



Town of Coventry
Department of Planning and Development
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February 19, 2025

TOWN OF COVENTRY
PLANNING COMMISSION PUBLIC INFORMATIONAL MEETING
“COVENTRY CENTRE”

The Coventry Planning Commission will conduct a Public Informational Meeting for a Pre-Application Review of a Major Land Development Application for the proposed “Coventry Centre” project, submitted by Starr Resolute, LLC. The meeting will be convened in-person in the Council Chamber at Coventry Town Hall, 1670 Flat River Road, on Wednesday, February 26, 2025 at 6:30 p.m.

Please note that this Public Informational Meeting was originally scheduled for a joint meeting of the Town Council and Planning Commission to be held on February 4th. That joint meeting was cancelled; the project has been re-noticed to reflect that it will now be heard solely by the Planning Commission, during their regular monthly meeting.

ZOOM INFORMATION

When: Feb 26, 2025 06:30 PM Eastern Time (US and Canada)
Topic: Town of Coventry Planning Commission Meeting - February 26, 2025

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/83668652792?pwd=ug79185E79oFYnhFSi64IbmFpCQC3m.>

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Passcode: 782844

Join by telephone:

One-tap: +16465588656,,83668652792#,,, *782844# US (New York)

Standard: +1 646 558 8656 US (New York)

Webinar ID: 836 6865 2792

Passcode: 782844

International numbers available: <https://us02web.zoom.us/j/83668652792?pwd=ug79185E79oFYnhFSi64IbmFpCQC3m.>

This Pre-Application discussion is only the first step in the overall application process; as such, no votes will be taken to approve or deny the project during this phase of review. The Planning Commission will provide initial feedback to the applicant to help shape the

project moving forward. This proposal would eventually require a formal Master Plan Application and a corresponding Zone Change Application to be decided by the Planning Commission and Town Council, respectively.

The applicant, Starr Resolute, is proposing to develop the subject parcel, which is located at 666 Arnold Road & 2271 New London Turnpike and is comprised of AP 7, Lots 23 and 24, as either a purely-commercial shopping center or a mixed-use shopping center. The applicant has submitted conceptual site plans for both potential development ideas and will be seeking the Commission's guidance on which to pursue. The commercial component of the development could include up to 120,000 SF of business uses, including but not limited to restaurants, retail, grocers, gas stations, convenience stores, coffee shops, and/or service stations. The applicant is proposing to designate 18% of the residential units that could be built under the mixed-use concept as deed-restricted affordable housing.

Meeting materials and plans can be found on the Coventry Planning Department's webpage at the following link: <https://www.coventryri.gov/planning-development>. The plans are also available for review at the Department of Planning and Development, Town Hall Annex, 1675 Flat River Road, Monday-Friday, 8:30 am – 4:30 pm.

Written comments from the public on this project may be submitted prior to the meeting to Doug McLean, Director of Planning and Development, at dmclean@coventryri.gov. All written comments will be forwarded to the Planning Commission for their consideration at the February 26 meeting.

The public is welcome at any meeting of the Town Council or its committees. If communication assistance is needed or any other accommodation to ensure equal participation, please contact the Town Clerk at (401) 822-9173 at least two (2) business days prior to the meeting.