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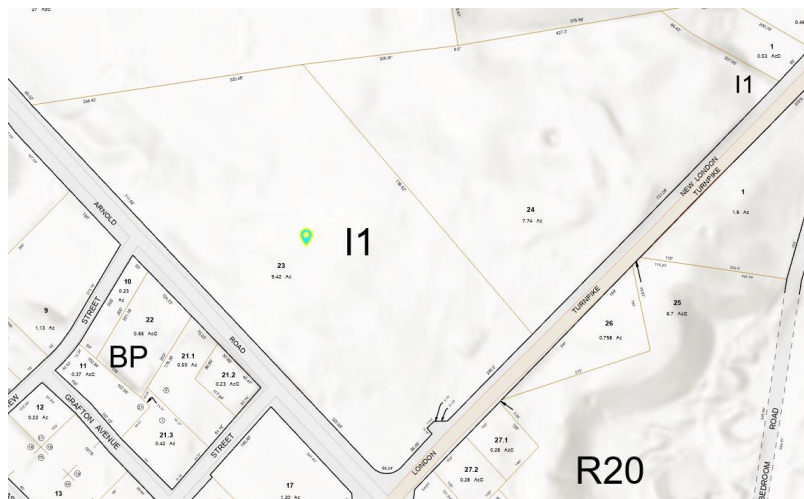
February 17, 2025

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

**Re: Starr Capital, LLC**  
**2271 New London Turnpike**  
**666 Arnold Road**  
**Assessor's Plat 7, Lots 23 and 24**

Dear Mr. McLean and Honorable Members of the Planning Commission:

As you know, I represent Starr Capital, LLC, who is under agreement to purchase property located at 2271 New London Turnpike and 666 Arnold Road, further described as Assessor's Plat 7, Lots 24 and 23, respectfully (the "Property"). The site consists of 17+ acres and is well-suited for a commercial or mixed-use development. The Property is currently zoned Industrial-1 (I-1). We expect to submit a petition for a zone change with our master plan submission, so that we may address specific uses and dimensional requirements for this site as a planned development, addressing its unique character and location in the Town.



This letter is intended to describe the proposed permitted uses from the Town's Zoning Ordinance, dimensional requirements, parking requirements and process for approval for discussion at the pre-

application meeting. We look forward to your consideration and comments as we proceed to master plan stage.

**Planning Commission review.** The Planning Commission shall review the development of this Property as a Major Land Development Plan, including master plan, preliminary plan and final plan stages of review. The recorded final plan remains valid as the approved plan for the site unless and until an amendment to the plan is approved (or a new plan is approved by the Planning Commission). Minor changes, as defined by the Regulations, may be approved administratively by the administrative officer. Major changes, as defined by the Regulations, may be approved by the Planning Commission and shall include a public hearing.

**Permitted uses.** The following uses are proposed to be permitted in the planned district. Uses are identified as they are listed in Table 6-1 of the Zoning Ordinance. Additional proposed uses are identified as “XX.”

- A. Residential
  - 05. Multifamily dwelling project
  - 10. Motel and hotel.
- B. Agricultural
  - 01. Veterinarian and animal hospital.
- C. Industry
  - 4. Transportation, communications and utilities.
    - 16. Roof-mounted solar installation.
- D. Commercial
  - 2. Retail trade: building materials, hardware and farm equipment; no outdoor storage.
    - 01. Sale of lumber and other building materials.
    - 02. Sale of heating, plumbing and electrical supply and service.
    - 03. Sale of paint, glass, floorcovering and wallpaper.
    - 04. Sale of hardware.
  - 3. Retail trade: food.
    - 01. Supermarkets.
    - 02. Grocery stores, delicatessens, meat and fish markets, retail sale of baked goods and dairy products; permanent fruit and vegetable markets.
    - 03. Convenience stores.
  - 4. Retail trade: motor vehicles
    - 02. Tire, battery and accessory dealers – service (auto parts store).
    - 03. Gasoline service (full or self) station (minor repairs only, may be combined with convenience store).
  - 5. Retail trade: apparel and apparel accessories.
    - 01. Shoe store.
    - 02. Tailor or dressmaker.

- 03. Sale of miscellaneous apparel and accessories including yarn, fabric, sewing shop, leather shops.
- 6. Retail trade: furniture, furnishing, and equipment.
  - 01. Sale and repair of furniture, floor covering, home furnishings and accessories stores.
  - 02. Sale and repair of appliances.
  - 03. Sale and repair of radio, television, musical instruments, record, CD, and tape shops.
  - 04. Rental service stores (light equipment).
  - 05. Camping, fishing or hunting equipment store (retail or rental).
- 7. Retail trade: eating and drinking places.
  - 01. Lunchroom or restaurant (no alcoholic beverage).
  - 02. Tavern, café, club, bar or lounge (alcoholic beverage).
  - 03. Lunchroom or restaurant (alcoholic beverage).
  - 04. Drive-in and fast-food restaurants (no alcoholic beverages).
- 8. Retail trade: miscellaneous retail stores; no outdoor sales.
  - 01. Drugstores, video rental, office equipment, sporting goods and gun stores.
  - 02. Packaged liquor stores.
  - 03. Secondhand stores.
  - 04. Antique shops.
  - 07. Lawn and garden supply stores.
  - 08. Swimming pool sales.
  - 09. Fuel dealers, oil and bottle gas sale and service only.
  - 10. Sale of general merchandise. Department store (including storage up to 30% of GFA).
  - 11. Landscape supply (in bulk).
- XX. Other Retail: Sale of jewelry, personal items, bath, kitchen and other similar products and goods.
- 9. Storage facilities.
- 10. Personal, business and professional services.
  - 1. Professional offices.
    - 01. General commercial office, bank or financial institution.
    - 02. Temporary real estate office and/or model home.
    - 05. Physical therapy and other health-related services.
    - 06. Medical and dental offices and laboratories, legal, engineering and design and other professional offices.
  - 2. Personal services.
    - 01. Laundry or dry cleaners (pick up) and self-service laundromat.
    - 02. Photo studio, taxidermist and similar specialty shops.

- 03. Beautician and barber shops, shoe repair, tattoo shop and similar specialty shops.
- 05. Caterer.
- 06. Travel agency, newspaper office (no printing).
- 3. Automotive repair, services and garages.
  - 02. General automotive repair, automobile body shop, vehicle washing shop.
- 4. Governmental, education and institutional.
  - 01. Government-owned building (except garage or utility).
  - 04. Private day-care, kindergarten, elementary or secondary school, junior college, college or university.
  - 05. Trade or professional school.
  - 06. Individual instruction.
  - 07. Group instruction.
  - 09. Churches.
  - 13. Walk-in medical clinic or treatment center.

XX. Other personal services. Pet grooming services.

G. Recreation.

- 06. Indoor commercial amusement or recreation services.
  - 01. Studios and schools for musical instruments, dance, singing, etc.
  - 02. Bowling alleys, billiard and pool, motion picture theater, exercise center, gymnasium, sauna or Turkish bath.
  - 03. Video or pinball arcades.

**Low- and Moderate- Income Housing requirement for Multifamily dwelling use.** If the proposal for development includes multifamily residential, then eighteen percent (18%) of the total number of dwelling units must be designated as low- and moderate-income housing as defined by Rhode Island General Laws (“LMI units”). The units may be designated on the site, or may be located on properties designated as Assessor’s Plat 13, Lot 14, Assessor’s Plat 14, Lot 65, Assessor’s Plat 14, Lot 1, Assessor’s Plat 15, Lot 98, Assessor’s Plat 6, Lot 3.1, Assessor’s Plat 5, Lot 14.1, Assessor’s Plat 5, Lot 12, so long as the number of LMI units is eighteen percent (18%) of the total number of dwelling units on these properties.

**Section 5. Dimensional regulations.** The following dimensional regulations are proposed to apply to the Property.

Maximum Impervious Area/Lot Coverage	65% percent
Maximum Gross Floor Area	120,000 square feet of non-residential GFA; for every dwelling unit, non-residential GFA shall be reduced by 300 square feet
Minimum Parking Lot/Driveway Setbacks	10 feet (see perimeter landscape buffer)

Minimum Building Setbacks 20 feet  
Maximum Height 35 feet; building height may be increased to a maximum of 60 feet for buildings set back a minimum of 200 feet from New London Turnpike

**Parking regulations.** Parking shall be a minimum of 3 spaces per 1,000 square feet of gross floor area of non-residential uses and 1.5 spaces for each dwelling unit.

**Landscaping.**

**Perimeter Landscape Buffer:**

Along New London Avenue and Arnold Road	10 feet
From shared property line with AP 7, Lot 1	35 feet
Rear yard	20 feet

The perimeter landscape buffer shall be provided to separate commercial and office uses from the street. At least a ten-foot strip along roadways shall be landscaped with trees, shrubs, fences, berms or other means deemed acceptable by the Planning Commission. Along shared property lines, existing trees and woodlands shall be preserved to the greatest extent possible. Otherwise, supplemental plantings shall be introduced as appropriate to adequately buffer adjacent land uses.

**Parking areas:**

The development shall contain a minimum of 5% interior landscaping in parking areas with a mix of evergreen, ornamental, shade trees and shrubs; the landscape plan shall be designed to promote safe and efficient circulation of pedestrians and vehicles, while considering the need for properly vegetated and maintained landscaped areas in order to enhance and preserve the visual character by promoting high-quality developments.

**Remaining pervious areas:**

The total pervious area shall be considered greenspace totaling 35% of the total project area and will include well-maintained natural, vegetated and lawn areas to enhance the development. Well-maintained retaining walls, drainage areas and development amenities may be included in these areas. Half of pervious areas may be devoted to major stormwater facilities, as approved by the Planning Commission.

Very truly yours,



Kelley Morris Salvatore

cc: Client  
J. Rosen, P.E.