



**Town of Coventry
Planning Commission Meeting
Wednesday, October 23, 2024 at 6:30 PM**

This meeting will be convened in-person in the Coventry Town Hall Council Chambers, 1670 Flat River Road, Coventry RI 02816. As an additional courtesy, the Town intends to make the meeting available for public participation using Zoom Video Conference Technology to provide remote access to the deliberations of the Coventry Planning Commission.

1. ZOOM INFORMATION

You are invited to a Zoom webinar.

When: Oct 23, 2024 06:30 PM Eastern Time (US and Canada)

Topic: Town of Coventry Planning Commission Meeting - October 23, 2024

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87354136466?pwd=2Q6ukNnYly1Kw55QjBankbwwlneHND.1>

Passcode: 714497

Or One tap mobile :

+16465588656,,87354136466#,,,,*714497# US (New York)

+16469313860,,87354136466#,,,,*714497# US

Or Telephone:

+1 646 558 8656 US (New York)

Webinar ID: 873 5413 6466

Passcode: 714497

International numbers available: <https://us02web.zoom.us/j/87354136466?pwd=2Q6ukNnYly1Kw55QjBankbwwlneHND.1>

2. CALL TO ORDER / DETERMINATION OF A QUORUM
3. EMERGENCY EVACUATION PLAN
4. PLEDGE OF ALLEGIANCE
5. APPROVAL OF MINUTES
 - 5.1 September 25, 2024 Meeting Minutes
6. MATTERS CARRIED OVER
 - 6.1 **PUBLIC HEARING**

“Coventry Crossings”

Preliminary Plan, Comprehensive Permit

Owners: Elaine Eccleston Revocable Trust Agreement c/o Eccleston Elaine, Kozzela John & Eccleston William Rev Trust ET AL

Applicant: Kreg New Homes, LOC d/b/a Kreg Management

AP 10, Lot 29 Zone: GB-1 (General Business) with an SPD Overlay (Special Planning Overlay District); and

AP 18, Lot 86 Zone: R-20 (Residential)

0 Harkney Hill Rd. & 0 Nooseneck Hill Rd.

Applicant proposes sixty (60) single unit condominium residences and thirty (30) two-unit (Duplex) buildings providing a total of 120 units. This project, as a Comprehensive Permit, will have 25% of the units as deed restricted low- and moderate-income units. The proposal includes associated utilities, infrastructure, and landscaping. This application also proposes a 12,500 square feet commercial structure.

- 7. NEW BUSINESS FOR DISCUSSION AND/OR ACTION (NO NEW BUSINESS WILL BE CONDUCTED AFTER 10PM)

- 7.1 **PUBLIC INFORMATIONAL MEETING**

"Proposed Commercial Contractor Units"

Pre-Application, Major Land Development

Owner/Applicant: Andrew Barber

AP 10, Lot 42; Zone GB-1 (General Business)

72 Harkney Hill Road

Applicant proposes to develop one commercial office building and two equipment storage buildings for contractor use, with development occurring in phases. ***This matter is being brought back before the Commission for consideration of combining the project's Master and Preliminary Plan stages of review at a future meeting.***

- 8. DIRECTOR'S REPORT

- 8.1 For discussion, vote, or other action: discussion of potential code changes for consideration

- 9. PUBLIC COMMENT

- 10. ADJOURNMENT

Meeting materials can be found on the Coventry Planning Department's webpage at the following link: <https://www.coventryri.gov/planning-development>.

The public is welcome to any meeting of the Town Council or its committees. If communication assistance is needed or any other accommodation to ensure equal participation, please contact the Town Clerk at (401) 822-9173 at least two (2) business days prior to the meeting.