



TOWN OF COVENTRY

DEPARTMENT OF PLANNING & DEVELOPMENT

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DATE: January 17, 2025
TO: Members of the Coventry Planning Commission
FROM: Doug McLean, Director of Planning & Development
RE: **Colaluca Estates – One-Year Extension Request of Amended Master Plan**

Item 7.1 on this month's agenda is a request for a one-year extension of Amended Master Plan approval for Colaluca Estates.

To provide a brief summary of the project's approval history, the original Amended Master Plan Approval was received on July 25, 2007, and the owner/applicant, John Colaluca, has sought and received multiple extensions in the 17+ years since that time (note that RIGL 45-21-61.1, commonly known as the "Tolling" statute, paused the clock for approvals between November 2009 and July 2017).

RIGL Section 45-23-39(c)(7)(i) 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. **Thereafter, vesting may be extended for a longer period, for good cause shown, if requested by the applicant, in writing, and approved by the planning board.** Master plan vesting includes the zoning requirements, conceptual layout, and all conditions shown on the approved master plan drawings and supporting materials."

Consistent with the bolded portion of the above citation of state law, Mr. Colaluca has submitted a written request for another one-year extension which makes his case for a "good cause" basis for granting the extension (enclosed to this memo).

Planning Staff defer to the Commission's judgment on this matter.

A letter to the Town of Coventry planning director and planning board for extension of Colaluca Estates development. I greatly appreciate the extensions giving in the past everybody has been very understanding. Based on State law RIGL 45-25-44 I request an extension. The reason is family hardship at this time. My father in law which is 90 years old is failing and it's been a daunting task to help him. He requires a lot time and help. My mother in-law is battling early stage of dementia. She needs to be watched and reminded often.

Thank You

John Colaluca