



DarrowEverett<sup>LLP</sup>

**Kelley Morris Salvatore, Esq.**  
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June 11, 2024

Douglas McLean, AICP  
Director of Planning and Development  
Town of Coventry  
1675 Flat River Road  
Coventry, RI 02816

Re: Project Narrative  
Pre-Application – Centre of New England

Dear Mr. McLean:

As you know, we represent Starr Capital LLC relative to its intentions to develop property located within Centre of New England (CNE). In fact, Starr Capital LLC is the contract purchaser for seven vacant parcels at CNE. These purchase and sale agreements allow us to plan and manage the development in a comprehensive manner including road improvements, stormwater management, utilities, and other infrastructure. This is a great opportunity for the community as a large mixed-use project that will have a significant economic development impact. Because of the coordinated development of these properties by one developer, site access to each parcel is ensured, with entrances off Centre of New England Boulevard, The Highlands, from Arnold Road and with connections throughout the development.

Based on Consent Orders entered into by the Town in state Receivership proceedings relating to the subject properties, the zoning requirements are controlled by the Town's 1997 Zoning Ordinance, which permits multifamily development and uses permitted in the Business Park (BP) zoning district and dimensional requirements are limited.

At the heart of our project is building single family, townhouse, and apartment-style dwellings with a mix of rental and ownership opportunities to meet the needs of the community. In today's digital world, many people work from home, and everyone shops at home, so it will be designed for the future as telecommunication demand grows. This project will further include retail and other commercial uses to provide services for the community. Centre of New England also includes 80 acres of open space that will be carefully managed as an ecological preserve.

There are significant challenges ahead including some wetlands and contaminated soils due to neglect of these properties that were formally sand and gravel operations and other industrial uses. It will take a major effort with local and state agencies to obtain the necessary permits. In coordination with the receiver and Town leadership, we are prepared with an outstanding development team led by DiPrete Engineering and Darrow Everett.

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We look forward to discussing our proposal with the Technical Review Committee and Planning Commission at the scheduled pre-application meetings on June 17 and June 26, respectively.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Kelley M. Salvatore', with a stylized flourish at the end.

Kelley Morris Salvatore, Esq.

Cc: Tim Eden, Starr Capital LLC  
DiPrete Engineering  
Paul Bannon, P.E.