

**DECISION
MASTER PLAN
"Coventry Centre"**

DATE OF HEARING: August 27, 2025

OWNERS: Bernard L., Liv T., and Christopher LeFoley (Lot 23)
David T. & Christine Olton (Lot 24)

APPLICANT: Starr Capital, LLC

SITE LOCATION: 666 Arnold Rd (Lot 23)
2271 New London Turnpike (Lot 24)

ZONING DISTRICT: I-1 (Industrial)

**TYPE OF PROJECT OR
SUBDIVISION:** Major Land Development

This matter came before the Planning Commission for a Master Plan Review of a Major Land Development Application and associated Zone Change Petition. The applicant proposes to develop commercial uses on Lot 23, and residential uses on Lot 24. The proposed commercial uses would combine for a total of 48,000 GSF dedicated to a mix of retail, restaurant, drive-thru, and gas station/convenience store uses. The proposed residential uses would combine for a total of 4 buildings and 218 multifamily units, a percentage of which shall be deed-restricted affordable.

This proposal received a positive recommendation for its Zone Change Petition at the August 27, 2025 meeting of the Planning Commission. The Zone Change Recommendation was recorded on

9/4/25.

It is hereby DECREED:

Upon motion made by Secretary Anderson, and seconded by Member Preiss, the Planning Commission **GRANTS** conditional Master Plan approval for the Coventry Centre Master Plan Application, located at 666 Arnold Rd (Lot 23) and 2271 New London Turnpike (Lot 24), with the following Findings of Fact and Conditions of Approval:

FINDINGS OF FACT:

The Planning Commission conducted an orderly, thorough, and expeditious technical review of this Preliminary Plan Application for conformance with required standards set forth in RIGL Section 45-23-60, as well as in the Town of Coventry's Subdivision and Land Development Regulations, and found the following:

RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, "The proposed development is

consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies."

1. The Comprehensive Plan's Future Land Use designation for the subject parcel is Business Park. The proposed development is consistent with several key aspects of the Comprehensive Plan's intent for the Business Park land use designation, namely that development would be coordinated across multiple sites, with less intense (multifamily residential) uses serving to buffer more intense (commercial) uses from the surrounding area.

RIGL § 45-23-60. Procedure – Required findings. (a)(2) states, "The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance."

2. The subject parcel is zoned I-1 (Industrial).
3. Master Plan approval is conditioned upon Town Council approval of a companion Zone Change application which would explicitly define the proposed uses as permissible in the proposed Coventry Centre Planned District and would establish a new by-right minimum parking standard.
4. The proposal will not alter the general character of the surrounding area or impair the intent or purpose of the Coventry Zoning Code.

RIGL § 45-23-60. Procedure – Required findings. (a)(3) states, "There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval." (emphasis added)

5. This finding pertains specifically to the final plan; however, no significant environmental impacts are anticipated based on the Master Plan level of detail required at this stage.
6. The June 2025 update of the Rhode Island Natural Heritage map shows that the subject parcel falls within a Natural Heritage Area overlay.

RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, "All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement."

7. The full subject parcel enjoys adequate permanent physical access to two public rights-of-way (Arnold Road and New London Turnpike).
8. The development will provide for safe and adequate circulation for vehicular traffic as well as for emergency vehicles.

CONDITIONS OF APPROVAL:

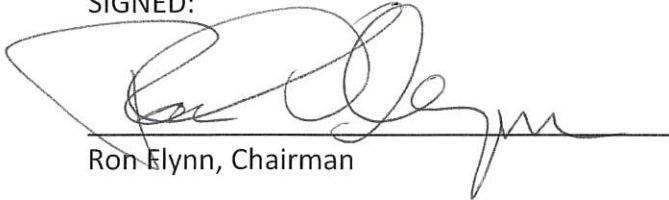
1. The applicant shall establish a schedule for proposed locations and timing of construction of all LMI units at the Preliminary Plan phase of review.

2. The applicant shall be responsible for advancing the design and eventually funding the construction of all work associated with the Arnold Road/New London Turnpike intersection and those portions of both public rights-of-way adjacent to the subject parcel that were identified in the Traffic Study and associated Peer Review.
3. In lieu of constructing sidewalks along the full length of the Lot 23's Arnold Road frontage, the applicant shall truncate the Arnold Road sidewalk at the intersection with proposed "Road 1," about 350 feet south of the shared lot line with AP 15, Lot 81, and instead complete the roughly 300-foot gap in the New London Turnpike sidewalk network by building sidewalks in front of AP 16, Lots 1 and 2 as an off-site improvement.
4. Prior to submitting its Preliminary Plan application, the applicant shall coordinate with Planning Staff regarding the following details:
 - a. Potential transfer of property from the subject parcel to the Town to widen the public right-of-way for the purpose of accommodating lane widenings, walkways, and/or other forms of traffic mitigation
 - b. Logical crosswalk treatments near termini of the future sidewalks on Arnold Road and New London Turnpike
 - c. Feasibility of constructing the proposed sidewalks along the subject parcel's Arnold and New London frontages as shared-use paths to provide bicyclists a safer means of traveling through the busy Arnold/New London intersection than sharing the roadway lanes
 - d. Sufficient provisions for intra- and inter-parcel access for pedestrians and/or cyclists
 - e. Options for improving the existing RIPTA Route 23 northbound stop (corner of Arnold Rd and Gay St) to promote public transit access to the subject parcel
5. The applicant shall submit the following items with its Preliminary Plan application:
 - a. Soil Erosion and Sedimentation Control (SESC) application
 - b. Lighting Plan
 - c. Formal architectural renderings of all proposed buildings
 - d. Water Supply Study
 - e. Schedule for proposed locations and timing of construction of all LMI units
 - f. Proposed designs for Arnold Road/New London Turnpike intersection improvements
6. The Engineer of Record shall submit a Certificate of Conformance (COC) prior to issuance of Certificates of Occupancy for the proposed buildings.
7. Upon project completion, a Certificate of Conformance (COC) from the Engineer of Record (EOR) shall be required. The COC shall certify that the constructed project meets all required standards, regulations and specifications in the permitting and construction documents. The COC shall be focused on site civil related work. Work includes, but is not limited to; all drainage system components, earth grading, roadway subbase, pavement and curbing, concrete flatwork, underground utilities (sewer, electric, water, etc.), survey markers and monuments, fire cisterns, signage, fencing and landscaping. EOR shall partner with a qualified sub-consultant to perform necessary inspection related duties if EOR does not perform these duties in-house. All coordination between EOR and inspection sub-

consultant shall be finalized before construction commences. A certificate of occupancy will not be issued until COC is received and accepted by the town.

8. The applicant shall receive approval of its associated Zone Change Petition from the Town Council.

SIGNED:



Ron Elynn, Chairman

9-3-25
Dated

Pursuant to Article XII. Appeals, Subsection A. Procedure for Appeals to the Board of Appeal of the Coventry Subdivision Regulations, the decision of the Planning Commission herein may be appealed in writing by any party aggrieved by said decision to the Coventry Board of Appeal. Any such appeal shall be made within 20 days of the day of the decision is recorded and posted in the Town Clerk's Office.