



TOWN OF COVENTRY, RI
DEPARTMENT OF PLANNING & DEVELOPMENT
STAFF REPORT

1-Year Master Plan Extension	
Project Name:	Centre of New England
Project Type:	Major Land Development with associated Dimensional Variance
Owner:	Matthew J. McGowan, in Receiver for Commerce Park Properties, LLC; Commerce Park Associates 4, LLC; and Catapult Realty, LLC
Applicant:	Starr Capital LLC
Address:	Arnold Road, Angelina Drive, Stephanie Drive, and Centre of New England Boulevard
Plat / Lot / Zone:	AP 13, Lot 14; AP 14, Lots 1 & 65; Portions of AP 14, Lot 1.2; AP 15, Lot 98 / Zone: BP (Business Park)
Extension Date:	October 18, 2027

This staff report is submitted to the Planning Commission in response to an extension request for a prior Master Plan approval for the Major Land Development entitled “Centre of New England.” Master Plan was originally approved by the Planning Commission on September 25, 2024, and the decision was recorded on October 18, 2024.

RIGL § 45-23-39(c)(7) states: *“The approved master plan is vested for a period of two (2) years, with **the right to extend for two (2), one-year extensions upon written request** by the applicant, who must appear before the planning board for the annual review.”* Thus, the expiration date for the initial Master Plan approval is October 18, 2026. The applicant has submitted a written request, dated July 13, 2026, and is attached hereto.

This project also received approval for a Dimensional Variance from the minimum parking requirements under Unified Development Review. RIGL § 45-23-50(f) states: *“The expiration periods of an approval of a variance or special use permit granted under this section shall be the same as those set forth in the statute for the underlying type of project under review.”*

If granted by the Planning Commission, this first by-right extension would extend the initial Master Plan and Dimensional Variance approvals for “Centre of New England” under Unified Development Review to **October 18, 2027**, by which time the applicant shall submit the Preliminary Plan application or seek another one-year extension.

Staff Recommendation: Planning staff has no concerns at this time and recommends that the Planning Commission **approve** this by-right 1-Year Master Plan Extension to October 18, 2027 in accordance with the aforementioned RIGL § 45-23-39 and RIGL § 45-23-50.