

July 14, 2024

Mr. Doug McLean
Director of Planning & Development
Town of Coventry
1670 Flat River Road
Coventry, Rhode Island 02816

Dear Mr. McLean:

As a twenty-two-year resident of Coventry, I write to you and other local and state leaders with the deepest of concerns regarding the “Village at Tiogue” project pre-application, filed with your office and scheduled for consideration at an informational meeting on July 24, 2024,¹ **Joining our voices with impacted neighbors on all sides of this massive 176-unit development – in the very heart of our District 4 community – our family is truly alarmed by its:**

- **potential for devaluation of neighboring properties, including our own;**
- **appalling proximity to existing homes and property lines;**
- **failure to preserve substantial woodland buffers, negative impacts on existing viewsheds, and resulting loss of privacy;**
- **elimination of vibrant woodlands and wildlife habitat absolutely central to the character (and value) of our neighborhood;**
- **addition of new sources of light pollution in what is, today, a heavily wooded, peaceful component of our community;**
- **direct roadway connection to East Shore Drive, which will substantially increase traffic and noise and air pollution in front of our home, and jeopardize safety in a community that is host to many young children (including our own); and**
- **unidentified, unmeasured burdens placed on Town services, community schools, public safety local infrastructure.**

We moved to East Shore Drive in Fall 2022, having lived just a stone’s throw away in the Oak Haven neighborhood for two decades. We could have moved anywhere in Rhode Island but chose to remain, raise our family, and live, work, play, and go to school in our beloved Coventry. It’s also where we spend our income and support the local business community; coach and participate in local recreational sports; contribute to local fundraisers; and dutifully pay our taxes. More specifically, we chose our home on East Shore Drive for what it represented to the shared future of our family of six – a safe, quiet, low-traffic neighborhood and a home bordered by woods (an increasingly rare sight in our part of Town) where we might enjoy added privacy and a place for our kids to experience nature right in their own backyard. These qualities were paramount in our search for a new home and central to our decision to remain in Coventry. It’s why our family specifically asked (more than once) when considering the purchase of our home whether the builder had any intention of new construction directly behind us; the answer, from the builder’s realtor, was ‘no.’

¹ Pre-application filing and materials are accessible at: <https://www.coventryri.gov/node/13038>.

Two years later, the proposed development now before you jeopardize those and many other critical factors affecting not just our family and property, but our entire neighborhood and broader Coventry community as well. It will fundamentally and permanently alter our quality of life and the desirability and valuation of our homes. For instance:

- The proposal has **minimal and insufficient buffer zones from existing neighborhoods, thereby jeopardizing viewsheds, adding noise and light pollution, eliminating a valuable aesthetic and other benefits to local homeowners, and jeopardizing the valuation of existing homes on East Shore and Minglewood Drives.** This is particularly true for our property, which would now be facing the back of a four-unit multifamily building. We cannot imagine such an outcome acceptable to any Coventry resident or official under these circumstances, especially having invested so significantly to move here. Our family would never have purchased this home, especially at the valuation that we did, had there been such a sizeable development just feet away in our backyard. Frankly, it is just devastating. While we hope this project never comes to pass, **we respectfully urge the Town Department of Planning and Development and other public officials to mandate substantially wider and permanent woodland buffer zones *should the proposal advance further.***
- As noted, the proposal includes the construction of attached multifamily units directly abutting our property (Area 1). **This construction is not of a similar type to houses found in the East Shore Drive and Minglewood Drive neighborhoods and jeopardizes their valuation** (including our own home). They are inconsistent with the character of this area, which includes the Paul Sprague Drive neighborhood.
- Additionally, the substantial clearing that will take place **threatens to destroy a valuable woodland area and wildlife habitat that is core to our community and the character of our Town** – and particularly important for District 4. The existence of these woodlands – along with the privacy and recreation they provide – were central to our decision to purchase our home just two short years ago. We know the same is true for our neighbors. **The development of these parcels will fundamentally and permanently alter the character, desirability, and valuation of the East Shore and Minglewood Drive communities.**
- **The proposed road connection to East Shore Drive (Area 2) will fundamentally and permanently change the character, desirability, and valuation of our neighborhood.** It will result in substantially more traffic in front of our homes, increase safety risks to our residents (many of whom are young children), and foster additional noise and air pollution in our peaceful area. **The result is entirely inconsistent with the character of our community, and we strongly urge its elimination.**
- **The proposal provides no information relative to the increased burdens this massive, 176-unit development will place on our local fire department, police department, water and drainage infrastructure, trash service, public schools, or other community services and infrastructure.**

Please note that a copy of this correspondence is also being provided to other local and state officials, as listed below, because this proposed development should be a matter of deep concern for all of Coventry, not just those living on East Shore Drive. We respectfully urge them to take notice and steadfastly represent the interests of families like ours already living and contributing to the fabric of Town. Having lived in this part of Coventry for two decades, it's not an exaggeration to say that this proposed

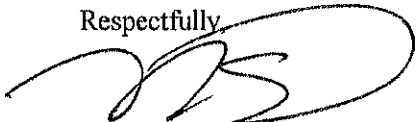
development represents a true inflection point for the surrounding area -- one that should make us reflect on the values that define our shared community and consider what neighborhoods we wish to foster for one another and our children.

In closing, our family truly appreciates your consideration of these comments and respectfully request the Department of Planning & Development to **reject** this application and protect and preserve the quality, character, and valuation of our beloved community. If not rejected outright, we strongly urge the Department and Town officials to mandate a redesign of the project to fully address the concerns stated above. *At minimum*, this should include the following:

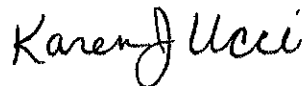
- **Any permit for construction must provide for a substantially deeper and permanent woodland buffer zone to preserve and protect the valuation, viewsheds, privacy, general character, and surrounding habitat boarding homes on East Shore Drive. That "revised" buffer zone should be tentatively set to allow for the scheduling of in-person site visits such that each abutting property owner -- and the neighborhood as a whole - can review and discuss with Town officials to determine adequacy or need for further adjustment.**
- **The proposed road connection to East Shore Drive must be eliminated to prevent substantial new traffic and noise and air pollution in our neighborhood, and to preserve the level of community safety that parents and children already living here are entitled to.**

We are available to discuss this matter further at your convenience. Thank you for your public service.

Respectfully,



Nicholas S. Ucci
267 East Shore Drive
Coventry, Rhode Island 02816
(401) 450-5307



Karen J. Ucci

CC: President Hillary Lima, Coventry Town Council, District #4
Mr. Daniel Parrillo, Town Administrator
Mr. Ronald Flynn, Chairman, Coventry Planning Commission
Representative Patricia A. Serpa
Senator Leonidas P. Raptakis

Josh Chase

From: Doug McLean
Sent: Monday, July 15, 2024 6:00 PM
To: Josh Chase
Subject: FW: Village at Tiogue

From: Rachael Ferguson <rachael.ferguson@hotmail.com>
Sent: Thursday, July 11, 2024 3:38 PM
To: Doug McLean <dmclean@coventryri.gov>
Subject: Village at Tiogue

WARNING: This email originated from outside the @coventryri.gov email domain

I'm writing with several concerns regarding the proposed Village at Tiogue. My family lives at 257 East Shore Drive and the builder is proposing a road that will abut our property. I believe this development would negatively impact wildlife, home values, safety of the current nearby residents, and further strain the public resources available to Coventry.

A prime reason we purchased this house was the country feel of the neighborhood. We have a front row seat to the local wildlife since our property backs up to the woods. Any given day we see deer, wild turkey, an array of beautiful birds (finches, Cardinals, woodpeckers, etc), squirrels, and rabbits. There are walking trails that weave through the woods and the trail ends at our lot. These trails will be destroyed by the developer. This not only displaces wildlife, it destroys a major selling point of this neighborhood.

Not only will the builder destroy the woods and the wildlife it homes, he plans to cram 176 units into the space, with multifamily units directly next door to our home. Not only will we lose our woods, we will lose our privacy. Because he wants to put in a road directly next to our property, we won't have privacy on the side of our home, on our deck, or in our back yard. Also, placing rental homes and multifamily homes that are 800 square feet next to our 2500+ square feet homes will only serve to LOWER our home values. This is quite disappointing since we just purchased our home only a few months ago. We never would have purchased a \$750,000 home sitting next to a rental duplex. The least the builder can do would be to put comparable priced and sized homes next door if he insists on moving forward with this project.

Currently our neighborhood has low traffic. If you drive down East Shore Drive on any given day, you will see several people walking for exercise. You'll see children playing in yards and riding bikes and scooters up and down the road. If each home in this new proposed development had just one car, we'll see a large increase in traffic on East Shore Drive. That traffic will impact the safety of East Shore Drive. More traffic increases the risk of accidents involving children and increases the likelihood of bringing crime into our neighborhood. Additionally, turning off Tiogue onto East Shore already causes a back-up in traffic on Tiogue. Adding more vehicles is going to worsen this problem.

Next let's discuss the public resources that will surely be affected if 176 homes are built here. First, Tiogue elementary will have to accommodate 176 families. The district already struggles to meet their budget and to provide the necessary resources to current students. Where will the additional students be taught? What about the student to teacher ratio? Secondly, if the proposal passes, that will result in additional traffic to the school for drop off and pick up. Long lines already form in front of the school, which

blocks traffic and limits neighboring homeowners from entering or exiting their driveways certain times of the day.

The city already struggles to pick up trash, recycling, and yard waste. We plan to add 176 homes to this problem? What about police, fire, and rescue? It is well known that our community has had critical lack of these resources lately. Is the plan to add 176 homes that may need to call 911 when we can't provide the resources reliably to existing residents?

Let's discuss the builder. He has built and sold homes in the \$650,000 \$750,000+ range in our subdivision. Many residents have filed formal complaints against the builder for skipping certain inspections, forgetting to insulate homes properly, and for poor drainage/flooding issues. The builder promised direct access to Tiogue lake and even advertised it. All homes have been completed since March 2024 and there is still no easy access to Tiogue lake. Additionally, there are numerous small problems the builder has needed to correct within most of the homes and the residents have had to repeatedly reach out to his staff begging for things to be fixed. He doesn't follow through with what he has promised in the past. What makes anyone think he'll change his ethics for the next new neighborhood? If he can't follow through on more expensive homes, can he be trusted to do things properly with cheaper homes?

In conclusion, this proposed Village at Tiogue is not welcome because it destroys wildlife, decreases current home values, decreases safety, and places additional strains on already strained public resources. The entire project should be rejected. Please send the builder to another community to pedal his wares.

Sincerely,

Rachael Ferguson

257 East Shore Drive

Josh Chase

From: Doug McLean
Sent: Monday, July 15, 2024 6:00 PM
To: Josh Chase
Subject: FW: Concerns about the Village at Tiogue Proposal

Josh,

Forwarding all public comments to you to review and incorporate into the very brief mention in staff report as we discussed. Please keep these organized so we don't lose track and we can combine for distribution to PC on Friday morning and then again on Wednesday the 24th just before the meeting.

The first 3 I'm forwarding are also in the email with Greg. I will forward others as I receive them.

Keep in mind that all Village at Tiogue emails may eventually be subject to an APRA request by applicant, public, or both.

Thanks,
Doug

From: Aaron Nepaul <aaron.nepaul@gmail.com>
Sent: Thursday, July 11, 2024 11:46 PM
To: Doug McLean <dmclean@coventryri.gov>
Subject: Concerns about the Village at Tiogue Proposal

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Hi Doug,

Reaching out to express my concerns and strong opposition regarding the proposed Village at Tiogue development - I live at 251 East Shore Drive adjacent to this planned area.

Firstly I am concerned about vehicle congestion and road safety particularly for Site Area 2 that relies on East Shore Dr and Minglewood Dr as the only access and directly affects my family. These two connecting roadways would be the only way in and out of Site Area 2 for what would be at least 57 new residents with presumably at least one vehicle per family if not more. Based on the proposed plan East Shore Drive would become likely the quickest and easiest way to access Tiogue Avenue and our very quiet neighborhood street would turn into a busy connecting roadway for likely twice as many people than currently live here on East Shore Drive - this is not at all fair to the current residents here. The intersection of East Shore Drive and Tiogue Avenue was also surely not set up with this much vehicle traffic in mind - a one-way stop onto a busy two lane road. The vehicle congestion trying to enter and exit this intersection would be without a doubt frustrating for people traveling on Tiogue Ave to enter/exit Coventry and more so for all of the current residents living here during peak traffic times.

In regards to safety, we currently have no street lighting on East Shore Drive in any part of the neighborhood and it becomes very dark at night, something the builder did not/will not take responsibility for (this being the same individuals proposing the Village at Tiogue). I have never seen this in a developed neighborhood before. We have a lot of people walking in the neighborhood every day including young children, elderly adults and dog walkers and have all shared concerns about pedestrian safety since moving here due to the lack of street lighting. Adding presumably 57+ vehicles of traffic down this road will only amplify this concern significantly.

I am also concerned about how this proposed development will affect our home values and diminish the very reasons we chose to live here. My family chose to live in this neighborhood particularly because of the forested areas surrounding us and the privacy we have, allowing us to live on a quiet street with a rural feel while still being close to where we work. This proposal suggests a natural buffer of trees between the existing and proposed developments, however their lot layout images do not support this being achieved in reality. More to this point, the builder of the Oaks at East Shore being the same individuals proposing the Village at Tiogue have made statements and advertised features about our homes and neighborhood they have not followed through on and would expect the same thing to happen with this tree buffer as well.

While I certainly don't believe my family or anyone on East Shore Drive is more entitled to live here than someone else, building homes aimed to be more affordable for families with lower income (per the Preapplication Narrative) rather than similarly sized and priced homes will very likely leave East Shore Drive homeowners with diminished home values. I highly doubt that our annual Coventry tax assessment would reflect this either leaving us with the same tax bill regardless.

Lastly I think it is worth making a point of the ethics and moral character of the individuals proposing this development who, again, are the same as those from the East Shore Dr development and should raise concern for the Town of Coventry. Every single home in the East Shore Dr neighborhood has been left with issues because of the builder's disregard and uncaring attitude. Many families have had to spend hundreds to thousands of dollars fixing issues we have been left with in a brand new home, including myself. These are the same individuals proposing homes aimed at "first time home buyers, small families, young professionals, and empty nesters, who may be a lower fixed income". This potentially represents a group of more financially vulnerable people - what if they were to be left with significant issues and don't have the means to address them? We are very fortunate to be in a position that we can absorb some of the costs from these issues knowing that pursuing a fix from the builder is a futile effort. That may not apply to the demographic they are targeting here and I would be fearful of allowing them to be taken advantage of.

Apologies for the length of this email but I believe these concerns deserve detail and explanation. Thank you for allowing comments to be shared prior to the public informational meeting.

Sincerely,
Aaron Nepaul

Josh Chase

From: Doug McLean
Sent: Wednesday, July 17, 2024 1:14 AM
To: Josh Chase
Subject: FW: Resident concerns: Village at Tiogue Proposal

From: Kristen Baron <kdonohoe86@gmail.com>
Sent: Tuesday, July 16, 2024 5:54 PM
To: Doug McLean <dmclean@coventryri.gov>
Subject: Resident concerns: Village at Tiogue Proposal

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Dear Mr. McLean,

I'm writing to express my concerns regarding the proposed Village at Tiogue by DeBlois Building. My family lives at 255 East Shore Drive. This development will negatively impact the safety and privacy of the neighborhood, further strain the public resources available to Coventry residents, displace wildlife, and lower home values.

When our family decided to relocate from East Providence to Coventry, one of the primary drivers of purchasing in our new neighborhood was that it provided a safe, spacious, and private environment for our young family. Currently, our neighborhood has very low traffic, and on any given day, you will see children playing in yards and riding bikes on the road, young families pushing their little ones in strollers, and residents walking their dogs. If each home in this newly proposed development had just one car, we'll see a large increase in traffic on East Shore Drive, with the proposed connecting road being the fastest way to Tiogue Ave. We also have no street lighting on East Shore Drive in any part of the neighborhood and it becomes very dark at night, something the builder will not take responsibility for fixing and will only become more dangerous with the increase in traffic. That traffic will impact the safety of East Shore Drive and its residents and increase the risk of accidents involving children and the likelihood of bringing crime into our neighborhood.

Another concern we have is the further strain on our public resources that will be affected if 176 homes are built adjacent to our neighborhood. Tiogue Elementary will have to accommodate up to 176 new families. The district already struggles to meet its budget and to provide the necessary resources to current students. How do they plan to accommodate such a drastic increase in the student population? Where will the additional funding come from? What will be the resulting teacher-to-student ratio and how will that impact the learning experience for our children? Relatedly, if the proposal passes, that will result in additional traffic to the school for drop off and pick up. We already see long lines form in front of the school, which blocks traffic and limits neighboring homeowners from entering or exiting their driveways at certain times of the day. Moreover, Coventry already struggles to pick up trash, recycling, and yard waste on schedule resulting in overflowing trash and recycling receptacles and yard waste being left out for weeks at a time in sopping wet bags after rain storms. Adding 176 homes will only exacerbate that problem. Coventry also has a critical lack of police, fire, and rescue resources lately. It would be irresponsible and negligent of the town to approve such a large proposal when our critical rescue and public safety resources are unable to handle the current demand.

Another draw of our neighborhood is the beautiful wooded areas, walking trails, and access to wildlife. Our home backs right up to the woods and we can see deer, wild turkeys, rabbits, and birds in their natural habitat daily. The wildlife would be displaced and the walking trails would be destroyed by the developer. Not only will we lose our woods (a major selling point of the neighborhood when we were exploring options), we will lose our privacy. The road Mr. DeBlois

wants to build would be directly next to our property, so we will lose our privacy on the side of our home as well as the back, **with only a 20-foot buffer zone being proposed.** Also, placing rental homes and multifamily units that are 800 square feet next to the 2500+ square feet homes of our neighborhood will only serve to LOWER our home values. This is quite disappointing since we just purchased our home only a few months ago and were never informed that the builder planned to destroy our backyards and install a major multi-family unit and rental development. We never would have purchased a \$700,000 home sitting next to a rental duplex. The least the builder can do would be to put comparable priced and sized homes next door if he insists on moving forward with this project.

In addition to my concerns above, I also think it is worth considering the ethics and moral character of the individual proposing the new development who is the same builder from our East Shore Dr. neighborhood and Minglewood. Bob DeBlois should be a major concern for the Town of Coventry. Every single home in our neighborhood, as well as his other developments, has been left with issues because of his disregard, greed, and tendency to cut corners. Many families have had to spend a significant amount of money and time fixing issues we have been left with in brand-new homes, including our family. Since moving in this past February, we've been left with major erosion and sinkholes in our backyard due to the negligence of the builder. We also learned that large boulders and debris from other construction sites were buried on our lot. These pose not just a threat to our family's safety (we have a young toddler and a dog who play in our yard and can easily get injured) but have made it challenging and much more expensive to install a fence. Our brand-new HVAC was incorrectly installed with a non-functioning AC unit which we didn't discover until a very dangerous heat wave that left our toddler's bedroom over 95 degrees at night. When we had it serviced, the company explained that the builder had incorrectly installed it and identified that the lack of proper insulation in the home would mean it would never fully function on the second floor, a recurring issue throughout the neighborhood which the builder refuses to address and resolve. Other residents in our neighborhood have filed formal complaints against the builder for skipping certain inspections, failure to insulate homes properly, and for poor drainage/flooding issues, not to mention the constant overflowing of the retention pond which does not suitably drain after heavy periods of rain. Additionally, there are numerous small problems the builder has needed to correct within most of the homes and the residents have had to repeatedly reach out to his team pleading for things to be fixed, yet our requests continue to go unanswered. It would be irresponsible and unethical to approve DeBlois' new plans when he can't even follow through on his commitments to his existing developments and address the major outstanding concerns.

The Town of Coventry should make the fair, decent, and responsible decision to protect the current residents and taxpayers by rejecting the proposal and refusing to approve future projects with Bob DeBlois and his team.

Sincerely,

Kristen Baron

Owner and Resident of 255 East Shore Drive Coventry, RI 02816

Josh Chase

From: Doug McLean
Sent: Wednesday, July 17, 2024 1:14 AM
To: Josh Chase
Subject: FW: Village at Tiouge

From: David Aiello <daiello1570@gmail.com>
Sent: Tuesday, July 16, 2024 6:23 PM
To: Doug McLean <dmclean@coventryri.gov>
Cc: District 4 <District4@coventryri.gov>; rep-serpa@rilegislature.gov; sen-raptakis@rilegislature.gov; Town Manager <townmanager@coventryri.gov>
Subject: Village at Tiouge

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Good Evening,

I am writing in regard to the current proposal of the Village at Tiouge Lake. My family and I have recently purchased and moved into one of the new homes this same developer built on east shore drive in this past year. This request that the builder is proposing would significantly impact this new community on east shore drive. During the process of building our current home, the builders realtor had many conversations with us about the possibility of building in the proposed area. We knew it was a possibility that a development would be built but we were told on many occasions that if it were to happen, it would be a development that is similar to ours and Minglewood on the other side. However, after doing my research, this information provided by the realtor was false and now they are requesting small lots with duplexes and condominiums. If I knew that this idea was on the table during our time of looking at this development I would have never purchased this home.

The current proposal by the builder would put duplexes on top of these new homes with a "buffer zone". From my interactions with the builders team, this "buffer zone" will not buffer any backyards as he will choose to leave existing trees as it is a cheaper option. Reviewing the submitted plans it already seems that he is choosing to cut corners on the size of road, no street lights (we don't have lights on our street either), no sidewalks, no concrete curbing, etc. It appears that safety is going to take a backseat in order for the builder to pack as many people into a smaller area to get the biggest bang for his buck.

Another major concern of mine is the traffic that this will cause. East shore drive will turn into a major cut through. This street has many young children and constant walkers. I walk my son to and from Tiouge Elementary school everyday and constantly see the traffic that the school creates during school days. The added traffic from these units will cause more traffic and major issues for the long drop off line that extends to Rawlinson drive. Everyday I see people driving on the wrong side of the road to get past the drop off/pick up line, while families are walking on the road as there is no sidewalk. We will now add these additional 150+ residents to this traffic trying to avoid the waiting to turn onto Tiouge.

Drainage is another major concern of mine. My property alone was poorly graded and have had many sink holes formed due to how the builder decided to grade my property. The detention ponds built on our property has also caused major issues for neighboring communities that have been overlooked. The detention pond in the furthest cul de sac is constantly full and never drains. Now we are going to have the extra drainage from this new development that is higher

than our street. How can we trust that the drainage in this new development will work and not cause more issues to a neighborhood that is already dealing with the problems that the developer is ignoring in our recently built development.

I strongly urge you to consider denying the request to pack in these small homes into a small area like sardines and truly think about the community that it is impacting. I strongly urge you to keep the proposal of less homes and create a community similar to that of East Shore Drive and Minglewood. Packing renters and small homes on top of these new homes will only crush the property values of these new homeowners who chose to make Coventry their home. The entire community will greatly regret our decisions if this proposal is approved and will no longer promote Coventry as a great town to move to.

Sincerely,
David Aiello

Josh Chase

From: Alexandra Aiello <alexandraaiello89@gmail.com>
Sent: Wednesday, July 17, 2024 10:59 AM
To: Doug McLean; District 4; rep-serpa@rilegislature.gov; sen-raptakis@rilegislature.gov; Town Manager; Josh Chase; Zoning Enforcement; Josh Chase
Subject: Concerns- Village at Tiogue

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Good morning,

I'm writing regarding my concerns about the "Village of Tiogue" project. My husband and I along with our three young children built a new home at 252 E Shore Dr. which is behind the proposed development.

My concerns:

1. Change in planning- When we purchased our home, we were told that a development, like ours, would be placed behind ours at some point. When speaking with the realtor, we were told the development would include 30-39 homes of similar comparison to ours (ranging from \$600-\$750k), which was a basis for us to build at our location.

2. Traffic/ Safety- 57 homes would connect to East Shore Dr. bringing an influx of traffic to our street. Not to mention the 176 properties that could use our street as a cut-through. We have three young children and are very concerned about the heavy volume of cars. We currently don't have any street lights, and seeing at night is very challenging. Also, my husband walks our son to school every morning, the traffic surrounding the school and people speeding by as they walk is already a challenge, especially where E. Shore no longer has a sidewalk.

3. Educational impact- I don't believe the school has the capacity for such a large number of homes. If each residence had one child, 176 would overwhelm the school which is already tight. Would these students be walkers? If so, walking to school would be a safety concern with no

sidewalks proposed for the new neighborhood and the traffic that already exists, not to mention the added traffic. Tiogue is already a Title I school that has many families in need. By adding more affordable housing, would the school be able to accommodate the additional needs of families?

4. **Home Value-** I'm concerned about how this new neighborhood would impact our resale value. We purchased our home for around \$710,000. I'm not sure how "at least 25%" affordable housing and crammed rental properties will affect our investment.

5. **Drainage-** My property has many drainage issues. I have a small river that travels through my yard during heavy rain storms. We recently had a 4ft sinkhole under our newly constructed shed as well as other sinkholes throughout our property. There is a retention pond in the neighborhood that doesn't drain, which is a safety issue for the many small children in our neighborhood. The lack of water drainage is also bringing many bugs into the neighborhood. Bringing more homes into the equation will impact us.

6. **Ethical Concerns-** Many of the homes in our neighborhood have had significant issues, which were developed by Deblois. In my home, inspections were skipped, I have several cracks in the foundation (which the developer chose not to fix with an expert, but a handyman), and our land was not left as discussed. We paid the second-highest premium in the neighborhood for our lot and many dead trees were left. We have had issues with things being fixed, as simple as installing the correct shutter on our home. It doesn't seem the builder has any pride in the product he is turning out. Rather, he is cutting corners to make a profit and the town is allowing it.

I strongly urge you to deny the request to pack 176 homes in the "Village at Tiogue". Let's stick to the original plan, a plan we were sold upon purchase.

Best,
Alexandra Aiello

Josh Chase

From: Doug McLean
Sent: Wednesday, July 17, 2024 6:34 PM
To: Josh Chase
Subject: FW: The Village at Tiogue Lake

From: James McBride <mcb51@verizon.net>
Sent: Wednesday, July 17, 2024 5:52 PM
To: Doug McLean <dmclean@coventryri.gov>
Subject: The Village at Tiogue Lake

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Hello Mr McLean, my name is Jim McBride and I am writing to you to voice my concerns over the proposal of this development. I will not bore you with the plethora of concerns with the over development of this small end of town and just voice the main concern. As you may or may not know the road infrastructure cannot possibly handle any more traffic on Tiffany and Old North rd. These roads are already supporting half of the before and after work traffic Coventry. It is a well known shortcut to avoid already over- traveled Arnold road. Tiffany rd is deemed by the post office as a "rural" route that they send a special truck to deliver mail to the people on the road. At points in the road it is so skinny that it allows only 1 car at a time to pass. There needs to be a comprehensive traffic study and I guarantee it will say these roads cannot support another 350+ cars per day. All the cars from all the new developments on this side of town already drive down Tiffany and turn right on Old North rd just to avoid the light at Arnold and Tiogue ave. It will be like Seekonk speedway from 3pm to 6pm. It's already a hazard to walk on the roads at those times. Please feel free to contact me @ 215-7125 and please come to observe the neighborhood and drive down Tiffany and see for yourself why the infrastructure of the roads in this neighborhood cannot handle any more traffic pressure. Thank you for your time,

Sincerely,

Jim McBride
6 Trafford Park dr

Josh Chase

From: Doug McLean
Sent: Thursday, July 18, 2024 8:45 PM
To: Josh Chase
Subject: Fwd: Letter of Concern Regarding The Tiogue Village Proposal

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Shane Ferguson <shaneferg1@gmail.com>
Sent: Thursday, July 18, 2024 4:47:46 PM
To: Doug McLean <dmclean@coventryri.gov>
Cc: Kevin McGee <kmcgee@coventryri.gov>; Town Manager <townmanager@coventryri.gov>
Subject: Letter of Concern Regarding The Tiogue Village Proposal

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Mr Doug McLean,

I'm reaching out to express my concerns and strong opposition regarding the proposed Village at Tiogue. My family and I live at 257 East Shore Drive. The proposed plan would be to put a road right by our property line and have 176 plus low income, multi-home and rental houses right at our backyard completely stripping away our privacy and devaluing our home. We paid a premium to live here and would have never ever chosen this home and location if we knew the plan was to put low-income homes right behind us. A prime reason we purchased this house was the country feel of the neighborhood. Currently we have a nice, wooded forest right beyond our home and was the major selling point to buying this house. Our neighborhood East Shore Drive is nice and quiet with very nice homes.

This planned development would negatively impact wildlife, severely decrease our home values, reduce our privacy, bring crime to our neighborhood, jeopardize the safety of the current nearby residents, and further strain the public resources available to Coventry which is already struggling.

I wanted to address several key points and concerns that I have.

- **Devaluation of our property and properties at East Shore Drive and Minglewood Drive because of smaller sized homes and rental houses**
- **Appalling proximity to existing homes and properties lines**
- **Excessive increase of traffic, causing delays and safety issues**

- **Failure to preserve substantial woodland buffers to proximity of existing neighborhoods and home which negatively impacts existing natural wildlife spaces and loss of our privacy**
- **Displacing wildlife that lives here in the forest areas behind our homes**
- **Removing the forested area in the proposed build will cause severe drainage, flooding and soil erosion issues**
- **Increased noise and air pollution from excessive traffic resulting from the 176 additional homes**
- **Cars from 176 homes will generate massive traffic delays on East Shore Drive and Minglewood Drive because everyone will be trying to get on Tiogue Avenue as traffic is already heavy on that road**
- **Additional crime brought to the area from overcrowding and lower and fixed income homes**
- **Increased burden on local fire department, police department, trash service, and public school system that's on East Shore Drive**

Finally, I wanted to discuss the lack of ethics and moral character of the company and individuals proposing this development. These are the same individuals that built the East Shore Dr and Minglewood developments and should raise concern for Coventry. Every single home in the East Shore Dr neighborhood has been left with issues because of the builder's disregard and uncaring attitude. Many families have had to spend thousands of dollars fixing issues including drainage issues, landscaping, bad craftsmanship, massive holes in our yards from burying massive trees and rocks when clearing land. Additionally, there are numerous small problems the builder has needed to correct within most of the homes and the residents have had to repeatedly reach out to his staff begging for things to be fixed. He doesn't follow through with what he has promised in the past. What makes anyone think he'll change his ethics for the next new neighborhood? If he can't follow through on more expensive homes, can he be trusted to do things properly with cheaper homes?

In conclusion, this currently proposed Village at Tiogue is not welcome because it destroys wildlife, decreases current home values, decreases safety, and places additional strains on already strained public resources. If the project is going to be allowed, please force them to build-like priced homes that are in Minglewood and East Shore Drive Neighborhoods and not the 176 homes they are proposing.

Sincerely,

Shane Ferguson

Josh Chase

From: Doug McLean
Sent: Thursday, July 18, 2024 11:08 PM
To: Josh Chase
Subject: Fwd: Village at Tiogue Concerns

Sent from my Verizon, Samsung Galaxy smartphone
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From: Peter Baron <baron.peter10@gmail.com>
Sent: Thursday, July 18, 2024 10:51:43 PM
To: Doug McLean <dmclean@coventryri.gov>
Subject: Village at Tiogue Concerns

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Dear Mr. McLean:

I am sure you have received various letters from members of the community with various concerns regarding the “Village at Tiogue” project pre-application. Below I have included similar concerns on why this project should either be denied or significantly reduced in terms of units/occupancy as it currently stands. However I’d like to also include some personal information besides the concerns of my fellow Coventry residents.

I currently reside in “The Oaks” at 255 East Shore Drive, right next to the proposed 50 foot right of way road. My family moved here from East Providence, and downtown Providence prior to that, for a community and neighborhood. We wanted a place that had a sense of family values, natural beauty, and a place where my son could be safe playing outside. This current plan not only affects our town, community, neighborhood, but also the reasons why we moved here.

Looking outside my home, how many of the 176 units will use east shore drive as the quickest way to Tiogue Ave (currently shortest and fastest way). Due to improper permits and planning for our neighborhood, there are no street lights. How in good conscience could I let my son play outside when potentially, and conservatively, 352 cars per day (one car per unit, one round trip) would pass my home and into our neighborhood. Let alone when the sun sets or when it's winter, darker early, and it snows. The Technical Review Committee meeting stated the plan mentioned minimal pollution and sound post construction. Simple math and common sense can question that, but the decision makers don’t reside in my affected property.

My wife and I dreamed of a neighborhood like this to raise our children. I am already looking at new properties to move out of this area if this plan is passed as is, because of this impact. I hope the planning committee can see that this plan will make Coventry less Coventry. Because at this point, my home in the woods will most likely become an intersection for over 200 homes.

In solidarity with my fellow neighbors and Coventry citizens, I write to you and other local and state leaders with the deepest of concerns regarding the “Village at Tiogue” project pre-application, filed with your office and scheduled for consideration at an informational meeting on July 24, 2024. **Joining our voices with impacted neighbors on all sides of this massive 176-unit development – in the very heart of our District 4 community – our family is truly alarmed by its:**

· rising housing values and another potential recession means the builder is just trying to maximize short term profit, hence density waiver request;

- **potential for devaluation of our and neighboring properties;**
- **sound ordinance and proximity to existing homes and property lines, especially since my property can already hear lakeside property noise/music;**
- **failure to preserve substantial woodland buffers, negative impacts on existing viewsheds, and resulting loss of privacy;**
- **elimination of vibrant woodlands and wildlife habitat absolutely central to the character (and value) of our neighborhood;**
- **addition of new sources of light pollution in what is, today, a heavily wooded, peaceful component of our community;**
- **direct roadway connection to East Shore Drive, next to my own property at 255 East Shore Drive, which will substantially increase traffic and noise and air pollution in front of our home, and jeopardize safety in a community that is host to many young children (including our own); and**
- **unidentified, unmeasured burdens placed on Town services, community schools, public safety local infrastructure;**
- **with already multiple projects as mentioned in the Technical Review Committee meeting on July 15th, in similar stages but in much less populated areas, would only increase the impact of our community mentioned above.**

When we lived in East Providence, we dealt with a difficult builder who split lots to build multiple houses to maximize profits. He cut corners, disregarded concerns, and did not live in the community to know its impact. I am seeing this again in real time. Deblois Construction Company, and its other registered businesses with the Deblois family for its other real estate interests such as D2 Homes LLC for "The Oaks", did not properly plan, build, or were transparent with this neighborhood and its tax paying residents. So, expect similar results with any new build that gets approved. **I even had to reach out to a third party plumbing company to just look at a toilet that was not working in our home because the plumber they used would not return calls. Upon speaking with this local and Coventry based company, they knew the builder and stated they would never work with them again.** If the planning committee won't listen to its residents or small business owners, then it shows our voices over long term state appointed builders who don't live here are more valuable.

The proposed development now before you jeopardize those and many other critical factors affecting not just our family and property, but our entire neighborhood and broader Coventry community as well. It will fundamentally and permanently alter our quality of life and the desirability and valuation of our homes. For instance:

- The proposal has **minimal and insufficient buffer zones from existing neighborhoods, thereby jeopardizing viewsheds, adding noise and light pollution, eliminating a valuable aesthetic and other benefits to local homeowners, and jeopardizing the valuation of existing homes on East Shore and Minglewood Drives.** This is particularly true for our property, which would now be facing the back of a four-unit multifamily building. We cannot imagine such an outcome acceptable to any Coventry resident or official under these circumstances, especially having invested so significantly to move here. Our family would never have purchased this home, especially at the valuation that we did, had there been such a sizeable development just feet away in our backyard. Frankly, it is just devastating. While we hope this project never comes to pass, **we respectfully urge the Town Department of Planning and Development and other public officials to mandate substantially wider and permanent woodland buffer zones *should the proposal advance further.***

- As noted, the proposal includes the construction of attached multifamily units directly abutting our property (Area 2). **This construction is not of a similar type to houses found in the East Shore Drive and Minglewood Drive neighborhoods and jeopardizes their valuation** (including our own home). They are inconsistent with the character of this area, which includes the Paul Sprague Drive neighborhood.

- Additionally, the substantial clearing that will take place **threatens to destroy a valuable woodland area and wildlife habitat that is core to our community and the character of our Town** – and particularly important for District 4. The existence of these woodlands – along with the privacy and recreation they provide – were central to our decision to purchase our “forever” home. We know the same is true for our neighbors. **The development of these parcels will fundamentally and permanently alter the character, desirability, and valuation of the East Shore and Minglewood Drive communities.**
- **The proposed road connection to East Shore Drive (Area 2) will fundamentally and permanently change the character, desirability, and valuation of our neighborhood.** It will result in substantially more traffic in front of our homes, increase safety risks to our residents (many of whom are young children), and foster additional noise and air pollution in our peaceful area. **The result is entirely inconsistent with the character of our community, and we strongly urge its elimination.**
- **The proposal provides no information relative to the increased burdens this massive, 176-unit development will place on our local fire department, police department, water and drainage infrastructure, trash service, public schools, or other community services and infrastructure.**

In closing, our family truly appreciates your consideration of these comments and respectfully request the Department of Planning & Development to **reject** this application and protect and preserve the quality, character, and valuation of our beloved community. If not rejected outright, we strongly urge the Department and Town officials to mandate a redesign of the project to fully address the concerns stated above. *At minimum*, this should include the following:

- **Any permit for construction must provide for a substantially deeper and permanent woodland buffer zone to preserve and protect the valuation, viewsheds, privacy, general character, and surrounding habitat boarding homes on East Shore Drive.** That “revised” buffer zone should be tentatively set to allow for the scheduling of in-person site visits such that each abutting property owner – and the neighborhood as a whole - can review and discuss with Town officials to determine adequacy or need for further adjustment.
- **The proposed road connection to East Shore Drive must be eliminated** to prevent substantial new traffic and noise and air pollution in our neighborhood, and to preserve the level of community safety that parents and children already living here are entitled to.

I am available to discuss this matter further at your convenience. Thank you for your public service, thank you for reading this letter, and thank you for any consideration you have for my family and the citizens of Coventry.

Respectfully,
-Peter

Peter Baron
255 East Shore Drive
Coventry, RI 02816

Josh Chase

From: Doug McLean
Sent: Friday, July 19, 2024 12:50 PM
To: Josh Chase
Subject: FW: The Village at Tiogue - Concerned Home Owner

From: Angela Sullivan <sullivanangela75@gmail.com>
Sent: Friday, July 19, 2024 10:46 AM
To: Doug McLean <dmclean@coventryri.gov>
Subject: The Village at Tiogue - Concerned Home Owner

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Hello Mr. McLean,

I recently was informed of the proposal of The Village at Tiogue housing project. I oppose the building of this project. I live at 14 Trafford Park Drive. When my husband and I moved into this neighborhood nine years ago. One of the many reasons we purchased our house was the wooded area that abuts our backyard. We have a nice, quiet, peaceful neighborhood. The reasons I am opposed to this project are for environmental reasons, increased traffic, the strain on resources and low income housing.

My first concern is the Environmental impact. I have enjoyed sitting on my deck and seeing the array of wildlife that has come onto the property. We have seen families of deer, turkeys, rabbits, possums, raccoons and even a large snapping turtle. We have seen a vast array of birds in the woods from Owls, eagles, robins, cardinals, etc.. In the past five years we have had two large parcels of wooded area developed (Minglewood Drive and East North Shore Drive). That has taken a toll on the wildlife in this area. If you develop the remaining 27 acres of wooded area where is all of the wildlife going to go? There are no other wooded areas left for them to go to. Let's not ruin what little wooded area we have left!

Another concern I have is the increased traffic in the area. The impacted streets of Tiffany, Trafford Park Drive, Old North Road, Angus, and Tiogue are already very busy roads. The proposal of over 60 homes will increase the traffic on already busy streets. Tiffany is a narrow road and starts off as a one way road, The proposal to use Tiffany as one of the entrances will just cause congestion in an already congested area. Old North road people already use this road as a cut through and speed down this road. This poses a safety risk to pedestrians, children, elderly adults and walkers.

The past couple of years we have had numerous issues with the trash and recycling being picked up. There have been weeks where we have had to go two to three weeks with no pickup. Let's not mention it took two months for yard waste to be picked up. Our emergency services are already working on the bare minimums. Imagine adding another large neighborhood to an already strained system.

My final concern is the proposal of low income housing. Yes, everyone wants affordable housing. Let's face the facts. Rent and mortgages are not going to be cheaper. The interest rates will still be the same. The newly developed areas that I had mentioned above were being sold for \$500,000-\$900,000. I highly doubt you will be able to offer homes for less than those prices. This area is already overpopulated. I just believe there are areas in the Town that this development would be better suited for.

If this proposal gets approved we will have years of noise and light pollution and our backyard would be a construction zone with no privacy. The thought of having this development in our backyard we would consider

moving. Please allow us to stay in our home and enjoy the neighbors, neighborhood that we have grown to love and enjoy!

Thank you for taking the time to listen to my concerns,

Sincerely,
Angela Sullivan
14 Trafford Park Drive
Coventry, RI

Josh Chase

From: Doug McLean
Sent: Friday, July 19, 2024 1:15 PM
To: Josh Chase
Subject: FW: Opposition of Village at Tiogue

From: Joseph Ritchotte <jhritchotte@yahoo.com>
Sent: Friday, July 19, 2024 1:02 PM
To: Doug McLean <dmclean@coventryri.gov>; rep-serpa@rilegislature.gov; sen-raptakis@rilegislature.gov; District 4 <District4@coventryri.gov>; Town Manager <townmanager@coventryri.gov>; Kevin McGee <kmcgee@coventryri.gov>; fheise@covnetrypd.org; cowartdon@coventryschools.net
Subject: Opposition of Village at Tiogue

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Hello Mr. Doug McLean,

I am writing to you to express my extreme concerns and opposition to the proposed development Village at Tiogue. My family and I live on Minglewood Drive. Our neighborhood is comprised of beautiful high value homes. The proposed plan of 175+ low income, multi-unit and rental homes would critically decrease the value of our homes. On top of diminishing the value of our homes, we would be subject to an exorbitant amount of traffic along with great loss of the natural forest behind our home. The natural forest is one of the main reasons we chose to live in our home because of its beauty and abundant wildlife it provides – if this development is built, we will lose all of that.

I want to bring to your attention the concerns that many of my neighbors and I have:

- Traffic – the proposed plan has roads leading from Minglewood Dr., East Shore Drive, and Tiffany Rd. This would create traffic through Minglewood which currently has no sidewalks or streetlights. This through traffic would pose a major safety issue. Additionally, all the traffic would lead through Old North Rd, Angus St, and Tiffany Rd. These roads simply cannot handle the increase in traffic from the proposed new development. I encourage you to visit these roads and see firsthand how bad the traffic and speed already is, let alone adding 500+ more vehicles per day to them.
- Loss in Property Value – the proposed plan of low-income housing would have a huge negative impact on our neighborhood's property value. We all paid a premium to live here and the addition of low-income homes in our backyard would devalue them significantly. Not to mention the increase in crime that comes along with low-income homes.
- Infrastructure – on top of the roads not being able to handle increased traffic, our city resources will not be able to as well. Police, fire, and rescue are already stretched very thin. Would the schools be able to handle the increase in population? The city's trash pickup problems have been well documented, and our neighborhood goes many weeks without trash pickup as it is. The 175+ development will only put more strain on the city's resources.
- Loss in Forest – the proposed plan would clear out all the forest behind our homes. Currently there are beautiful walking trails with tons of wildlife. If this development goes in all the natural buffer we have will be destroyed, along with displacing all the wildlife. The plan proposes a 20ft natural buffer which is laughable considering the state of the trees that the builder has left in both Minglewood and East Shore. What impact would this have on noise and light pollution?

- Flooding – this builder has changed the landscape significantly already resulting in flooding to adjacent neighborhoods that has been well documented. He builds inadequate detention ponds that simply do not work. How many more will he be able to build?
- Ethics – this builder has no moral character and an extreme lack in ethics. Almost every single home he builds has major issues that he refused to rectify. This should raise a huge concern for Coventry. The homes with issues are left to spend thousands of dollars out of pocket to fix his negligence towards building. He never follows through with what he promises. How would a builder of his character be allowed to continue to build?

In conclusion, the Village at Tiogue development is not welcomed in our neighborhood because it will increase traffic, decrease our property values, put a burden on the city's infrastructure, and destroy wildlife. The negative environmental impacts of this project cannot be stressed enough! I hope you consider not letting the builder destroy over 27+ acres of pristine land in our beautiful town.

Regards,

Joseph Ritchotte
401-413-3106

Josh Chase

From: Doug McLean
Sent: Saturday, July 20, 2024 10:17 AM
To: Josh Chase
Subject: Fwd: Village at Tiogue

Sent from my Verizon, Samsung Galaxy smartphone
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From: ruben gomes <gomesr2020@gmail.com>
Sent: Friday, July 19, 2024 6:09:05 PM
To: Doug McLean <dmclean@coventryri.gov>
Subject: Village at Tiogue

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Good evening,

As a resident of Tiffany Road, my family and I have great concerns regarding this proposed new development. Due to the fact our town is already overwhelmed in regards to public works/trash pickup, our yard waste alone has only been picked up once this year. The already bare-bone fire department dedicated to this area. The road infrastructure surrounding the area is not equipped to handle the drastic increase of traffic.

Please consider our concerns as you determine whether to approve this new development the Village at Tiogue.

Thank you,

Ruben Gomes

Sent from my iPhone

Josh Chase

From: Doug McLean
Sent: Saturday, July 20, 2024 10:17 AM
To: Josh Chase
Subject: Fwd: Urgent Concern - Negative impact of new development in our community

Sent from my Verizon, Samsung Galaxy smartphone
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From: Linda Impagliazzo <lmi8892@gmail.com>
Sent: Friday, July 19, 2024 9:59:53 PM
To: Doug McLean <dmclean@coventryri.gov>
Subject: Urgent Concern - Negative impact of new development in our community

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Dear Mr. McLean,

I am writing to express my profound concern regarding the proposed development of the Village at Tiogue in our community. As a resident of 269 East Shore Drive, I am deeply troubled by the potential consequences this project may have on our environment, wildlife, and quality of life.

Firstly, the construction of this development threatens to significantly lower property values in our neighborhood. Many of us have invested heavily in our homes, and the prospect of such a development could undermine our financial security and stability.

Furthermore, I am alarmed by the environmental impact this project could have. The proposed removal of forested areas would not only disrupt local ecosystems but also harm the wildlife that depend on these habitats for survival. As a community, we value our natural surroundings and are committed to preserving them for future generations.

Additionally, the increased traffic resulting from this development poses a serious concern. Our roads are already strained during peak hours, and additional vehicles would only exacerbate congestion and safety issues for residents and commuters alike.

I urge you to consider these factors seriously and advocate on behalf of your community to prevent this development from moving forward in its current form. It is essential that we prioritize sustainable growth that respects both the environment and the well-being of our community members.

Please let me know how you plan to address these concerns and what actions you intend to take to represent our community's interests in this matter. Your swift attention to this issue is greatly appreciated.

Thank you for your time and commitment to serving our community.

Sincerely,

Linda Impagliazzo

Josh Chase

From: Doug McLean
Sent: Saturday, July 20, 2024 10:18 AM
To: Josh Chase
Subject: Fwd: The Village at Tiogue Development Proposal

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From: Katie Corcoran <katiecorcs@gmail.com>
Sent: Saturday, July 20, 2024 7:37:28 AM
To: District 4 <District4@coventryri.gov>; Doug McLean <dmclean@coventryri.gov>; rep-serpa@rilegislature.gov <rep-serpa@rilegislature.gov>; sen-raptakis@rilegislature.gov <sen-raptakis@rilegislature.gov>; Town Manager <townmanager@coventryri.gov>
Cc: CowartDon@coventryschools.net <CowartDon@coventryschools.net>; fheise@coventrypd.org <fheise@coventrypd.org>; Kerrie Karwoski <kkarwoski@coventryri.gov>; Kevin McGee <kmcgee@coventryri.gov>
Subject: RE: The Village at Tiogue Development Proposal

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Good Day,

I am writing to you today as a concerned constituent in regard to the planned development, Village at Tiogue, as a resident of Minglewood Drive in Coventry.

My husband and I recently purchased our home, and have enjoyed the peaceful, tranquil nature of this neighborhood given the abundance of trees and likeminded homeowners. We all adhere to the bylaws of our Homeowners Association, owned and regulated by the same Developer who has proposed this building plan for the lot behind Minglewood. My hope is that our town will hear our concerns and make recommendations to the Developer and the Zoning Board that are in our best interest.

As a family community, the primary concern is first and foremost safety. The proposal of 176 units in this lot that is zoned for significantly less homes, is likely to cause a substantial impact to local traffic. The roads leading to Minglewood and the other access points for this proposed development, are unmarked (in other words they are not designed for heavy traffic as there are no white or yellow street lines to promote traffic or driving safety) and do not have sidewalks or crosswalks or other markings to promote pedestrian safety. This planned development will increase traffic volume significantly, and therefore the need for increased driver and pedestrian safety measures. I would ask that the town construct a plan to measure the current traffic volume of Old North Road and all adjacent roads that may be impacted by this increased volume to determine how further traffic may affect the roads. Additionally, I would ask the town to evaluate the measures needed to promote pedestrian safety on the main access ways. It would be imperative to update

safety measures to match increased volume, as this neighborhood and those around us are highly populated with young and growing families.

Which leads me to the secondary concern of the uptick in school volume. It is a concern for many towns across Rhode Island and I would be curious to better understand the current volumes at the local schools in this area. Will the addition of 176 single and multi family units in this neighborhood be the cause of any strife in the school system? I would ask the town to not only evaluate the current volume of our neighborhood school such as Tiogue Elementary, but also the condition of the school transportation vehicles to determine if additional measures may be needed to accommodate many more students.

Additionally, I would ask the town to evaluate the capabilities of the town amenities such as water, sewer, trash and recycling disposal. There has been some hardship caused by the shortage in operative public works vehicles, and I would ask the town to evaluate the impact that this development would have on the town amenities. I would be curious to learn more about the town's plan to compensate for the increased volume of homes that will require town water and sewer connections, as well as trash and recycling services which are already quite strained.

Finally, my last concern is privacy. Our lot at 4 Minglewood abuts one of the main access points that will lead to this development, and I would fervently ask the town to solidify formal, written plans with the developer that would best protect our privacy. Our main concern is the traffic flow and how the street and traffic lights may affect the safety and privacy of our home. I would ask that the town recommend and insist on privacy measures such as tall arbervities lining the new road so that the existing homes on Minglewood drive may continue to have their privacy and safety optimized. I believe that it will be necessary to implement something along that access point that will help reduce the noise and light pollution from this new traffic flow, as well as protect the property from passing vehicles and pedestrians. I would greatly appreciate this consideration to our health and safety as homeowners of this property.

I would lastly ask the town to closely evaluate the plans to see how this connecting road and access point from Minglewood Drive will affect our property lines. It appears to me that as the plan stands now, the road may curve into the corner of our property and into our property lines at 4 Minglewood. I would like to better understand the impact of these drawings on our personal property and safeguard our property as much as possible.

Thank you for your time and I look forward to attending the town planning meeting this coming week.

Regards,

Katie Corcoran

Dear Mr. McLean,

We are writing regarding the proposed Village at Tiogue. We live in The Oaks at East Shore development. This proposed development would abut The Oaks at East Shore. We are vehemently opposed to this development being approved due to several major concerns as outlined below:

- **SAFETY** - This development includes a road coming into East Shore Drive. Said road would be the fastest route to Tiogue Avenue as well as Tiogue Elementary School for 57 to 114 vehicles associated with the 57 homes proposed to connect to East Shore. When turning onto East Shore Drive from the proposed new road, vehicles will be at the top of a hill in both directions (the highest point in The Oaks at East Shore). This will inevitably mean that cars will be speeding down the road in both directions. I encourage you to take a ride through the neighborhood. On any given day, this is what you will see on East Shore Drive...
 - Children playing and running around in their yards and driveways, including two basketball nets where balls often stray into the street
 - Children riding bicycles and scooters up and down the road
 - Tons of the neighbors walking their dogs (including children who walk their dogs)
 - Neighbors walking for exercise or refreshment, oftentimes with children in strollers or alongside
 - Neighbors walking or driving up to pick up their mail which is in a central mailbox system at the BOTTOM of the hill coming down from the proposed road intersecting with East Shore Drive
 - There are no streetlights on East Shore Drive. This is hazardous as is. The neighborhood is pitch black at night. More cars = additional risk to pedestrians on East Shore Drive
 - Coventry's first responders are already overloaded. Emergency resources are already scarce. Adding another 176 homes in a small area where it would be a challenge to even navigate emergency vehicles will place additional burden on these resources that are already overburdened
 - The narrative on the project mentions one parking space for some units. Where will second and third cars be parked? What happens in the winter when snow prevents on street parking? How will emergency vehicles navigate through the roads with on street parking?
 - New homes will add vehicle congestion entering and exiting East Shore Drive onto Tiogue Avenue
 - In addition to the risks associated with many more cars, school buses will likely be traveling through East Shore Drive to get to Tiogue Elementary School
- **ENVIRONMENTAL**
 - Deforestation and destruction of wildlife habitats for the many wildlife species we currently see in the area targeted for this neighborhood
 - Loss of sound barrier and privacy
 - The city is struggling already to pick up the trash, recycle and yard waste. 176 new units will make this even worst
 - Inadequate drainage ponds (see Storm Water Management below) leading to sanitation issues, drainage issues, sitting water, mosquito born illnesses, mold and bacteria
 - Light pollution
- **STORM WATER MANAGEMENT**
 - The Oaks at East Shore has, ongoing, **major** storm water management issues already
 - The detention ponds hold water well after 48 hours, which is the standard, post rain storms
 - A multitude of homes still have issues with flooding, erosion, water in the basement, basement weep holes and strong streams running through the yards when it rains. The builder (the same person proposing this new development) has abandoned the home owners as it relates to these issues

- The housing development on Old North Road gets flooded with water from The Oaks at East Shore when it rains
- The Villages at Tiogue appears to be at a higher elevation than The Oaks at East Shore. While I'm not an expert, it's more than likely that even more water will flow into The Oaks from the proposed new neighborhood once the land is cleared and the trees no longer absorb a lot of the rain water
- The plans for the proposed neighborhood show a detention pond that is almost twice the size of the detention pond already in Overlook Circle. As mentioned, the current pond retains rather than detains water for more than 48 hours. Adding another one, of almost double the size (which will likely also retain water longer than it should) raises the environmental concerns mentioned above as well as concerns regarding how much water will be feeding into this area that has flooding issues already
- **COMMUNITY RESOURCES**
 - Adding 176 homes adds more children to the already crowded Tiogue Elementary School
 - More homes will lead to more vehicles lining up along East Shore Drive for school pickup. This is a dangerous set up for vehicles passing through as is.
- **ETHICAL** - There have been many ethical issues related to how the builder of The Oaks at East Shore operated. This is the same builder proposing the Village at Tiogue. None of us have confidence that he will stick to whatever plans are approved for the Village at Tiogue. Why? Because....
 - The builder was not forthright in letting potential home buyers know that a development of this type (low to moderate income, small lots, multi-families) was planned to abut The Oaks at East Shore
 - The builder skipped inspections, obtained Certificates of Occupancy for houses with no insulation in the attic and sold them without said insulation, has lied to home owners, consistently ignores messages, emails and phone calls from home buyers
 - The builder ignored a cease and desist order after he illegally changed the storm water management configuration in The Oaks and made modifications on homeowner's property without the homeowners consent
 - The builder made modifications to the Storm Water Management systems (including the item outlined in the next bullet point) without proper permitting, without a modified master plan, without the involvement of any approving authority and without homeowner permission
 - The builder illegally dug a 90'x60', 6 foot deep hole for a detention pond on our owned personal property, without our permission to do so. We emailed and called several times to talk with him about this and our emails and phone calls were never answered. He subsequently turned the detention pond into a swale (still about 3 feet deep) with a drainage design that does not work. Again, this modification was made without the authorities mentioned above, nor the homeowner's permission. The swale is now eroding when it rains. When we thanked the builder for filling in the 6 ft deep detention pond, his response was, "I didn't do it for you". Despite these changes, flooding continues to happen in the The Oaks at East Shore every time it rains. We continue to have a major waterway through our back yard when we get heavy rain. The builder has walked away from the issue completely and we have stopped sending emails and videos because it is to no avail
 - Before digging the detention pond on our property, the builder cut down 7 of the trees on our property, all of which were beyond the line of disturbance per the plan we were provided before we closed. He even more of our trees marked to be cut, however, we stopped the workers before they could get to them. Had we not caught them cutting them down, even more would be gone.
- **ECONOMIC**
 - The Villages at Tiogue, as proposed, would significantly devalue the homes in The Oaks at East Shore

- **FALSEHOODS** - In our opinion, the pre-application narrative for the Village at Tiogue contains several falsehoods as follows:
 - Page 3, the 3rd bullet point says that this development “is in harmony with the residential developments in the surrounding area”. This is simply untrue. The Oaks at East Shore and Minglewood Drive neighborhood are the surrounding area for a large section of this proposed neighborhood. The homes in those surrounding neighborhoods are valued between **\$650K & \$850K with lot sizes from 1/2 acre to 1 acre**. The proposed neighborhood is for **LOW TO MODERATE INCOME housing with lot sizes of a little over 1/10 acre**. How is that considered to be “in harmony”?
 - Page 8, point 4 regarding natural buffers to abutting single family lots. The last sentence says, “A buffer or mainly existing trees and brush between these existing open lots (referring to East Shore and Minglewood) and the proposed dwellings of this development will serve as an aesthetic design feature as well as a permanent natural screen benefiting the existing abutting land owners as well as future owners of the Village at Tiogue”. **ARE THEY JOKING?** Has anyone looked at the trees that would be between East Shore and this proposed new development? Here are some photos of the trees that line the back of the abutting properties. The foliage on the trees doesn’t start until well over 40 feet up the tree. These are current photos and the foliage is as full as it’s going to get. Were there to be houses built behind them, there would certainly not be a “natural screen”, nor would this “benefit the existing abutting land owners” in any way.



- Page 10, point 10.0 Air and Noise Pollution - “The proposed dwellings are not expected to increase existing noise levels in the area.” How can this be true of 176 dwellings squeezed into 22.3 acres? These are clearly just words on paper.

In closing, we respectfully request that these issues be taken into serious consideration as the town of Coventry reviews the application for the Village at Tiogue.

Best regards,

Mike and Colleen Elias
8 Hillcrest Drive

Josh Chase

From: Doug McLean
Sent: Sunday, July 21, 2024 6:23 PM
To: Josh Chase
Subject: FW: The Village at Tiogue

From: Spencer Roper <spence_ropер@yahoo.com>
Sent: Saturday, July 20, 2024 9:34 PM
To: Doug McLean <dmclean@coventryri.gov>
Cc: rep-serpa@rilegislature.gov; District 4 <District4@coventryri.gov>; Town Manager <townmanager@coventryri.gov>; Kevin McGee <kmcgee@coventryri.gov>; fheise@coventryri.gov; cowartdon@coventryschools.net
Subject: The Village at Tiogue

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As a life long resident of Coventry living on Angus street ,I strongly object to the building of this unneeded development... It will increase traffic on Angus to even more unacceptable levels. The street was never meant to carry the traffic it does now and is need of repair, Building these units will only further exasperate this , Additionally the increased traffic from people short cutting to Walmart and Rte. 95 make it a unsafe area for children and other pedestrian traffic as cars are using it as a speed way already, Blocking off Angus at Old North road would be a viable solution as it would force people out to route 3 and New London turnpike,, roads much better suited to this degree of traffic. Or better yet, take it out to Western Coventry and give them a taste of the foul treatment the East side of this town has taken with far too much development, Sincerely, Spencer Roper

Josh Chase

From: Doug McLean
Sent: Sunday, July 21, 2024 6:23 PM
To: Josh Chase
Subject: FW: Village at Tiogue

-----Original Message-----

From: ERIN GILL <erin_gill@verizon.net>
Sent: Sunday, July 21, 2024 10:16 AM
To: Doug McLean <dmclean@coventryri.gov>
Subject: Village at Tiogue

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Good morning Mr. McLean,

I'm writing to express my concerns regarding the proposed Village at Tiogue development. As a resident on Tiffany Rd I can assure you that traffic is already quite tight, often times if two cars are on the road at the same time, one must pull aside, often onto a lawn for the other to pass in areas, specifically near the intersection with Trafford Park, which would be directly affected by this development. Additionally, this would cause more safety risks for pedestrians, especially children and the elderly, many who walk these roadways daily.

This development would also decimate the wildlife, taking away more woodlands, following recent other developments in this area.

The town has had discussions on school enrollment and been in discussions to merge elementary schools. A development of this size would have a huge impact on those decisions as well.

Lastly, the area is known to have drainage issues. Adding an additional 176 housing units would have an enormous impact on this as well.

Thank you for your time and consideration, Erin Gill

Martha Fisher

53 Tiffany Road
Coventry, R.I. 02816
(401) 821-2079
marthafisher50@gmail.com

July 21, 2024

Local Representatives and Coventry Town Officials

Dear Planning Commission Representatives,

I have lived on Tiffany Road for 50 years. I love this area. However, as time passed, there has been more and more development placed. With that development, many unfortunate events have been happening. Much of our beautiful forests have been replaced by carbon copy homes. Our streets are busily traveled and used as race tracks. Auto emissions are invading our area and polluting our lives. Litter is accumulating along the roadsides and even inhabiting our front yards. Noise pollution is an issue here, as well. Our wildlife is becoming diminished and therefore moving into our backyards that were once their homes with nowhere else to go.

I cannot see another "village" being constructed in our last wooded area near Tiogue Lake. The drainage problems that many of us have will skyrocket and the lake will be polluted. We need these necessary wooded areas to aid in climate control and provide fresh air (oxygen). A large development in this small area will be a drastic decision. It makes me think of DR. Seuss' story; THE LORAX. For the safety, health, and consideration of our population and the environment here in our Tiogue area, **I respectfully request that the application for a comprehensive permit regarding "The Villages at Tiogue" be denied.**

Thank you for your time in regards to this important matter.

Sincerely,

Martha Fisher

Josh Chase

From: Doug McLean
Sent: Monday, July 22, 2024 7:29 PM
To: Josh Chase
Subject: Fwd: Tiogue Development Questions

Sent from my Verizon, Samsung Galaxy smartphone
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From: Nathan Downen <NathanDownen@gmail.com>
Sent: Sunday, July 21, 2024 11:59:51 PM
To: Doug McLean <dmclean@coventryri.gov>; District 4 <District4@coventryri.gov>
Subject: Tiogue Development Questions

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Sidewalks – Since its creation, Minglewood Drive has been an attractive nuisance to the families in the surrounding neighborhoods. Minglewood Drive is heavily utilized by residents and non-residents as a safe walking space as Old North Road has too much traffic, poor sight lines, and no sidewalks. It was erroneous to permit the builder to remove the sidewalk requirement under Article XII – Design and Public Improvement Standards when Minglewood was built and it would be erroneous to grant that request again here. The dramatic increase in vehicle and foot traffic without sidewalks is a deadly accident waiting to happen.

Water Runoff – It is my understanding that both projects at Minglewood and Lakeshore have caused serious flooding issues for the existing homes and roads. It seems clear that the engineering standards being used to review and approve new construction are not working to mitigate the damage. The Town points its finger at the builder and the builder says that the Town approved the plans and the build-out. Will the engineering requirements be revisited and strengthened to handle the actual runoff?

Minglewood Connector - When the right-of-way off of Minglewood Drive was approved 3+ years ago it is my understanding that it was approved with the idea that the development would be similar to the homes on Minglewood; single family homes with a density of 2 homes per acre. The density of this new project is requested to be 4-5x higher than that. As above, the lack of sidewalks on Minglewood along with the blind corners entering the neighborhood and heading up the street already create frequent dangerous car/civilian interactions and allowing an additional 200+ daily trips is far more dangerous than the issues cited by the rescue services that a tree could fall and prevent access. As such, the Minglewood Connector should be disallowed and all traffic should be filtered through East Shore Drive as they have sidewalks to support safe civilian travel.

Pricing requirements – Is there a mechanism to restrict the pricing of the homes built under the low income program? Who will manage the applications/sales of these properties?

Education – Income is generally inversely related to birth rates. People with lower incomes generally have more children. Additionally, the more children you have, the lower the requirements to qualify for low-income housing. How will this potential influx of children be managed by a school system with extremely limited resources? This and the proposed New London Preserve project on the surface look like they will quickly overwhelm the available resources at small schools like Tiogue Elementary.

Low Income Requirements – The law for low-income density has been on the books since 1991 and as far as I can tell the only downside to not meeting the 10% threshold is that Coventry has to follow state guidelines for reviewing potential development to prevent the town from delaying approval as a means to keep low income out. Are there other penalties we should be aware of? Additionally, nothing in the law says that the town needs to waive its approved planning requirements for street size, sidewalks, etc., I don't understand why the town would approve unnecessary variances to encourage a builder whom it is already facing potential litigation with.

July, 17, 2024

Mr. Doug McLean
Director of Planning & Development
Town of Coventry
1670 Flat River Rd
Coventry RI 02816

Dear Mr. McLean:

We write this letter with major concerns to the proposed (Village at Tiogue).

We have invested heavily into our new home on East Shore Drive as many as our neighbors have as well. We all paid a premium price to purchase these homes, and the real estate taxes we are charged by the town assessment reflects this.
The affordable housing units would certainly decrease the value of our homes and it does not mesh with the rest of the direction that the area neighborhoods has taken.

Another concern is the increased traffic of an additional 57 homes in the proposal of the access road leading into East Shore which would definitely cause a safety issue and traffic issue.
Our street is not wide enough to accommodate more traffic..

There are no street lights- there isn't any parking at the community mail box area..
We have many young families in our neighborhood – parents with strollers, young children playing, seniors walking.
In addition the entrance way from Tiogue Ave to East Shore is already tight- Most of us need to wait until one car passes...

The amount of construction trucks rolling down our neighborhood for years (until the project is finished) Would most certainly be a safety hazard, and a major noise issue.

The Villages are also planning only a 20 foot buffer between the developments- This is a blatant disregard of our environment. It also will destroy our natural infrastructure and have a large impact on flooding as we have already and continue to experience. It is a FACT- Trees provide a natural form of flood control.

Removing the trees to allow only for a 20 foot buffer will destroy all of our communities natural habitat. Totally unacceptable.
The need for trees and natural habitat is insurmountable.
Not to mention we all purchased our premium homes because of the woodland surroundings.

In conclusion we are opposed to the massive 176 multi unit development, and the access road in our already narrow street neighborhood.
We are also opposed to just a 20 foot buffer between the developments. We are most certainly open to new neighborhoods that are similar to ours and keeps the values of our homes.

We hope that the Town of Coventry takes our issues very seriously at the damaging effects that the Villages are planning to our small neighborhood and surrounding neighborhoods..

Thank you

Henry & Paula Ritchotte
268 East Shore Drive
Coventry RI 02816

CC Representative Patricia Serpa- rep-serpa@rilegislature.gov
Senator Leonidas Raptakis - sen-raptakis@rilegislature.gov
Council President Hillary Lima district4@coventryri.gov
Town Manager Dan Parrillo - townmanager@coventryri.gov

Planning Board Meeting 7-24-2024

Re: Tiogue Village Development

I am a 15 year resident of Tiffany Road so I am aware of the local conditions for the proposed Tiogue Villages development property and the surrounding area. I am also a member of the Tiogue Lake Association which is the main volunteer group for the conservation and guardianship of the lake.

I do not oppose development and moving the community forward. But proper planning is essential to the controlled growth of any community. There has been a surge in new projects in the Tiogue Lake area and perhaps a deeper look at new projects is in order until the reality of all the new units can be properly accessed through actual observations of the stress on utilities, services and traffic.

I feel that a very high density housing development like the one proposed for Tiogue Village need close scrutiny to be sure the developments are not squeezed into inappropriate locations. This proposed location burdens the local residents and greatly exposes the lake to major environmental hazards.

Allow me to make some key points/observations with respect to the Tiogue Villages Development Plan:

1. The exit/entrance to Area 3 requires all 61 units to use Tiffany Rd. Tiffany Rd is completely inadequate for the traffic expected from a development of this size. Cars on Tiffany routinely have to pull over to allow the other cars to pass due to poor quality and narrow road width. This situation is compounded during winter snow accumulation. Allowing this level of traffic on this small road is unacceptable to existing residents! Creating a safety hazard is grounds for denial of the variance.
2. Due to the extreme contours of this area, run off to Lake Tiogue can extensive. Area 3 borders a key wetland tributary for the Lake. It cannot be compromised in any way by dirty run off water from overflowing catch basins or plugged drainage. Even once in a 100 year events are totally unacceptable especially since 1000 year events are now occurring periodically. The issue is that in 5 years, neglect of the drainage system will produce an issue that "no one" will own. Inadequate or minimal design WILL create an environmental hazard which is grounds for denial of the variance.
3. Housing density around the Lake Tiogue is already excessive especially on East and West Shore Rds and Mohawk Rd. I believe this has been pointed out in multiple town planning documents. It is not recommended to compound the existing high density with a second layer of high density so close to the lake. There are much better locations to allow high density housing.
4. I know that there are flooding issues in the new Minglewood subdivision due to excess run off exceeding the catch basins. I know there is actual video of these events. Bare minimum, solicit comments/input from neighbors on Old North Rd. This calls for skepticism about the engineering designs used for normal subdivisions. I can image the issues when the impervious surface restrictions are exceeded due to the high density housing. Again, runoff from these high contour areas is a local problem.
5. Requesting variance on sidewalks should be a big red flag that this level of density is a hazard to the new residents and should be reviewed closely for safety and access. If no sidewalks, then adequate measures such as speed bumps must be used.

To conclude,

Less than a mile away is the approved site for Willow Lakes development on New London Turnpike. A 202 unit facility with a density of over 16 units / acre. While this is extremely high, it is much better located with respect to utilities, adequate road access and public transportation.

Also note that with all of the recent building in the Lake Tiogue area, there has been NO improvements to any of the town roads which serve all these new and proposed communities. New London Turnpike, Crompton Rd (EG who won't improve it), Old North Road, Angus Rd, and Tiogue Rd are all much more busy and dangerous due to the increases in traffic. This is not proper planning and will lead to dangerous more traffic issues if allowed to go forward without any improvements. There has been a lot of new development in the Lake area without any corresponding improvements in infrastructure.

D2 builders had the opportunity to build this type of housing on Minglewood St, Paul Sprague St, and the East Shore Dr extension but instead chose to build luxury homes. The builder has only recently acquired this tract of land since the other developments were so lucrative. The builder could have chosen more wisely. This submission is simply a greedy proposal at the expense of local residents. It will severely compromise the existing community with excess traffic on inadequate roads and most likely create a significant environmental risk to the lake. These are reasons to curtail the development size.

My request is to keep these factors in mind when allowing relief for the proper zoning laws despite the faux pressure of affordable housing plans. **I would propose the variance for Developmental Area 3 be either denied completely or very greatly reduced. The density of Area's 1 & 2 be reduced to rational levels. Plus adding extra insurance for protection of the Lake and Tiffany Rd residents.**

I've taken the time to review the proposal and submit my thoughts as a Coventry and Tiffany Rd resident who will be directly impacted by this development.
Please take my comments into consideration.

Respectfully,

Mark J Hardy

60 Tiffany Rd

Coventry, RI

ph 413 364 7091

email: markhardyusa@gmail.com

Josh Chase

From: Doug McLean
Sent: Monday, July 22, 2024 7:34 PM
To: Josh Chase
Subject: Fwd: The Village of Tiogue and our conversation this morning

Sent from my Verizon, Samsung Galaxy smartphone
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From: Donna Correia <djcbrittany@hotmail.com>
Sent: Monday, July 22, 2024 12:18:36 PM
To: Doug McLean <dmclean@coventryri.gov>
Cc: rep-serpa@rilegislature.gov <rep-serpa@rilegislature.gov>; sen-raptakis@rilegislature.gov <sen-raptakis@rilegislature.gov>; District 4 <District4@coventryri.gov>; townmanager@coventry.ri.gov <townmanager@coventry.ri.gov>; Town Manager <townmanager@coventryri.gov>; Kevin McGee <kmcgee@coventryri.gov>; CowartDon@coventryschools.net <CowartDon@coventryschools.net>; fheise@coventrypd.org <fheise@coventrypd.org>
Subject: The Village of Tiogue and our conversation this morning

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Good morning again. Thank you for taking time out in your day to discuss the above-mentioned project.

As I explained to you my feelings and fears regarding this project, it is, in a word, a potential disaster. I understand a land owner selling and developing their property. It is their right. However, not to the extreme detriment to other homeowners and wildlife in the area.

This piece of property is one of the last (or last) unspoiled tracts of land in this section of the town. I have lived her for 49 years and I fully expected development of this land. I don't welcome it but I understand it will happen at some point.

My concerns are not only for the residents of this area, but wildlife as well. There used to be Lady Slippers (endangered specie of plant) in these woods. I saw one plant this year. They have disappeared.

The traffic on Old North Road is already horrendous. From 3-5 pm I don't even want to be near the road. In 2019 my camper and jeep were broadsided by a traffic incident. My husband was thrown to the ground. My point to this story is, **traffic** from New London Turnpike onto Tiffany Road (this section of Tiffany is one way), then on to Old North Road all to get to Route 3. The speed and amount of vehicles (including lots of trucks) is simply unsafe. I tried to walk my great-granddaughter last week and turned around and went back home. If I had children in school who are bussed I would not want them dropped off on Old North Road. By the way, of course there are no sidewalks.

One recommendation I would make would be to make sure that there is no exit (if this development actually takes place which God help us all if it does) onto Tiffany Road.

I would request (even now) that **Tiffany Road be closed at New London Turnpike**. There are 3 houses on this part of Tiffany Road. It is a narrow one way street from New London to Old North Road. It is **DANGEROUS** at any time. People are walking on this road, or people are riding bikes, or pushing children in strollers. You are literally taking your life in your hands. Traffic off of 95 at Center of NE simply fly down New London onto Tiffany, onto Old North to Route 3. I'm not exaggerating.

Our schools will never be able to support the influx of new students. The Superintendent is once again, talking about shuffling around students. Our schools are in deplorable condition. Keep in mind, this proposed development backs up to Tiogue Elementary School. That is another disaster area with the new development in there with the retention ponds that are unfenced (a child could easily drown at times in these retention ponds) and overflowing much of the time, not to mention breeding grounds for mosquitos, and as everyone is aware, flooding into homes in that area. Most of the area homes have septic systems of which many have already been replaced. This entire area is a very wet area. My home 49 years ago had to put a septic system in the front because of the water table.

I realize progress is necessary. What I as a resident would like to see is **perhaps evoke eminent domain** and acquire this parcel of land as part of a **land trust**. This property is on Tiogue Lake. Keep it beautiful. It is as I mentioned above one of the last if not the last area like this in the eastern part of Coventry. Make it a park. Do something good for the residents of Coventry. If you can do it for the residents of Johnson's Pond, you could do it here.

Don't misunderstand me, **I do not in any way support this proposed development**. It is unconscionable if this development gets approved. If it does get approved you should all resign.

Thank you for listening.

Donna Correira

Sent from Mail for Windows

Josh Chase

From: Doug McLean
Sent: Monday, July 22, 2024 7:54 PM
To: Josh Chase
Subject: Fwd: The Village at Tiogue Development Proposal

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From: Brian Corcoran <bmcorc@gmail.com>
Sent: Monday, July 22, 2024 7:23:59 PM
To: District 4 <District4@coventryri.gov>; Doug McLean <dmclean@coventryri.gov>; rep-serpa@rilegislature.gov <rep-serpa@rilegislature.gov>; sen-raptakis@rilegislature.gov <sen-raptakis@rilegislature.gov>; Town Manager <townmanager@coventryri.gov>; CowartDon@coventryschools.net <CowartDon@coventryschools.net>; fheise@coventrypd.org <fheise@coventrypd.org>; Kerrie Karwoski <kkarwoski@coventryri.gov>; Kevin McGee <kmcgee@coventryri.gov>
Cc: Katie Corcoran <katiecorcs@gmail.com>
Subject: RE: The Village at Tiogue Development Proposal

WARNING: This email originated from outside the @coventryri.gov email domain

Hello,

My wife and I are new homeowners on Minglewood Drive in Coventry, a cul-de-sac filled with families who enjoy the peaceful nature of the street and adjacent back roads to take daily walks and enjoy nature. The woods behind our house are home to a number of abundant wildlife including deer, bunnies, bluejays, robins, and cardinals.

The proposal to develop the Village at Tiogue will not only destroy these woods and the habitat for all this wildlife, but it also proposes a road to be carved through Minglewood Drive that will connect this proposed development and East Shore Road directly to Old North Road.

My concerns are primarily with safety risks to pedestrians and the exponential increase in traffic this development would bring. If this road is constructed, the primary route to 95 for these developments would be THROUGH Minglewood Drive, onto Old North Road, and then down Angus Street. This would be both to and from the highway to this new development. With the proposal for this development being 176 units (!) the increase in traffic on our roadways will turn our neighborhood and surrounding roads from family-friendly roadways to traffic filled throughways.

The new road is proposed to be built directly to the side of our new home, which also has me concerned about light, noise, and air quality pollution at my home along with potential for increased littering and lack of privacy. I would ask for consideration from the developer that if the road were built, that there would be built-in mitigation measures for these concerns, especially for units 2 and 4 on Minglewood. These measures would include curbs to prevent traffic incidents with our house being situated on the corner, and privacy fences and/or bushes to mitigate light and noise from increased traffic and the loss of privacy from the loss of woods in our backyards.

In addition to these concerns, I am also concerned about the proposed development's impact on town resources and public works. There's a potential for flooding and drainage issues that would arise with a new development being situated on higher ground than Minglewood Drive. There would also be increased strain on the sewer system, water, trash pick up / recycling, postal service, and school systems with the 176 unit proposal. Coventry already has issues with

these services. I don't see how these services, specifically an overcrowded Tiogue School, won't be negatively impacted by this large increase in homes within proximity.

My final concern is with the size, scope, and location of this project. 176 units is an excessive amount of units squeezed into this area. If everybody has 2 cars that's 352 additional cars on the backroads surrounding Old North Road, if everybody has 1 elementary aged child that's 176 additional kids enrolled in Tiogue School. Also, the location proposed for this development is questionable. The developer has opted to wedge this new community in-between two of their own beautifully built upscale communities. These new units being proposed are incongruent with the style and charm of their surrounding neighborhoods and will likely drive property values down for existing residents of this area.

I understand Coventry, and the state of Rhode Island, has an initiative to build affordable housing but I think the location and size of these developments and their impacts on local constituents and resources should be considered first and foremost. I do not believe the location being proposed for the Village at Tiogue makes sense, and indeed would be detrimental for the quality of life of Coventry residents located in the area surrounding this project.

Thank you for your consideration,

Brian Corcoran

Josh Chase

From: Doug McLean
Sent: Monday, July 22, 2024 7:55 PM
To: Josh Chase
Subject: Fwd: Concerns regarding "The Villages"

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From: Kayla Ritchotte <kaylaritchotte@yahoo.com>
Sent: Monday, July 22, 2024 4:24:15 PM
To: Doug McLean <dmclean@coventryri.gov>
Subject: Concerns regarding "The Villages"

WARNING: This email originated from outside the @coventryri.gov email domain
Hello Doug,

I am writing to express my concerns regarding the proposed housing development "The Villages at Tiogue". While I understand the need for affordable housing in our city, I firmly believe that this project would have a detrimental impact on our community and adjacent neighborhoods. As newer residents of Coventry, residing at 18 Minglewood Drive my family and I specifically chose this development and lot as we were advised by our realtor Glen Carpenter that the land behind our house would not be built on let alone be an overpopulated development of this type.

First and foremost, the proposed development is simply too large for the set area, the roadways could not handle that traffic of an additional 176 housing units which potentially could equal 300+ additional cars being driven on these skinny roads without sidewalks daily. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion collectively, noise pollution, and extensive strain on our public services. The adjacent neighborhoods (Minglewood & East Shore Drive) are already significantly impacted by delayed services the city offers like recycle pick up, trash removal, snow removal, etc. Additionally, the construction of this project would result in significant environmental damage, the retention ponds cannot sustain the existing conditions let alone if we remove all the grass and dirt preventing additional drainage into our properties and retention ponds. We have already experienced several instances of flooding in and around our neighborhoods due to the poorly designed pond set up. Ethically, it's appalling that Robert would even be considered for this job as he skipped inspections, built houses with no insulation in the attic, built foundations with flooding basements. How can someone of low income afford to fix all his careless mistakes?

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood which we are paying a hefty tax bill for. This development would bring in many low-income residents, which could lead to increased crime rates, reduced property values and other negative social effects. It would also drastically alter the aesthetic of our area, replacing the beautiful existing greenery and wildlife with a monolithic, high-density housing complex. Can the nearby schools sustain an inflation of students?

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of low-income residents could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere. In conclusion, I strongly urge you to reconsider this proposed housing development or at the very least allow for it to be the same type of neighborhood as surrounding.

Sincerely,

Kayla Ritchotte

July 21, 2024

Mr. Doug McLean
Director of Planning & Development
Town of Coventry
1670 Flat River Road
Coventry, Rhode Island 02816

Dear Mr. McLean:

Having been life-long residents of New York City, who rented, we made a very important choice when we selected, as a senior citizen couple, Rhode Island and Coventry to purchase our **first home**. As frequent visitors to RI of 23 years, we went to open houses by DeBlois when they were starting to build the original Oaks phases I and II. In 2023, we came to view the new Oaks of East Shore, as it offered almost everything the other phases did with respect to a suburban-like location, forest and natural habitats, quiet space, we enjoy sound of the school kids behind us at recess, new roads, ample space between the 33 home lots, two cul-de-sacs for an open landscape between properties, and each home is designed with curb appeal and complement each style. Most of all our development was reasonably limited to light use from our vehicles and those from the neighboring homes as East Shore Drive extension down to Lake Tiogue.

This very expensive decision, initially proved a very good one, providing us with a true sense of community, block parties, friendliness, young and older

couples, many families with children, all of whom make for a great neighborhood . In that sense the Oaks at East Shore meets our expectations. However, the following are issues we experienced and continue to which may repeat themselves at the Village of Tiogue:

1. **Property and Common Area Issues:** Of 33 homes a much smaller project by far, nearly everyone has had erosion in their front/back yards, depressions from the burying of tree trunks and boulders, all due to poor grading. Some have had repairs by the builder while others have been informed that they will no longer do any landscaping. Most everyone has had to bear the expense at trying to repair and improve their property. .
2. **Inspections: Many homeowners acquired their inspection documents and found at critical stages building inspections were not done.** Not Inspect is written with a random 1-2 Partial. A Town Building Inspector is an essential person to the buyer and to told your home is properly inspected but then NOT documented for record, which is required, and the builder's Sales Representative repeatedly assures you that all inspections are done throughout the construction process leads to distrust. Now we have documents noting Not Inspected repeatedly and Partial twice. It is alarming and stressful.
3. **Retentionponds/Drainage:** The ponds have proven to be unable to withstand the amount of rainwater we have had and can certainly expect in the future. The ponds overflow and run off goes downhill to the community below and behind them which appears to be RI Housing. You can see the huge sandbags that were placed

to hold back the floodwaters. The pond also drains too slowly and takes more days than it should, even without additional rain, leading to stagnant water prime for infestation, algae. **Nothing had been done to sufficiently correct this concern. Now they are planning to build multiple drainage ponds behind us and in close proximity to current residents!**

4. **Transparency:** The plan to build a large 3 section Village at Tiogue took us by surprise and was never disclosed during discussions with the builder's primary REMAX real estate agent, who has been such for over a decade. We were only told of Hope Furnace which is miles away. Not mentioning this to buyers has led many of us to believe we cannot trust anything as presented on paper or verbally.

5. **Identity:** In addition to not disclosing the plans for such a large development, abutting ours, **WE DO NOT want the Second Plan of the Village with affordable single family duplexes to be named the Oaks of East Shore II. The plan calls for the names for each segment to be The Village of Tiogue. Then that's their names and identity!!** It is misleading and implies that one of the Villages anything else you can tell us about The is an extension of our development. There is by far **NO** similarity in the duplex single family homes by design, size or other that reflects our larger and costly \$600--\$750,000 homes. We have no association to this development or any other phase of the Villages of Tiogue. We are **NOT** affordable housing!! With mortgages at 6-7% we do not take this matter lightly!! As expensive homes with half acre lots

we pay property, sewer and other taxes, based on such, and it is vital for us to maintain and expect the value of our homes to increase! We all take great care, at our own expense, to maintain and improve our homes for ourselves and the beautification of our community.

6. Despite the higher taxes that we provide to Coventry, mores than can be expected from affordable low income housing, we as a new neighborhood have placed very little demand on the valuable resources such as police, fire, rescue, public works, etc. This will not be the case with 176 units of family housing and essentially a minimum of 528 residents. Families with 2 cars and frequent guests, etc.

7. Lack of Lighting: In planning for our development we expect that DeBlois discussed with the Town of Coventry and various departments and committees assigned to review the plans, the need to install street lights. However, the builder claims it was not his responsibility but the Towns. We do not know who made that decision but expect the Committee or Town Officials do know and we have made inquiries and attempts to have this decision rectified for Our Oaks and even for the residents along East Shore Drive by the public school to Lake Tiogue. **All studies aside it is a noticeable error...**

8. SITE VISIT: Please visit the community of Minglewood where an extended road is planned and then The Oaks at East Shore **after dark from Tiogue Ave, by way of Cowesett Rd requiring a left**

turn to our entrance. Tiogue Avenue is a main road and heavily used for miles. Without a street, or yellow flashing light or even a Sign with light, installed by the builder to identify our community, as he has with others, we are in the dark and left to carefully navigate turning into East Shore Drive and continued darkness. **Note darkness is at 4:30pm in the winter PRIME commuting time. The Planning Committee accepting a plan the includes for the duplex Villages Plan to have a Go Thru Public Road between two homes on a street without lighting AND East Shore Dr is not flat but leads to a crest and then you can see downhill to majority of homes, this additional road is very dangerous to everyone. IF our situation has not been corrected for us, adding another road/intersection within The Oaks is cause for deep concern, and increases traffic, careless driving, speeding, turning onto oncoming vehicles, in particular by large Public Works, Delivery and even Fire/Rescue vehicles coming from the Village of Tiogue Plan 2 headed towards the Go Through to East Shore and then Tiogue, as well as the opposition direction to Minglewood. See where the road intersection to East Shore Dr is sandwiched between two homes!**

Building another Entrance for Village 1 sandwiched within short distance between East Shore Drive and Old North Rd will compound the safe ability to enter and exit these existing roads to a highly used main road.

9. **SAFETY SIGNAGE:** We do not have any signage for Children at Play, 15 MPH presently, and based on the traffic we have at present, there hasn't been an urgent call for such. However, IF this proposal is accepted, as currently planned, especially cutting through homes for a go through right of way from Minglewood to East Shore Drive, **there must be Stop Signs, Yield, Watch for Children Pedestrians, AND signs for 15 MPH at intelligent location of installations, on our main road and the intersecting Right of Way road, including, the Minglewood Road connection. THIS IS NOT A SAFETY MEASURE TO BE DISREGARDED OR DISCARDED!!**

10. **What assurances are guaranteed that similar damages, poor decisions will not be made at the 3 Villages of Tiogue? Erosion, flooding from water running downhill with trees to be a barrier and what may be found underground once trees are eliminated. As we have already dealt with ourselves.**

11. ***THINKING ABOUT THE NEW RESIDENTS-ADA***

COMPLIANCE: After reviewing the 3 Villages residential design plans, it appears that little, **if any**, attention has been placed for accessibility to people with limited mobility or fully handicapped, based on the interior layout of the **entire** dwelling. All include walk-up stairs to the second floor bedrooms and baths etc. Just having One bedroom on the main floor with bath, prevents the renter/owner from having access to any other part of the residence.

None include handicapped Van parking. This design flaw makes the rental or purchase of the affordable housing a less than optimal choice for the handicapped, or senior citizens with mobility issues, all of whom are equally entitled citizens of RI and often the most vulnerable and in need of affordable housing and state subsidizing. Additionally, there does not seem to be any areas that children can play safely outdoors within Village 1 and 2.

- **OPTIONS:** We ask that the Planning Committee and State agencies participating in the final decision of the development of the Villages of Tiogue – **Reject this proposal and the changes to Zoning laws and other legal requirements.** Instead of disrupting multiple existing communities, devaluing homes, increasing the traffic to Tiogue, Old North Road, Minglewood, Angus that many other drivers, as we, make use of to reach the Centre of New England, Arnold and I-95 and the host of potential problems as yet to be revealed. Have the Village of Tiogue planned in another less populated and intrusive location in Coventry. Hope Furnace is in a heavy forested region.

We join our neighbors and those of Minglewood and Tiffany etc, in expressing our shared legitimate concerns in the proposal of this **176 unit** development as have been issued through emails and letters. We ask that you take our present safety issues, concerns with the building of this development and share them with the Planning Committee.

Thank you for your attention,
Elena and Thomas Mastrangelo
258 East Shore Drive
Coventry, RI 02816

Dear Mr McLean,

I am writing this in regards to the Village at Tiogue development proposal. I am a new resident to Coventry in the last year and purchased my new home at 271 East Shore Dr. What led me to make the purchase was the beautiful area and neighborhood. At the time I moved in I was aware of the potential for housing to be built on the land behind me and had very little concern as I thought additional homes built on a property zoned R20 would very much be in character with the East Shore development. This was a very significant investment for me to be able to move into this neighborhood. With the proposed plan there is no question the value of the investment I have made in this beautiful Coventry neighborhood as well as the investment of other families will go down drastically.

Where my house is located as well as my adjoining neighbors the proposal is for 58 multifamily units. That will have a severe impact on the natural greenery and trees. The proposal talks about a vegetative buffer which will most likely be grass as there is no requirement to maintain any of the trees. With the removal of the trees there will be constant light intrusion as well as noise not only from the development but from Tiogue Ave once this natural buffer is removed. The impact of light will be unavoidable with 58 units, what is now a quiet peaceful area will look like a small city always on. The map with the proposal shows for R20 there would be 7 houses built vs the multifamily proposal for 58 units. That is a tremendous increase in density and as mentioned will have a tremendous impact on the adjoining East Shore properties and environment. The proposal talks about this development being in harmony with the existing area and sites locations where the homes were build in the 1950's and 1960's and at the same time talks about homes in East Shore selling for 650 – 750k. There is nothing about this proposal that is in harmony with this area. The remainder of the proposal would increase total units to 176 which is not in character with this area. This area should remain R20. The increase in traffic on East Shore would be immense as well as the fact the entry into East Shore appears to be very narrow. Not having sidewalks is also a problem, particularly for families with children who need a safe place to walk.

I have no plans to leave this beautiful area in Coventry, this is where I plan to retire. However things do change and if I had to sell I would lose the money I had put into this property and may not be able to purchase another home. One of my immediate neighbors will be moving in 2 years, he and his wife are both in the military and stationed in this area for a three year period, we have spoken about this and it is a concern on having to move and loosing value.

Please take this into consideration to maintain the R20 zoning to still allow development in true harmony with these existing homes in East Shore as well as minimize the impact on the environment which is a habitat for deer and turkey. This special area in Coventry deserves protection as well as the significant financial investment the families in this neighborhood and adjoining neighborhood have made. We all moved here because of the area and to see that destroyed and the impact it would have would just be terrible

Thank you for your review and consideration

Tom Griffith
271 East Shore Dr
Coventry, RI 02816

Josh Chase

From: Doug McLean
Sent: Tuesday, July 23, 2024 2:31 PM
To: Josh Chase
Subject: FW: The Village at Tioque - Safety

From: Chief Frederick Heise <FHeise@coventrypd.org>
Sent: Tuesday, July 23, 2024 10:38 AM
To: Adam Robitaille <robitai11e@yahoo.com>
Cc: Doug McLean <dmclean@coventryri.gov>
Subject: RE: The Village at Tioque - Safety

WARNING: This email originated from outside the @coventryri.gov email domain

Hi,

Thank you for this email. I am forwarding it to our Planning Department. Doug McLean is included in this response.

Thanks,

Rick

Chief Frederick J. Heise III
Coventry Police Department
Chief of Police
60 Wood St.
Coventry R.I. 02816
(401) 822-9109
fheise@coventrypd.org

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From: Adam Robitaille [<mailto:robitai11e@yahoo.com>]
Sent: Monday, July 22, 2024 7:13 PM
To: Chief Frederick Heise <FHeise@coventrypd.org>
Subject: The Village at Tioque - Safety

CAUTION: This E-mail originated from OUTSIDE COVENTRY PD.

Hi Chief Frederick,

My name is Adam Robitaille and I reside at 15 Minglewood Drive in Coventry. I am reaching out regarding the plans that Deblois Construction has put in front of the town for "The Village at Tioque." Cutting to the chase, lots of us in the surrounding streets are extremely worried about pedestrian and child safety with this proposed plan.

176 affordable homes being built in a section of our town that is only zoned for ~40 homes is going to exponentially increase the traffic on the already extremely dangerous and narrow streets of Old North Road, Angus St, and soon to be Minglewood Drive, Tiffany Road, and East Shore Drive.

Major concerns:

- there are no sidewalks on the existing streets or new plans
- there are no crosswalks on the existing streets or new plans
- existing streets and new plans are narrower than the recommended street width
- new plans call for only 1 parking spot for each home. This means there will be multiple cars for each home that will park on the already narrow street.
 - without sidewalks, where will the community walk safely?
 - how will 2 cars be able to pass by each other on the same street?

In short, we know Deblois is going to build on his newly acquired land. We all fully support that. However, the community has one simple ask: make him build per the current zoning restrictions that are in place. Please don't allow him the exceptions which will simply make the rich richer, at the cost of community safety.

Kind regards,
Adam

Adam Robitaille
401.523.7717

Josh Chase

From: Doug McLean
Sent: Tuesday, July 23, 2024 2:32 PM
To: Josh Chase
Subject: FW: NO to "Village at Tiogue"

From: Joshua Savory <joshua.d.savory@gmail.com>
Sent: Tuesday, July 23, 2024 1:53 PM
To: Joshua Savory <joshua.d.savory@gmail.com>
Subject: NO to "Village at Tiogue"

WARNING: This email originated from outside the @coventryri.gov email domain
Hello,

I am writing to you regarding the proposed "VILLAGE AT TIOGUE" housing development, as a concerned citizen. My name is Josh Savory, and I live with my family of four on Trafford Park Drive. I was provided your name as a point-of-contact to reach out to, by a local group of concerned neighbors, and this email is addressed to all names on that list. The proposed development looks to be happening within 20 ft of mine & my neighbors' backyards, with very troubling potential outcomes for our community.

Firstly, the increase in traffic will be an absolute nightmare, which our neighborhood is simply not equipped to absorb. Ever since the recent development next to our neighborhood (Minglewood Dr.) 2 years ago, the uptick in traffic has been noticeable. My own 2 children have nearly been hit by new cars cruising at high speeds through our residential neighborhood on at least 4 separate occasions. We cannot even attempt to walk our dog on half our roads anymore, due to how narrow they are combined with the amount of traffic moving in and out of our neighborhood as a cut-through. This new proposal demonstrates only 1 potential opening for the new houses, which bleeds directly into Tiffany; this road is extremely narrow, essentially a one-way road (and in fact IS one-way, on the entrance from New London Turnpike). This means you will be creating a massive jam with inbound traffic turning left into Tiffany from New London, bleeding over into issues at the intersection of New London/Shippetown. Any traffic exiting the neighborhood now will be constantly streaming down Old North and Angus, which already deal with too much cut-through traffic of those trying to cut out the corner and go directly from New London across to Rt. 3/Tiogoue. And all of this is just the increase in residents to this already-crowded area, not even mentioning the extra vehicles such as daily delivery trucks, moving vans, etc.

Flooding is another major concern. Again, since the Minglewood Dr. expansion was created, that new elevated land created flooding issues for our neighbors; we're hearing about basement floodings now virtually every rainstorm due to the poor flow & drainage created by the developers. They never had an issue before, and since the building, now have to deal with the consequences of this oversight. Are these the same developers? Are they just going to continue to create major draining issues for all existing houses in our neighborhood? Almost all our houses are raised ranches.... flooding for us means massive potential damages to half our living space!!! This is completely unacceptable.

This proposal looks to eliminate what is left of the walkable, wooded area near Tiogue. When we moved here in 2017, this was a wonderful perk that attracted us to the property. The ability to take leisurely walks through nature and enjoy the environment around Tiogue Lake was wonderful. As time has gone on, and further developments around our neighborhood have taken place, we've seen nature destroyed and wildlife migrate away year after year. This proposal, just like the rest, seems to disregard the impact on nature in this area.

I do not see how this proposed "Village at Tiogue" is a good outcome for anyone except the developer(s), with their sights solely on dollars and not the impact it will have on our neighborhood. As a homeowner in this neighborhood since 2017, I have a vested interest in the safety and security of this neighborhood as it's where I'm raising my family. I stand firmly in opposition to this proposal, as it threatens that safety and security.

Sincerely,
Joshua D. Savory

Josh Chase

From: Doug McLean
Sent: Tuesday, July 23, 2024 2:33 PM
To: Josh Chase
Subject: FW: Village at Tiogue

From: Kara Floody <kjfloody@gmail.com>
Sent: Tuesday, July 23, 2024 2:24 PM
To: Doug McLean <dmclean@coventryri.gov>
Subject: re: Village at Tiogue

WARNING: This email originated from outside the @coventryri.gov email domain

Dear Mr. McLean,

I am writing to express my concerns on the proposed Village at Tiogue, a 177 unit subdivision off of Tiogue, East Shore, Minglewood, Old North and Tiffany Rds. I recently moved to Coventry onto E Shore Dr. The builder said there will be building another neighborhood behind us at some point in the future. The builder's representative told us it would be a continuation of our current neighborhood with 39 single family homes on half acre lots just like our current neighborhood. Recently we have heard the proposed changes to that plan with 3 sections and 177 units and am very concerned for many reasons:

Traffic

- With at least 2 cars per unit we are expecting at least 350 cars going onto Tiogue everyday. Over 100 going directly onto Tiogue, 100 onto East Shore and Minglewood and another 100 going onto Tiffany and Old North.
- The East Shore Drive extension was not required by the town to have street lights. It is very dark. We have families with small children along with a community mailbox that 32 families have to currently stop at daily. With over 100 cars coming down that part of the road we are just asking for an accident to happen.
- The turn onto East Shore Drive is very narrow this will cause backup onto both tiogue and East Shore with all the extra traffic.
- The second and third sections exit onto Old North Road. Over 200 cars are expected to go that way. Old North has a very sharp s curve that barely fits 1 car. It was not built to handle the cars that currently drive it daily, never mind an extra 200 cars.
- Angus street is the only road that leads to 95 from those neighborhoods (Tiffany is a one way into the neighborhoods). Again over 200 cars will be going down that residential street. It's dangerous and unfair to allow that. Currently there are signs at both Tiffany and Angus that read "local traffic only" to reduce the number of cars down those streets but now you want to add 200-300 more.

Drainage

- There is currently a detention pond on East Shore Drive that does not drain well. When it rains it floods out the apartments in North Terrace. People have had to move out of the apartments due to the flooding, sandbags are currently placed around one of the buildings and a parking lot is closed off to help reduce the flooding.
- The same builder is proposing another detention pond on the other side of the apartment complex. How can we be sure there won't be more flooding and more people losing their homes? He should be held accountable to fix the one that is causing flooding before he is allowed to build a new one with potential more problems.

Accountability

-The builder, who also built the Oaks on East Shore, advertised that there was going to be a path to the lake that we would have access to. It is on the paper plans, it was advertised on the realtor listings and was a big factor in buying in this neighborhood. Yet he did not complete the path as promised and is not planning on completing it. How can we be sure that he is going to adhere to the plans and do what he says he is going to do? No one in the town has made him finish the path that was in the plans.

-There were many homes in my new neighborhood that did not have inspections completed and the builder was still able to get CO's for the homes. Some homes did not have insulation in the attics. How does that even happen? I blame the town inspectors for that one. How can we be sure this will not happen in this new development?

Affordable

-What does that even mean? Is there a cap on how much he can charge for those units? If so, what is the cap? Does that mean after the first 44 units are sold at that price he can charge whatever he wants for the other 133 units? Sounds like a win for him and not the town of Coventry.

Safety

-The current zoning requires 30' wide streets. The builder is looking to decrease that to 26'. With only two off street parking spaces per unit I expect to see a number of cars parked on the street. How will this affect rescue and fire trucks from getting by?

-Currently police and fire departments are understaffed. Adding 767 new homes (177 off Tiogue, another 500 at the centre of NE, and another 90 off New London) will only put more strain on departments that are understaffed. Not their fault but it is unfair to put that burden on them.

-Trash pickup has been delayed several weeks since moving into Coventry with broken down trucks. How will they be able to handle 767 new homes on top of the ones they can't get to now?

-Schools are currently full and teachers are being let go. Adding 767 more families with children will only decrease the quality of education and over-populate the schools that are already struggling with decreased budgets and staff.

I understand they will be building on those 27 acres. I ask that you consider not changing the zoning and keep it at 39 homes with 4 exit options instead of 177 units with limited options for egress. The proposed plan is not a benefit for Coventry or the neighbors surrounding it.

Sincerely,

Kara Floody
253 E Shore Dr.
401-556-5119

Josh Chase

From: Doug McLean
Sent: Tuesday, July 23, 2024 2:38 PM
To: Josh Chase
Subject: FW: Village at Tiogue

-----Original Message-----

From: Bruce Hanson <bhanson500@yahoo.com>
Sent: Tuesday, July 23, 2024 2:26 PM
To: Doug McLean <dmclean@coventryri.gov>
Subject: Village at Tiogue

WARNING: This email originated from outside the @coventryri.gov email domain

I have lived at 39 Old North rd for 38 years and the amount of traffic has doubled in the last several years. My house is between Tiogue Ave and Angus St, and is a cut through for traffic with GPS maps we now have box trucks and 18 wheelers coming down our street and with the addition of almost 200 houses to this neighborhood the cars will be backed up on Angus to Old North Rd. With the addition of the condos at New London Preserve There will be more cars cutting down Old North Rd also Sent from my iPad

Josh Chase

From: Doug McLean
Sent: Tuesday, July 23, 2024 4:50 PM
To: Josh Chase
Subject: Fwd: Concerns About the Proposed Tiogue Village Development

Sent from my Verizon, Samsung Galaxy smartphone
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From: Robin Leone <robinlleone@yahoo.com>
Sent: Tuesday, July 23, 2024 3:21:55 PM
To: Doug McLean <dmclean@coventryri.gov>; rep-serpa@rilegislature.gov <rep-serpa@rilegislature.gov>; sen-raptakis@rilegislature.gov <sen-raptakis@rilegislature.gov>; District 4 <District4@coventryri.gov>; Town Manager <townmanager@coventryri.gov>; Kevin McGee <kmcgee@coventryri.gov>; fheise@coventrypd.org <fheise@coventrypd.org>; cowartdon@coventryshools.net <cowartdon@coventryshools.net>; fbrown@ccfdri.com <fbrown@ccfdri.com>
Subject: Concerns About the Proposed Tiogue Village Development

WARNING: This email originated from outside the @coventryri.gov email domain
Esteemed Town and State Officials,

I am writing to express my apprehension about the proposed Tiogue Village development. Making affordable units available in Coventry is a worthwhile endeavor. BUT I have three major concerns:

1. Traffic issues are already problematic for the Old North and vicinity neighborhood. Drivers frequently use Tiffany, Old North, and Angus as a cut through and speeders are prevalent. What is the traffic plan? How will speed limits be enforced? This is a major safety issue for our neighborhood which I believe has not been adequately addressed in the development plans.
2. Although sidewalks are uncommon in our neighborhood, affordable units will likely be occupied by families with young children and elderly. Sidewalks will be needed for their walking safety. This is especially true since the new development will double traffic.
3. Lastly, the town should not grant the increased density request. Density guidelines were put in place for a reason. Increasing these allowances put our town's infrastructure in jeopardy - especially our schools, public works, and fire/emergency services. Building is inevitable, but over building is unnecessary and harmful to our Residents and Wildlife.

Thank you for your consideration.

Robin Leone
76 Old North Rd, Coventry

Josh Chase

From: Doug McLean
Sent: Tuesday, July 23, 2024 7:43 PM
To: Josh Chase
Subject: Fwd: Village at Tiogue - NEW MEETING LOCATION

Follow Up Flag: Follow up
Flag Status: Flagged

This gentleman wanted this additional comment provided to PC.

Sent from my Verizon, Samsung Galaxy smartphone
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From: James McBride <mcb51@verizon.net>
Sent: Tuesday, July 23, 2024 6:54:44 PM
To: Doug McLean <dmclean@coventryri.gov>
Subject: Re: Village at Tiogue - NEW MEETING LOCATION

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Just wondering who is the oversight of the design and building of the Bioswales for all the overbuilding of these new neighborhoods on this tiny side of town? I ask because they DO NOT WORK, as basements are being flooded especially at the end of Trafford Park dr and the egregious flooding of the seniors at North Road Terrace. This out of control development with no oversight from the town nor the state cannot continue unchecked. Developers seem to be running this town with no oversight from anyone that knows anything about Bioswales, Percolation rates, and where and why water drains as it does. Tiogue Lake and its surrounding wetlands (and sensitive wildlife) will continue to suffer from incompetence of this developmental disgrace. I will be calling on the Department of Environmental Management to oversee anything this Planning Commission or Town Council decides. My God JUST SAY NO TO THESE DEVELOPERS!! ENOUGH IS ENOUGH, END IT. Have the Coventry Land Trust take over the undeveloped land and create a passive hiking trails with the goals of educating the public of the diversity of forest to wetlands forest to a lake and all of the diversity and science involved in nature. Thank you. As always

Jim
215-7125

On Tuesday, July 23, 2024 at 05:49:24 PM EDT, Doug McLean <dmclean@coventryri.gov> wrote:

Hello,

You are receiving this email because you previously provided a comment on the Village at Tiogue project.

Josh Chase

From: Doug McLean
Sent: Wednesday, July 24, 2024 2:59 PM
To: Josh Chase
Subject: FW: The village at tiogue

From: Larissa Krüger Gomes <larissamedkruger@gmail.com>
Sent: Wednesday, July 24, 2024 12:35 PM
To: Doug McLean <dmclean@coventryri.gov>
Subject: Fwd: The village at tiogue

WARNING: This email originated from outside the @coventryri.gov email domain

Hello,

As homeowner in Minglewood drive I wanted to send my concerns regarding the new development being proposed.

Housing prices have been extremely high and the street has a lot of first time home buyers. Having multi family housing behind our homes will drastically drop the prices of our properties and impact us negatively in the equity we have all tried to hard to build in these challenging times of high inflation.

Additionally, the wooded area is used by people in the neighborhood for walks and this will lead to the neighborhood having close to no public green space from a walkable distance

I am also worried about the wildlife that does inhabit the woods and the negative impact that building will have on the ecosystem of the area

No to village at tiogue.

--
Larissa Krüger Gomes

--
Larissa Krüger Gomes
Nephrologist at NAI- RI
PI at Panoramic Health NAI - RI
Clinical Instructor of Medical Science - Brown University
+1 (860) 805 9414

My name is Julie Leddy, I am the Executive Director of the Coventry Housing Authority.

Coventry Housing Authority owns and manages two affordable housing developments known as Crossroads Estates and North Road Terrace which abut the proposed, Village at Tiogue, presently under review by the Planning Commission for pre-application consideration. Please see the map below.



North Road Terrace is a community of 96 units of low-income housing for the elderly and disabled and has been on Mulhearn Drive for 40 years. Crossroads Estates is a development built in 2003 with 32 units of affordable family housing. Neither of these developments have had issues with stormwater prior to the development of The Oaks at East Shore.

As shown on the previous map, there are two stormwater basins located on Lot 152 of The Oaks at East Shore. Each of these basins have a large outflows that discharge water directly to the Authority's Public Housing property (The fence is the Housing Authority property.)



These outfalls have caused major flooding to the Authority's low-income property since January 10, 2024 and minor flooding since the development began in 2023. During the Jan 10th rain event, the Authority had to evacuate one-third of its elderly/disabled residents as the buildings and units were being flooded by the volume of discharge through the outflows from The Oaks.



Fifteen (15) of the units sustained severe water damage and residents had to be placed in hotels in order to appropriately and efficiently dry out the units and provide mold remediation.

While the Housing Authority has been in contact with Town officials since the January flood, the property remains at high risk during any heavy rain event. The property is marred with 1000# sandbags to divert water away from buildings during a rain event (as shown below) and 25# sandbags around the building and unit entrances to protect the property.

The property has sustained interior unit and building damage; collapsed walkway damage, embankment collapsing, drain collapsing, landscape destruction, and sink holes in the road way.

The stormwater discharges from The Oaks at East Shore have not been cured and the Authority has spent close to \$75000 to repair and maintain the property.



The Coventry Housing Authority is expected to undergo its bi-annual inspection from HUD in the fall of 2024 and will be at risk of losing its High-Performer designation by not providing safe housing for the elderly and disabled.

On Page 3 of the Pre-Application Site Plan, this new proposed development has a small strip of property that runs between the Public Housing property and The Oaks at East Shore and on Yield Plan, there is a significant drainage area that will be located behind the Authority's Public Housing Buildings 4, 5, and 6. Will this drainage also have outfalls that discharge onto the Authority's property? I cringe!

Today, I ask you to ensure, as noted in the Planning Staff report, that the development will have no significant impacts on the health and safety of current or future residents including but not limited to adequate surface run-off; that the concerns for the health and safety of current residents be adequately addressed; and, that the comments of the Town Engineer and the Director of Public Works in the Technical Review Committee report be addressed, specifically:

- Be of the highest priority that all drainage be designed and constructed correctly due to proximity to existing neighborhoods with post development stormwater runoff conditions not resulting in peak run-off increases in rate or volume from pre-construction conditions
- How will the drainage issue from East Shore Drive toward North Road Terrace be addressed?
- Has consideration been made regarding existing conditions for the Old North Road neighborhood's storm water issues?

We cannot allow the Housing Authority to be put at further risk!

In summary:

- Coventry Housing Authority does not oppose development, especially one that includes affordable housing;
- Coventry Housing's entire mission is to provide affordable housing opportunities to this community and we currently manage approximately 40% of the Town's affordable housing.
- What the Authority does oppose is the unnecessary destruction of its property and a total disregard a resolution of the current situation at North Road Terrace

Therefore, what I am asking is that you carefully and thoroughly review the stormwater management system at this proposed development to ensure there will be no further catastrophic affects to the community's most vulnerable population.

Thank you.