

# **VILLAGE GREEN CONDOMINIUM ASSOCIATION, INC.**

**An Active Over 55 Community  
4002 Village Green Circle – Coventry, RI 02816**

August 5, 2024

Alex Berardo  
Principal Planner  
Town of Coventry  
1670 Flat River Road  
Coventry, RI 02816

RE: C.N.E. Lot 6

Dear Alex,

This letter is in regards to the proposed plans for the building of a convenience store/service store located directly in front of our community on Village Green Circle. As per our conversation, I would like to address concerns for the development of this site. We are a 55 and older community with 120 plus residents. If something like this were to be built, we feel that the following would be a problem:

- If a gas station/convenience store:
  - Gas pump odors would be a huge hinderance to the residents behind the property.
  - Storage tanks in the ground could be a possible fire hazard.
  - Hours of operation would have to be limited due to the residents in the over 55 community behind it. Noise ordinance would have to be considered due to the residential area. Hours of operation no more than 7 am – 9 pm
  - There would be additional lights and canopy lights that would disrupt the living of residents close by.
  - Truck deliveries of product and gas would be disruptive to traffic as well as residents living directly behind the property.
- Unaware of convenience/gas stores being built abutting a condo or residential community anywhere.

We strongly believe this is prime real estate for expansion of condo units. We would appreciate it if you could keep us informed of any movement forward with this development.

Sincerely,

Lawrence O'Brien  
President, VGCA



cc. Kelly Morris Salvatore, Esquire, Star Capital LLC.