



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: June 17, 2024
PROJECT NAME: "Willow Lakes"
PROPERTIES: AP 16, Lot 3
ADDRESS: 0 New London Turnpike
ZONE: R-20 (Residential)
OWNERS: LRT New London Ave Development, LLC
APPLICANT: Same

This matter came before the Coventry Technical Review Committee at its June 17, 2024 meeting as a Reinstatement of Preliminary Plan, Major Land Development/Comprehensive Permit 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 May 30, 2024. The applicant seeks a reinstatement of Preliminary Plan Approval for a proposed 202-unit independent living community with assisted living and memory care facilities. 25% of the independent living units would be deed-restricted as affordable.

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

Willow Lakes - Preliminary Plan Set.pdf
Willow Lakes - RIPDES Permit.pdf
Willow Lakes - Town Council Res No. 74-12-4267 and SSC Res 2012-09.pdf
Willow Lakes - Trip Generation Letter.pdf
Willow Lakes - Narrative.pdf
Willow Lakes - Preliminary Approval Decision.pdf
Willow Lakes - Drainage Report.pdf
Willow Lakes - Fire Marshal Email.pdf
Willow Lakes - Front Elevation.pdf
Willow Lakes - KCWA Approval.pdf
Willow Lakes - Landscape Plan.pdf
Willow Lakes - Lighting Plan.pdf
Willow Lakes - Bond Estimate.pdf
Willow Lakes - Letter to Planning re LMIH - 2024-06-11.pdf

TOWN ENGINEER

1. Basin-A, Sand Filter-A1 and Sand Filter-A2 should be protected from silty runoff during construction by surrounding each structure with silt fence (or equal) until the upland areas are stabilized. Please show the silt fence enclosure on the SESC Plan, Sheet 6 of 12.
2. On the SESC Plan, Sheet 6 of 12, the existing catch basins within New London Turnpike shall be protected with silt sack inserts. The proposed straw bale inlet protection and filter fabric protection is not appropriate for use on that roadway. Please show this detail on Sheet 7 of 12 in lieu of the straw bale detail. Please add a note to the plans stating all of the proposed silt sack inserts on New London Turnpike shall remain in place until the all disturbed areas associated with the sidewalk construction and site construction are complete.
3. The Applicant should clarify if the two small courtyards within the new building will have drainage systems and what types of surface covers will be proposed.
4. Add a note to the Sewer Notes stating all manholes, gravity sewer lines and force mains shall be tested according to the procedures specified in the West Warwick Standard Sanitary Sewer Requirements. A representative from the Town of Coventry shall be present for all of testing.
5. On the Offsite Sidewalk Plans, please add a note stating "Any damage to the existing roadway, existing roadway drainage system, right-of-way areas, driveways and walkways caused by construction of the new sidewalk must be repaired by the Developer/Contractor at no cost to the Town. Driveway pavement that is within the sidewalk pathway which is in poor condition must be replaced." Also, I recommend a pre-construction survey be conducted with the Contractor and the DPW prior to construction to document pre-construction conditions.
6. Proposed grading design must be added to the Offsite Sidewalk Plans. It appears retaining walls may be necessary to keep the limit of work within the New London Turnpike right-of-way.
7. A Coventry Sewer Connection Permit Application, West Warwick Sewer Pretreatment Application and a Coventry Soil Erosion Permit Application still need to be submitted for the project.

PRINCIPAL PLANNER

- Planning Staff believe that the application is properly considered a reinstatement of the previously-granted Preliminary Plan approval, given that the applicant has not proposed any changes to the plan since it was previously approved.
- For clarity, the applicant has provided a letter dated June 11, 2024 which explains that only the independent living component of the project counts toward the overall number of dwelling units given the way the U.S. Census defines housing. This is why the applicant only needed to provide 31 affordable units for the project to meet the 25% threshold allowing it to be reviewed as a Comprehensive Permit application, even though the project has been described in notices and on agendas as a "202-unit development."

PUBLIC WORKS DIRECTOR

Willow Lakes agenda item, if there are no substantial changes, I am in favor of reinstating their Preliminary Approval.

FIRE REPRESENTATIVE

Chief Brown stated he had no issues with the reinstatement.

POLICE CHIEF

No comments.

PLANNING COMMISSION CHAIR

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