



TOWN OF COVENTRY, RI
DEPARTMENT OF PLANNING & DEVELOPMENT
STAFF REPORT

1-Year Preliminary Plan Extension	
Project Name:	Coventry Crossings
Project Type:	Comprehensive Permit / Major Land Development
Owner/Applicant:	Harkney Hill Road LLC
Address:	Harkney Hill Road & Nooseneck Hill Road
Plat / Lot / Zone:	AP 10, Lot 29; Zone GB-1 (General Business) with SPD (Special Planning Overlay District) / AP 18, Lot 86; Zone R-20 (Residential)
Extension Date:	October 25, 2027

This staff report is submitted to the Planning Commission in response to an extension request for a prior Preliminary Plan approval for the Comprehensive Permit / Major Land Development Application entitled “Coventry Crossings.” Preliminary Plan was approved by the Planning Commission on October 23, 2024, and the decision was recorded on October 25, 2024.

RIGL § 45-53-4(e)(3)(iv) states the following for Preliminary Plan vesting for Comprehensive Permit applications: *“The approved preliminary plan is vested for a period of two (2) years with **the right to extend for two (2), one-year extensions upon written request** by the applicant, who must appear before the planning board for each annual review and provide proof of valid state or federal permits as applicable.”* Thus, the expiration date for the initial Preliminary Plan approval is October 25, 2026. The applicant has submitted a written request, dated August 27, 2026, and is attached hereto.

The applicant submitted a Final Plan application in September 2025, though the application was deemed incomplete and staff review was paused as the applicant is continuing to work on a potential sewer connection design and finalizing other details with regard to the Final Plan stage. All state and local permits issued for this project remain valid as of September 2026, pursuant to the stipulation noted above.

If granted by the Planning Commission, this first by-right extension would extend the initial Preliminary Plan approval for “Coventry Crossings” to **October 25, 2027**, by which time the applicant shall obtain Final Plan approval or seek another one-year extension.

Staff Recommendation: Planning staff have no concerns at this time and recommends that the Planning Commission **approve** this by-right 1-Year Preliminary Plan Extension to October 25, 2027 in accordance with the aforementioned RIGL § 45-53-4.