



DarrowEverett LLP

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July 1, 2025

***dmclean@coventryri.gov***  
Doug McLean, AICP  
Director of Planning and Development  
1675 Flat River Road  
Coventry, RI 02816

Re: Coventry Centre Master Plan and Zoning Petition

Dear Mr. McLean:

This is intended to supplement our application, specifically relating to lighting proposed for the development. As you know, it is premature to provide a formal lighting plan at the conceptual “master plan” stage of review, because full engineering must be completed, which may cause buildings and other improvements to be modified. A full photometric plan and specifications for light temperature will be provided at preliminary plan stage.

However, the Applicant is cognizant of the surrounding properties, specifically the single family homes located across New London Turnpike. We can assure the Planning Board and Town Council that our lighting in parking areas will be designed to respect our residential neighbors with shielded down-facing lighting and will be dark-sky compliant. As you know, the proposal includes two entrances off of New London Turnpike that is expected to include “boulevard style” lighting. We will propose simple wall packs on the buildings fronting along the street for security purposes. Importantly, we will provide landscape buffering along the perimeter property lines and street lines that will further mitigate lighting impacts and support total lighting cutoff at the property boundaries.

If you require additional information, please advise. Otherwise, we look forward to presenting our proposal to the Planning Board and Town Council.

Very truly yours,

Kelley Morris Salvatore

cc: Starr Capital, LLC  
Josh Rosen, P.E., VHB  
Doug McLean, AICP, Planning Director

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