes of this meeting (AP 13, Lot 14 and AP 14, Lot 65) would be dedicated to "single-family / townhouse" use. Staff seeks clarity as to whether single-family units are still being considered for these parcels.
- The following items are anticipated at Master Plan to provide further detail on key aspects of the proposal:
 - Traffic Study
 - Fiscal Impact Statement
 - Landscaping Plan
 - Architectural Renderings

PUBLIC WORKS DIRECTOR

Dir. McGee has concerns with the proposed density and the potential traffic impacts.

FIRE REPRESENTATIVE

Chief Brown stated he had concerns about water supply and fire department access.

POLICE CHIEF

Chief Heise stated this project would have a major impact on the traffic flow of several streets in the area. A traffic study would need to be completed before he could comment further on this project.

PLANNING COMMISSION CHAIR

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