

**DECISION
MASTER PLAN
"Coventry Crossings"**

DATES OF HEARING: October 18, 2023

OWNER: John Koszela & William Eccleston Rev Trust Et Al

APPLICANT: Kreg Management

SITE LOCATION: Harkney Hill Road and Nooseneck Hill Road (AP 10, Lot 29, and AP 18, Lot 86)

ZONING DISTRICT: GB-1/SPD & R-20

**TYPE OF PROJECT OR
SUBDIVISION:** Comprehensive Permit/Major Land Development

This matter comes to the Planning Commission for consideration of a Master Plan Application for a Comprehensive Permit/Major Land Development for a mixed-use development consisting of 142 residential units and 12,500 GSF of commercial uses. The public hearing for this matter was opened for Master Plan review on July 10; the matter was continued at meetings on the dates of August 8; August 23; September 13; and was finally concluded with a vote on October 18, 2023.

Of the 142 residential units, 72 units will be single-family dwellings and 70 units will be two-family dwellings. A total of 25% of the residential units will be deed restricted as affordable. The applicant is seeking to subdivide the overall property into two separate parcels, one of which will host the residential units (Parcel A), and the other of which will host the commercial component and associated parking (Parcel B). This Application has been reviewed under the Comprehensive Permit Application Process.

Based upon a motion by Vice Chairman Kalunian and seconded by Member Smith it is hereby DECREED:

The Planning Commission **GRANTS** Master Plan approval for Coventry Crossings, a Major Land Development located at the corner of Harkney Hill Road and Nooseneck Hill Road (AP 10, Lot 29, and AP 18, Lot 86), 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 Master Plan application for conformance with required standards for reviewing Comprehensive Permit

applications set forth in RIGL Section 45-53-4 and found the following:

RIGL § 45-53-4 (a)(4)(v)(A) - The proposed development is consistent with local needs as identified in the local comprehensive community plan with particular emphasis on the community's affordable housing plan and/or has satisfactorily addressed the issues where there may be inconsistencies.

1. **The proposal is consistent with the Coventry Comprehensive Plan with regard to meeting the affordable housing needs as articulated in the plan and the location-specific vision of this area of Town. The proposal addresses the Plan's need for affordable housing in both single-family units and two-family units, and encourages housing that would be available for families and residents of all ages. The proposal addresses the Plan's vision for this specific area of Town (Nooseneck Hill Road and Harkney Hill Road) with substantial plans and information showing improvements and mitigations relating to buffering, access, landscaping, and signage.**

RIGL § 45-53-4 (a)(4)(v)(B) - The proposed development is in compliance with the provisions of the Town's zoning ordinance and subdivisions regulations and/or where expressly varied or waived, local concerns that have been affected by the relief granted do not outweigh the state and local need for low and moderate income housing.

2. **The proposal is in compliance with the provisions of zoning, and where varied the proposal has identified the waivers/relief appropriately. The relief needed does not outweigh the state and local need for affordable housing, as articulated in state law and in the Coventry Comprehensive Plan.**

RIGL § 45-53-4 (a)(4)(v)(C) - All low & moderate income housing proposed are integrated throughout the development; are compatible in scale & architectural style to the market rate units within the development; and will be built & occupied prior to or simultaneously with the market rate units.

3. **All low and moderate income housing for this proposal will be integrated and compatible in scale and architectural style to the market rate units.**

RIGL § 45-53-4 (a)(4)(v)(D) - There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.

4. **Based on the current Master Plan, there are no anticipated negative environmental impacts from the proposal with engineering designs, details, and mitigations to be demonstrated prior to FINAL PLAN.**

RIGL § 45-53-4 (a)(4)(v)(E) - There will be no significant negative impact on the health, welfare & safety of current and future residents of the community to include safe circulation of pedestrian and vehicular traffic; provisions are made for emergency services, sewerage disposal, potable water, adequate stormwater runoff and the preservation of natural, historical or cultural features of the community.

5. **The proposal has addressed, or will address at the Preliminary Plan stage, all impacts relating to health, welfare, and safety of residents. The proposal will not be in conflict with provisions for**

traffic, emergency services, sewerage disposal, potable water, stormwater runoff, and the preservation of natural, historical or cultural features of the community, where applicable.

RIGL § 45-53-4 (a)(4)(v)(F) - All proposed land developments and all subdivisions lots will have adequate and permanent physical access to a public street in accordance with the requirements of § 45-23-60(5).

6. The proposal will have adequate and permanent physical access to a public street on both Nooseneck Hill Road and Harkney Hill Road.

RIGL § 45-53-4 (a)(4)(v)(G) - The proposed development will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, unless created only as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.

7. The proposal will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards.

CONDITIONS OF APPROVAL

1. The proposed 12,500 SF Commercial Building shall not contain any of the following uses unless supported with sufficient impact analysis, including traffic analysis, at the Preliminary Plan stage:
 - Restaurant or Fast Food Restaurant
 - Supermarket
 - Convenience Store
 - Pharmacy/Drugstore
 - Marijuana Dispensary
 - Liquor Store
 - Coffee/Donut Shop
2. Detailed discussions with the Central Coventry Fire District shall be made as soon as practical with regard to fire truck access and hydrant placement. Correspondence with the fire department shall be made part of the preliminary plan submission. A final approval letter from the Coventry Fire Marshall shall be obtained as a condition of Final Plan application submittal indicating the Central Coventry Fire Department's adequacy to provide fire services.
3. The Applicant shall achieve approval through the Town Sewer Committee for providing service through the Woodland Manor Pump Station meet the project demand.
4. Any applicable reviews or approvals from the Rhode Island Historical Preservation and Heritage Commission shall be addressed in the Preliminary Plan application.

5. A lighting plan shall be included in the Preliminary Plan application submittal and shall include consideration for such requirement including their type, wattage, installation and related specification detail.
6. In addition to the foregoing, the Planning Commission may request additional, reasonable documentation, throughout the public meeting, including but not limited to, opinions of experts, credible evidence of application for necessary federal and/or State permits and advice from other boards.
7. As a condition of the issuance of each building permit, applicable Fair Share Development Fees shall be paid, separate and apart from any other fees required, by check made out to "Town of Coventry." It should be noted that the Planning Commission does not object to the applicant petitioning the Town Council to waive the requirement for Fair Share fees for the affordable units.
8. There will be no vinyl fencing along Harkney Hill Road or Nooseneck Hill Road, but cedar fencing, landscaping, stone walls, or some combination of the three will be allowed.

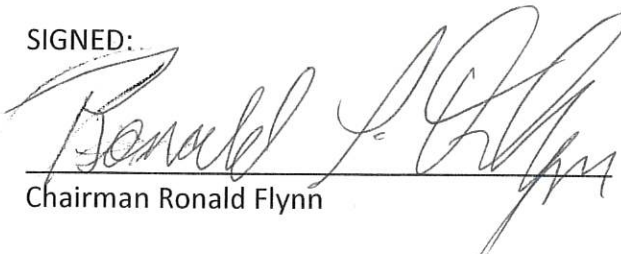
The following votes were cast on the matter:

Chair Ronald Flynn	Aye
Vice Chair Rick Kalunian	Aye
Member Glenn Anderson	Aye
Member Michael Burke	Aye
Member Sherry Elderkin	Nay
Member James Kenney III	Aye
Member John Preiss	Nay
Member Kevin Reyes	Aye
Member John Smith	Aye

TOWN OF COVENTRY, R.I.
Oct 20, 2023 03:06P
JOANNE P AMITRANO, TOWN CLERK

Seven Ayes, Two Nays. Motion passes.

SIGNED:


Chairman Ronald Flynn

10-20-23
Dated