



DarrowEverett^{LLP}

Kelley Morris Salvatore
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July 13, 2026

via email townplanner@richmondri.gov

The Honorable Planning Commission
c/o Douglas McLean, AICP
Director of Planning and Development
Town of Coventry
1675 Flat River Road
Coventry, RI 02816

Re: “Centre of New England” Arnold Rd, Angelina Dr., Stephanie Dr,
and Centre of New England Boulevard
Assessor’s Plat 13, Lot 14, Assessor’s Plat 14, Lots 1 & 65,
Portions of Assessor’s Plat 14, Lot 1.2 and Assessor’s Plat 15, Lot 98
Major Land Development Project/Unified Development Review – Master Plan Decision
Recorded October 18, 2024

Mr. Chairman and Members of the Planning Board:

As you know, I represent Starr Capital, LLC. relating to its development of several lots located in the “Centre of New England” property as referenced above. This proposal for development was granted master plan approval on September 25, 2024, which decision was recorded on October 18, 2024. I have attached the Master Plan Decision for your convenience.

In accordance with R.I.G.L. §§ 45-23-39(c)(7) and 45-23-50.1(f) (relating to Unified Development Review), the Applicant requests to appear before the Planning Commission for the annual review relative to its first by-right extension. We respectfully request that you acknowledge the first one-year, by-right extension, i.e., until October 18, 2027.

Please advise us of the date for the annual review.

Very truly yours,

Kelley Morris Salvatore

enclosure: Master Plan Decision dated September 25, 2024, recorded October 18, 2024
cc: Client

ONE TURKS HEAD PLACE, SUITE 1200, PROVIDENCE, RI 02903 • (401) 453-1200

MASSACHUSETTS RHODE ISLAND NEW YORK TENNESSEE NORTH CAROLINA SOUTH CAROLINA FLORIDA

**DECISION
MASTER PLAN
"Centre of New England"**

DATE OF HEARING: September 25, 2024

OWNERS: Matthew J. McGowan, in Receiver for Commerce Park Properties, LLC; Commerce Park Associates 4, LLC; and Catapult Realty, LLC

APPLICANT: Starr Capital LLC

SITE LOCATION: Arnold Rd, Angelina Dr, Stephanie Dr, and Centre of New England Blvd
(AP 13, Lot 14; AP 14, Lots 1 & 65; Portions of AP 14, Lot 1.2 and AP 15, Lot 98)

ZONING DISTRICT: BP

TYPE OF PROJECT OR SUBDIVISION: Major Land Development

This matter came before the Planning Commission for a Unified Development Review of a Major Land Development Application (Master Plan) and an associated Dimensional Variance Application.

The applicant is proposing to develop 362 townhouse-style residential units in duplexes (with associated parking, landscaping, and utilities) on AP 13, Lot 14 and AP 14, Lot 65, which will be accessible from the completion of Centre of New England Boulevard, as well as 350 residential units distributed across seven multifamily buildings on AP 14, Lot 1, which will be accessible from Arnold Road. This amounts to a total of 712 residential units. The subject parcel's constituent lots are all zoned BP (Business Park).

This proposal received dimensional relief at the September 25, 2024 meeting of the Planning Commission to allow the applicant to serve the multifamily residential component on AP 14, Lot 1 with 1.5 parking spaces per unit, instead of the required 2 spaces per unit. The Dimensional Variance Decision was recorded on 10/18/24.

It is hereby DECREED:

Upon motion made by Member Studley, and seconded by Member Smith, the Planning Commission **GRANTS** conditional Master Plan approval for the Centre of New England Master

Plan Application, located at Arnold Rd, Angelina Dr, Stephanie Dr, and Centre of New England Blvd (AP 13, Lot 14; AP 14, Lots 1 & 65; Portions of AP 14, Lot 1.2 and AP 15, Lot 98), with the following Findings of Fact, Conditions of Approval, and Waivers:

FINDINGS OF FACT:

The Planning Commission conducted an orderly, thorough, and expeditious technical review of this Preliminary Plan Application for conformance with required standards set forth in RIGL Section 45-23-60, as well as in the Town of Coventry's Subdivision and Land Development Regulations, and found the following:

RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, “The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies.”

1. The Comprehensive Plan's Future Land Use designation for the subject parcel is Business Park. Although this area was envisioned to host “retail, service, office and light industrial development,” the subject parcel is subject to a Consent Judgment which allows residential uses as well.
2. The proposed development is consistent with several key aspects of the Comprehensive Plan's intent for the Business Park land use designation, namely that development would be coordinated across multiple sites, with less intense uses serving to buffer more intense uses from the surrounding area.

RIGL § 45-23-60. Procedure – Required findings. (a)(2) states, “The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance.”

3. The subject parcel is subject to a Consent Judgment dated February 23, 2004 which establishes that “Article 14 of the Coventry Zoning Code, as enacted on January 13, 1997 and as amended on August 20, 2001, ...shall apply to the Centre of New England, including the permitted right to erect a multi-family development including but not limited to single dwelling units, duplex dwelling units and multifamily dwelling units within the Centre of New England project.”
4. The applicant proposes to provide 1.5 parking spaces per dwelling unit for the multifamily residential development to be located on AP 14, Lot 1. The proposal meets all other Zoning standards.
5. Master Plan approval is conditioned upon obtaining relief in the form of a Dimensional Variance, for which the applicant has received approval in a separate application.
6. The proposal will not alter the general character of the surrounding area or impair the intent or purpose of the Coventry Zoning Code.

RIGL § 45-23-60. Procedure – Required findings. (a)(3) states, “There will be no significant negative

*environmental impacts from the proposed development as shown on the **final** plan, with all required conditions for approval.” (emphasis added)*

7. This finding pertains specifically to the final plan; however, no significant environmental impacts are anticipated based on the Master Plan level of detail required at this stage. Further details on environmental components and mitigations will be reviewed and addressed at future stages of review to demonstrate how the application complies with this same finding at each stage.
8. The March 2023 update of the Rhode Island Natural Heritage map shows that the subject parcel falls within a Natural Heritage Area overlay.

RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, “All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.”

9. AP 14, Lot 1 currently enjoys adequate permanent physical access to a public right-of-way (Arnold Road). Other parcels will be connected to private rights-of-way with easement access provided.
10. The Traffic Impact Study and associated Peer Review concur that the proposed development provides for safe and adequate circulation for vehicular traffic as well as for emergency vehicles as currently envisioned at the Master Plan stage. An additional Traffic Impact Study is anticipated at the Preliminary Plan stage of review to address items raised in the Peer Review.

WAIVERS:

- The Planning Commission **GRANTS** waivers to allow the applicant to design all roadways with a 24-foot minimum width and single-side sidewalks on the condition that the roadway proposed to connect AP 14, Lot 1 with AP 14, Lot 65 shall not be used for regular vehicle traffic.

CONDITIONS OF APPROVAL:

1. Master Plan approval is conditioned upon strict adherence to the associated Dimensional Variance Application as presented and approved.
2. The applicant shall provide a letter from Kent County Water Authority confirming water availability with its Preliminary Plan application.
3. A Traffic Impact Study addressing the comments raised by the Peer Reviewer, dated September 18, 2024, shall be submitted with the Preliminary Plan application.

4. The applicant shall submit a Soil Erosion and Sedimentation Control Plan, a Grading Plan, a Utility Plan, and a Drainage Plan with its Preliminary Plan application.
5. Dumpster enclosure locations shall be noted on the Preliminary Plan set as applicable.

By agreement, the applicant shall designate 18% of all residential units to be built on any of the parcels it develops within Centre of New England, namely AP 5, Lots 12 and 14.1; AP 6, Lot 3.1; AP 13, Lot 14; AP 14, Lots 1 and 65; and AP 15, Lot 98 as deed-restricted low- and moderate-income housing. It is understood that the applicant will establish a schedule for the geographic distribution and development phasing of all LMI units at the Preliminary Plan phase of review. (LMI units are not required to be fully integrated throughout all parcels.)

TOWN OF COVENTRY, R.I.
Oct 18, 2024 11:26A
JOANNE P. AMITRANO, TOWN CLERK

SIGNED:


Richard Kalunian, Vice Chairman

10/18/2024
Dated

Pursuant to Article XII. Appeals, Subsection A. Procedure for Appeals to the Board of Appeal of the Coventry Subdivision Regulations, the decision of the Planning Commission herein may be appealed in writing by any party aggrieved by said decision to the Coventry Board of Appeal. Any such appeal shall be made within 20 days of the day of the decision is recorded and posted in the Town Clerk's Office.



TOWN OF COVENTRY

Department of Planning & Development

1675 Flat River Road, Coventry, RI 02816

Phone (401) 822-9184 Fax (401) 822-6236

DIMENSIONAL VARIANCE DECISION

DATE: October 18, 2024
SITE NAME: "Centre of New England"
PROPERTIES: AP 13, Lot 14 and AP 14, Lots 1 & 65
ADDRESS: Arnold Rd, Angelina Dr, Stephanie Dr, and Centre of New England Blvd
ZONE: BP (Business Park)
OWNERS: Matthew J. McGowan, in Receiver for Commerce Park Properties, LLC;
Commerce Park Associates 4, LLC; and Catapult Realty, LLC
APPLICANT: Starr Capital LLC

This matter came before the Planning Commission for a Unified Development Review of a Major Land Development Application (Master Plan) and an associated Dimensional Variance Application.

Materials in support of a Dimensional Variance Application were submitted on August 1, 2024. The applicant is requesting relief through this application to serve the multifamily residential component to be located on AP 14, Lot 1 with 1.5 parking spaces per unit, instead of the required 2 spaces per unit. As this relief represents a variance of more than 25% from the dimensional standard, the request for relief in support of the project's associated Master Plan – Major Land Development Application triggered Unified Development Review application, authorizing the Planning Commission to decide the matter.

It is hereby DECREED:

Upon motion made by Member Kenney, and seconded by Member Preiss, the Planning Commission **GRANTS** conditional approval for the Centre of New England Dimensional Variance Application as presented (including all stipulations and provisions contained therein), located at Arnold Road (AP 14, Lot 1), with the following Findings of Fact and Conditions of Approval:

FINDINGS OF FACT:

The Planning Commission conducted an orderly, thorough, and expeditious technical review of this Dimensional Variance Application for conformance with required standards set forth in RIGL Section 45-24-41 and found the following:

RIGL § 45-24-41. General provisions – Variances. (d)(1) states, “That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16)”

1. The subject parcel contains a number of wetland features which impact how the buildings, roadways, and surface parking areas can be configured. The applicant has indicated that it may devote the ground floors of the multifamily residential buildings to parking, so some of the site’s parking needs may be contained within the footprints of the buildings themselves.

RIGL § 45-24-41. General provisions – Variances. (d)(2) states, “That the hardship is not the result of any prior action of the applicant”

2. The applicant has submitted a letter from DiPrete Engineering dated September 11, 2024 with calculations to support its assertion that the minimum standard from which it seeks relief (two spaces per unit) would exceed the development’s actual parking needs based on industry data. Pare Corporation, serving as Peer Reviewer, concurs with applicant’s calculations that 1.5 spaces per unit is acceptable.

RIGL § 45-24-41. General provisions – Variances. (d)(3) states, “That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based”

3. Notwithstanding the fact that the Consent Judgment supersedes Zoning, both the Zoning and Future Land Use designations of the subject parcel are Business Park. The multifamily residential use is allowed through the Consent Judgment.
4. Multifamily residential provides a comparatively lower-intensity buffer between the single-family residential neighborhood to the north and the commercial properties within Centre of New England to the south. Accordingly, the subject parcel will likely generate less traffic and parking demand with a multifamily use than it might otherwise have generated if its use were commercial.
5. As written, the Zoning code applies a blanket minimum parking standard for single-, two-, and multifamily residential uses. The applicant provided calculations to support their contention that the studio- and one-bedroom units within their multifamily development require fewer parking spaces and therefore the site can adequately meet its parking needs without providing as many spaces as would otherwise be required by code. Pare Corporation, serving as Peer Reviewer, concurs with applicant’s calculations that 1.5 spaces per unit is acceptable.

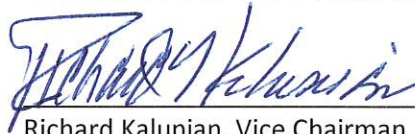
RIGL § 45-24-41. General provisions – Variances. (d)(4) states, “In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief. The zoning board of review, or, [planning board] in unified development review, has the power to grant dimensional variances where the use is permitted by special-use permit.”

6. Viewed in light of both the natural constraints imposed by wetlands and stormwater retention space, and the applicant's intention to devote the ground floors of its multifamily residential buildings to accommodate parking, the request to reduce the number of required parking spaces appears minimal.
7. The applicant's Zoning Narrative is well-conceived and provides a foundation of information for positive consideration of the requested Dimensional Variance.

CONDITIONS OF APPROVAL:

1. The applicant shall receive approval of its Final Plan – Major Land Development Application.

COVENTRY PLANNING COMMISSION



Richard Kalunian, Vice Chairman

Dated: October 18, 2024

TOWN OF COVENTRY, R.I.
Oct 18, 2024 11:24A
JOANNE P AMITRANO, TOWN CLERK

Pursuant to Article XII. Appeals, Subsection A. Procedure for Appeals to the Board of Appeal of the Coventry Subdivision Regulations, the decision of the Planning Commission herein may be appealed in writing by any party aggrieved by said decision to the Coventry Board of Appeal. Any such appeal shall be made within 20 days of the day of the decision is recorded and posted in the Town Clerk's Office.