

PROJECT NARRATIVE

for:

New London Preserve LDP PRELIMINARY SUBMISSION

**A.P.7, LOT 25 AP 8 LOTS 2, 3 & 9 AND A.P. 16, LOT 133
(AND A PORTION OF A.P. 8, LOT 1)
NEW LONDON TURNPIKE
COVENTRY
RHODE ISLAND**

prepared for:

**ALPHA HOLDINGS, LLC
213 Vistas Court
East Greenwich, Rhode Island 02818**

prepared by:

The logo for Garofalo & Associates, Inc. features the company name in a stylized, teal-colored font. The 'G' is particularly large and has a unique design with a circular element.

Garofalo & Associates, Inc.
85 Corliss Street, Providence, RI 02940
Tel.: (401).273.6000; Fax: (401).273.1000

**PN 7492-00
August 2025**



I. INTRODUCTION

Garofalo and Associates, Inc. has prepared this Project Narrative in support of a Preliminary stage Land Development Plan submission to the Town of Coventry for a proposed residential condominium development at an existing property located along New London Turnpike in eastern Coventry. The development program received Masterplan approval in December 2024.

The 75-unit development is comprised of five parcels and approximately 52 acres, and is located east of New London Turnpike, approximately 1,000 feet north of Arnold Road. The site is a former gravel pit that is presently undeveloped and consists of a mix of open field and wooded areas, with the majority of the parcel being bare ground or brush. The project entrance was identified during early stages to cross a small portion of AP 8, Lot 1 and the impacted area of that lot has been added to the project.

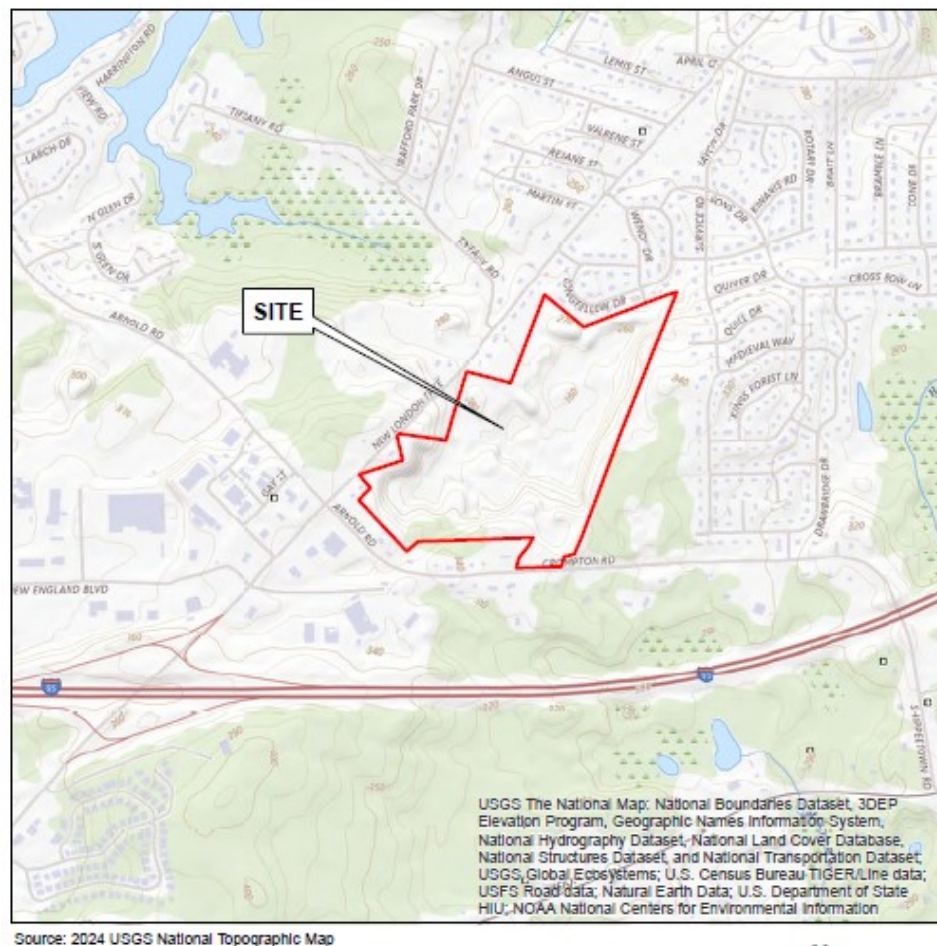


Figure 1. Location Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HnC	Hinckley-Enfield complex, 3 to 15 percent slopes	8.8	19.5%
Pg	Pits, gravel	9.7	21.5%
UD	Udorthents-Urban land complex	26.7	59.0%
Totals for Area of Interest		45.2	100.0%



Figure 3. NRCS Soils Map

2.3 Flood Hazards

The project area is located within Zone "X" (areas outside the 0.2% annual floodplain) as shown on F.E.M.A. Flood Insurance Rate Map for the Town of Coventry, Rhode Island, Community Panel No. 44007C0111H having an effective date of October 2, 2015.



National Flood Hazard Layer FIRMette

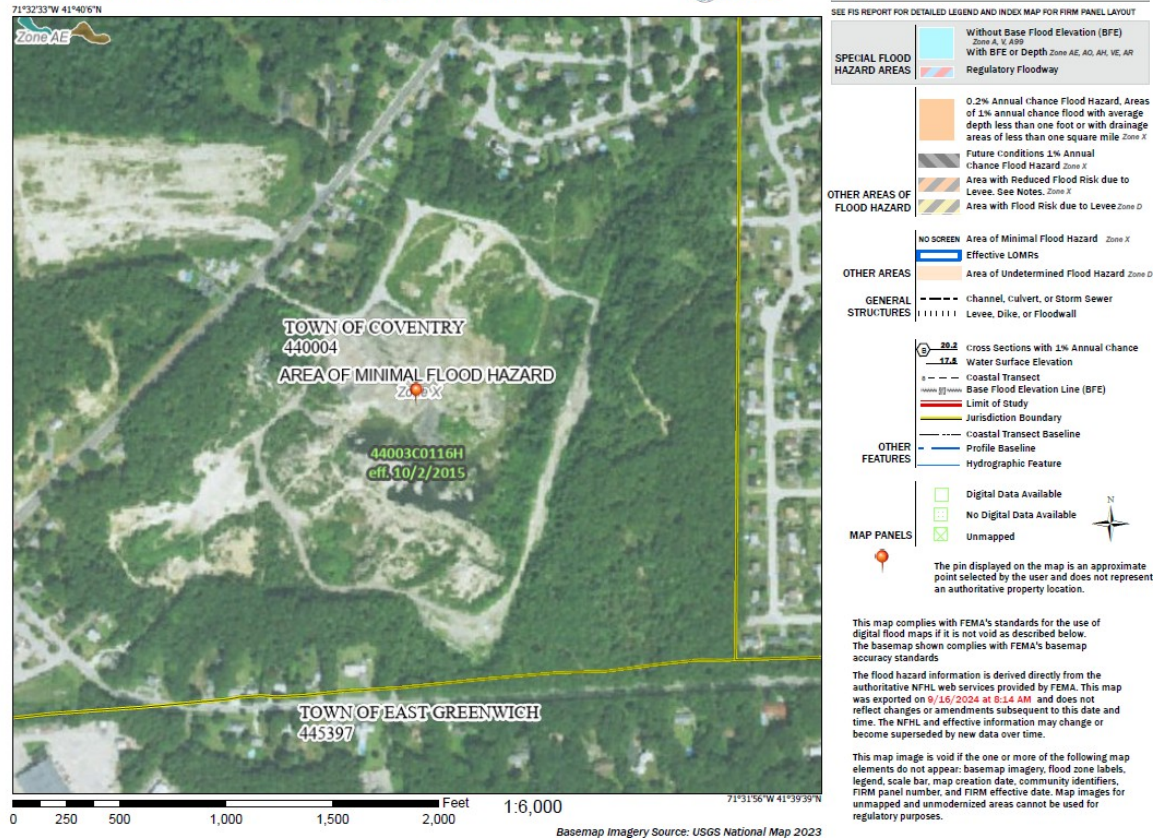


Figure 4. FEMA Flood Map

2.4 Natural Resource Inventory

The project site is documented by the Rhode Island Natural Heritage Survey and the Rhode Island Department of Environmental Management (RIDEM) Geographic Information System (GIS) Mapping as being within a natural heritage area ID#128. RI Historic Cemetery CY105 has been identified on the adjacent lot but no work is proposed within 25' of any visible elements of that facility.

2.5 Wetlands

Onsite wetlands have been identified on the property and those resources have been delineated by McCue Environmental LLC. And submitted to the RIDEM for verification. This property was an active gravel pit operation from the 1962 aerial photograph up until approximately the winter 2022-2023 aerial image. The identified wetlands were all created as a result of these gravel pit activities; several wetland areas were identified. Presently, many of the areas are established wetlands as they have been allowed to become 'naturalized' since the operation shut down. Pursuant to the Rules, a 'Jurisdictional Area' of either 100- or 200-feet is applied to all wetlands, and Buffer Zones are applied to each wetland depending



on its type, in what Region of the State it is in, and other various factors including whether a property falls within a public water drinking supply watershed. This property is within River Region 2 and is not located within a drinking water supply watershed.

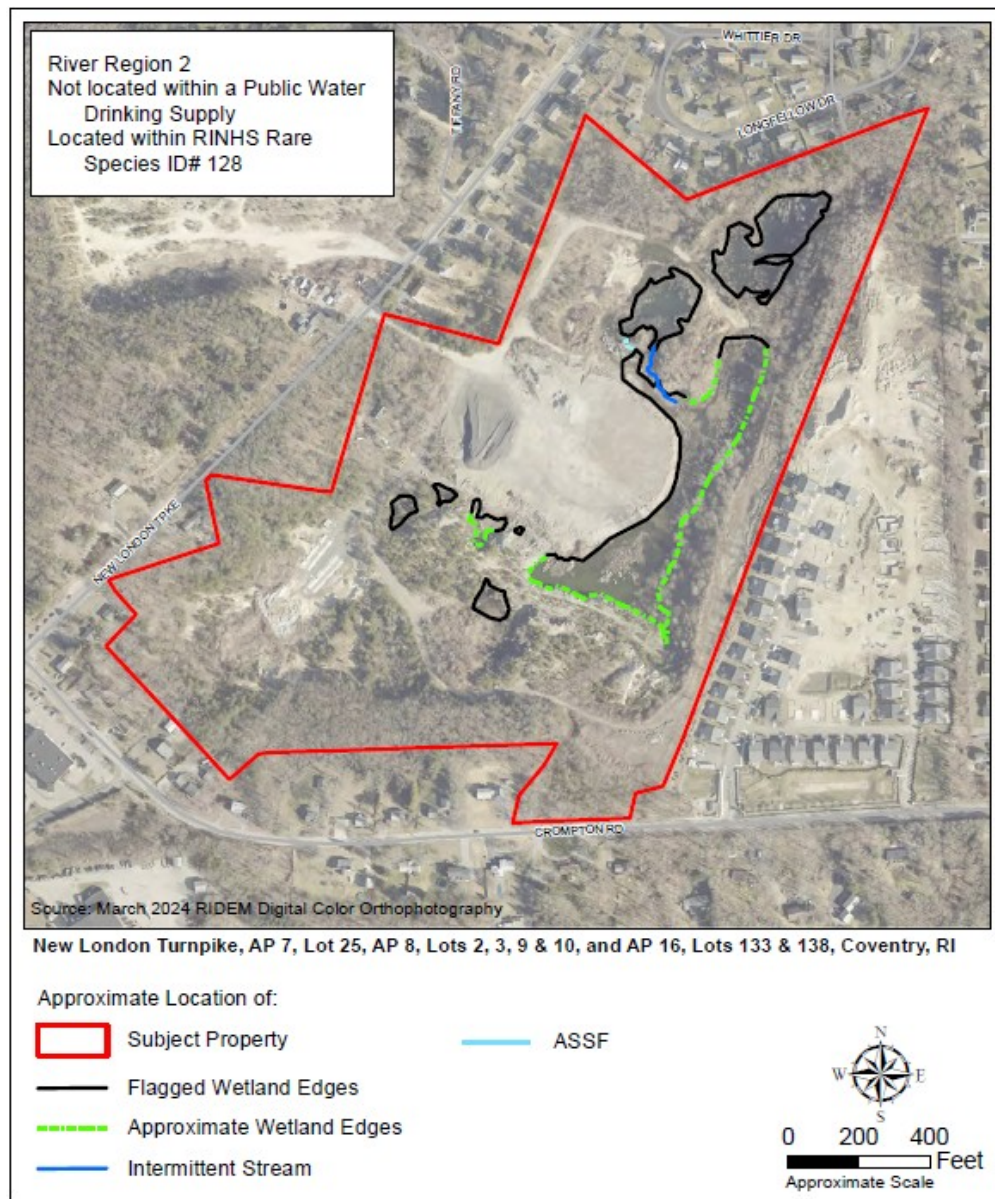


Figure 5. Environmental Resource Diagram



II. PROPOSED DEVELOPMENT

3.1 Project Overview

The proposed development primarily involves the construction of seventy-five (75) single-family detached unit condominium residences. The development program was presented to the Board at Masterplan and approved in December 2024. In accordance with the conditions of that approval, The project was also presented and approved by the Town of East Greenwich.

Consistent with the Concept/Masterplan approval, each single unit residence is approximately 2500 sf in size, with a garage attached. The building coverage for the project is under ten percent, and the total impervious coverage is roughly twenty percent. Relief for multiple dwellings on a common property is necessary and requested and approved for the project. The project proposes that 20% of the units be deed-restricted to households earning one hundred twenty percent (120%) of area median income or less. Deed restrictions will be maintained for a minimum of 30 years.

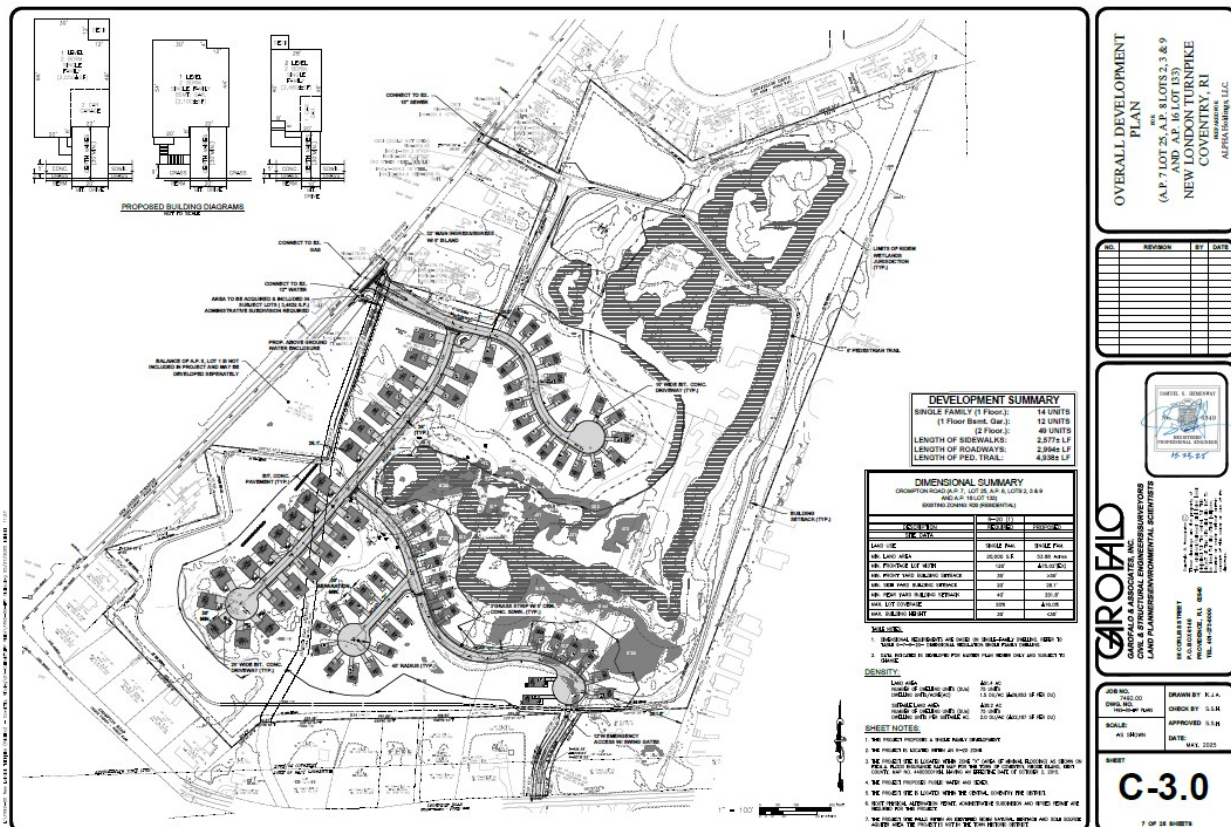


Figure 6. Overall Plan



Two site access points are proposed to serve the development. The primary site access is proposed at the existing main entrance to the gravel pit from New London Turnpike. A secondary access point is proposed through portion of the lot in East Greenwich that extends to Crompton Road. By agreement, the entrance is proposed to be gated driveways providing emergency egress only, but consideration is also being given to allow for potential of making it a secondary but unrestricted access point if found to be beneficial to both Towns.

Parking will be provided by individual driveways at each residence, with limited off-street parking zones provided to reduce the extent of impact to circulation from visitors. Finally, the development includes an architectural tone with several unit types as well as suitable landscaping improvements, and will include associated pedestrian features, walkways, and other amenities.

3.2 Wetlands Impact

The project improvements have been sited within previously altered areas, and outside of biologic wetlands and in a manner that restores disturbed land and enhances existing substandard buffering. Some alterations are proposed within buffer zones and/or vegetated buffers, and in-fact some areas will be altered adjacent to work areas solely to remove debris and waste from regulated areas to enhance the cumulative environ of the transitions zones from upland to wetland resources. Further additional debris removal and restoration of areas currently meeting wetland definition beyond the scope of this project is also anticipated in the future and will be applied for under separate cover when the conditions become better defined. In summary, the project wholly meets the Rules but does propose alteration of the wetlands or disturbance or alteration within natural buffers but all that work is intended to be restorative in nature and transition the project to resource areas. Application to the RIDEM has been made for a Wetlands Permit, which is currently pending.

3.3 Stormwater Management and Erosion Control

Stormwater management measures are proposed to fully mitigate the impacts to stormwater runoff from the proposed project, and will comply with the Town Stormwater Ordinances and the Stormwater Management Standard and Performance Criteria of the RI Stormwater Design and Installation Standards Manual (RISDISM) using various low-impact development (LID) techniques and best management practices (BMP's). Runoff treatment and recharge is a primary objective of the project design and quality control/treatment is the major design consideration as the existing onsite ponds provide retention for the property and surrounding areas.



This project is classified as a ‘Construction Activity’ as described in the General Permit for the Rhode Island Discharge Elimination System (RIPDES). A Soil Erosion and Sediment Control (SESC) Plan has therefore be developed for the project meeting RIPDES requirements and Town Ordinances for Discharge Associated with Construction Activity. The purpose of this SESC Plan is to define the appropriate practices and specific soil erosion and sedimentation controls that must be employed during construction. The project will not be considered complete until all disturbed areas have been satisfactorily stabilized, any soil erosion that has occurred has been repaired, and all temporary control measures have been removed from the site.

Approximately eighteen acres is proposed to be disturbed with the project, which is expected to require roughly 75,000 Cubic Yards (CY) of excavation. Significant export of suitable material is not anticipated.

3.4 Utilities

There are currently available public sewers at the site within New London Turnpike. A portion of the property is identified on Planning documents to have “access to sewer, but not service” and we have therefore presumed connection will be allowed. The Town is currently evaluating the downgradient facilities for capacity and has not provided input regarding any limitations to discharge. The process for obtaining requirements for connection requires processing of sewer availability requests, and applications are anticipated to be made to both the Coventry and West Warwick Sewer Commissions when additional direction is provided from the Town. Those applications are anticipated prior to Final stage approval.

The property falls within the Kent County Water Authority (KCWA) service district and private services are proposed. There is currently a 12” service water main in both New London Turnpike and Crompton Road. Coordination with the Central Coventry Fire District has been initiated through the TRC. Final (Construciton) approval by the KCWA is required and will be obtained prior to Final stage approval.

Existing overhead poles are located along the property frontages. No underground facilities have been identified. It is assumed that Telephone, Cable, and Electric services are available from



these facilities. Underground gas service is available from New London Turnpike and Crompton Road and is anticipated to be used for the project. Coordination with service providers will be performed at the Final stage.

3.5 Project Implementation

The applicant, subject to gaining all necessary Municipal and State approvals, intends to start the development of the project as early as the spring of 2026. Once construction begins, it is estimated that it will take thirty-six (36) months for the project to be built out.



IV. DEVELOPMENT STANDARDS AND PERMITS

4.1 Granted Zoning Relief

The following zoning variances are respectfully requested from the Town for the project:

Article VI - Schedule of uses:

- A multiple residence Condominium use comprised of 75 Single-Family Units are proposed in an R-20 zone, where one residence is allowed per lot (Table 6-7).
- A 2% increase in equivalent density from the underlying R-20 zoning district calculated where one residence is allowed per individual lot (Table 6-7).

4.2 Granted Land Development Regulation Waivers:

The following waivers are respectfully requested from the Town for the project:

Article XIII - Design and Public Improvement Standards

- 24' width is proposed where 30' is required by Typical Section (XIII.B.3)

Article XIV – Specifications for Construction of Required Improvements

- Bituminous berm is proposed where concrete curb is required (XIV.B.6).
- Bituminous concrete walks are proposed where concrete walks are required (XIV.B.6).

4.3 Project Permitting:

The following non-local approvals are required for the project:

- RIDEM – Wetlands Permit
- RIDEM – RIPDES and Drainage Permit
- Town of Coventry (and West Warwick) - Sewer Connection Permit
- Kent County Water Authority – Water Connection Permit



ATTACHMENTS





TOWN OF COVENTRY

Department of Planning & Development

1675 Flat River Road, Coventry, RI 02816

Phone (401) 822-9184 Fax (401) 822-6236

INST: 00006256
Bk: 2317 Pg: 533

DIMENSIONAL VARIANCE DECISION

DATE: December 23, 2024
SITE NAME: "New London Preserve"
PROPERTIES: AP 7, Lot 25; AP 8, Lots 2, 3, & 9; AP 16, Lot 133; and a portion of AP 8, Lot 1
ADDRESS: New London Turnpike
ZONE: R-20
OWNER/APPLICANT: Alpha Holdings, LLC

This matter came before the Planning Commission on December 18, 2024 for a Unified Development Review of a Major Land Development Application (Master Plan) and an associated Dimensional Variance Application.

Materials in support of a Dimensional Variance Application were received on November 25, 2024. The applicant requested relief through this application for 1) proposing multiple single-family units on one lot and 2) increasing the density of the property to construct 75 units, whereas 74 are allowed by the underlying zoning.

As this relief represents a variance of more than 25% from the dimensional standard, the request for relief in support of the project's associated Master Plan – Major Land Development Application triggered Unified Development Review application, authorizing the Planning Commission to decide the matter.

It is hereby DECREED:

Upon motion made by Member Kenney, and seconded by Member Smith, the Planning Commission **GRANTS** conditional approval for the New London Preserve Dimensional Variance Application as presented (including all stipulations and provisions contained therein), located at New London Turnpike (AP 7, Lot 25; AP 8, Lots 2, 3, & 9; AP 16, Lot 133; and a portion of AP 8, Lot 1), with the following Findings of Fact and Conditions of Approval:

FINDINGS OF FACT:

The Planning Commission conducted an orderly, thorough, and expeditious technical review of this Dimensional Variance Application for conformance with required standards set forth in RIGL Section 45-24-41 and found the following:

RIGL § 45-24-41. General provisions – Variances. (d)(1) states, "That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16)"

1. The wetland features on the subject parcel constitute a unique characteristic that impacts how the buildings, roadways, and associated site amenities can be configured. The proposed layout makes efficient use of those portions of the site which are suitable for development, and avoids impacting wetland areas and other natural resources.

RIGL § 45-24-41. General provisions – Variances. (d)(2) states, "That the hardship is not the result of any prior action of the applicant"

2. Many of the wetland features, as well as other notable site characteristics that render portions of the site unsuitable for development (i.e. steep slopes), were created while the property was utilized as a gravel pit under previous owners.

RIGL § 45-24-41. General provisions – Variances. (d)(3) states, "That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based"

3. The subject parcel's existing Zoning designation is R-20 (Residential), while its Future Land Use designation is Business Park. The proposed single-family residences are allowed uses within the R-20 zone; furthermore, when Zoning and Future Land Use conflict, Zoning takes precedence.
4. The Comprehensive Plan supports the creation and development of affordable housing in the community. The applicant is proposing to deed-restrict 20% of the units for affordable housing.
5. Although the proposal is technically a condominium development, its physical form will resemble a dense single-family subdivision: each residential unit will be contained within its own standalone structure. By virtue of the subject parcel's unique conditions, most of the development will be contained toward the center of the site, and those portions nearer to external property lines will be buffered by existing vegetation and/or supplemental plantings to provide additional screening.

RIGL § 45-24-41. General provisions – Variances. (d)(4) states, "In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief. The zoning board of review, or, [planning board] in unified development review, has the power to grant dimensional variances where the use is permitted by special-use permit."

6. Viewed in light of both the natural constraints imposed by wetlands and stormwater retention space, and the fact that the requested density bonus amounts to a 2% increase (equivalent of 1 unit) over the site's theoretical yield, and taking the form of multiple single-family dwellings sited on one lot, the relief sought appears minimal.
7. The applicant's Zoning Narrative is well-conceived and provides a foundation of information for positive consideration of the requested Dimensional Variances.

CONDITIONS OF APPROVAL:

1. The applicant shall receive approval of its Final Plan – Major Land Development Application.

COVENTRY PLANNING COMMISSION


Ron Flynn, Chairman
Dated: December 23, 2024

TOWN OF COVENTRY, R.I.
Dec 23, 2024 10:51A
JOANNE P. AMITRAND, TOWN CLERK

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

**DECISION
MASTER PLAN
"New London Preserve"**

DATE OF HEARING:	December 18, 2024
OWNER/APPLICANT:	Alpha Holdings, LLC
SITE LOCATION:	New London Turnpike (AP 7, Lot 25; AP 8, Lots 2, 3, & 9; AP 16, Lot 133; and a portion of AP 8, Lot 1)
ZONING DISTRICT:	R-20
TYPE OF PROJECT OR SUBDIVISION:	Major Land Development

This matter came before the Planning Commission for a Unified Development Review of a Major Land Development Application (Master Plan) and an associated Dimensional Variance Application.

The applicant is proposing to develop 75 detached, single-family condominium units, each of which would be roughly 2,500 SF in size and include an attached two-car garage. The project will also include pedestrian walkways, lighting, landscaping, visitor parking areas, and other site amenities.

This proposal received dimensional relief at the December 18, 2024 meeting of the Planning Commission to allow multiple single-family dwelling units on the same lot, and increasing the density of the property to construct 75 units, whereas 74 are allowed by the underlying zoning. The Dimensional Variance Decision was recorded on 12/23/24.

It is hereby DECREED:

Upon motion made by Member Kenney, and seconded by Member Smith, the Planning Commission **GRANTS** conditional Master Plan approval for the New London Preserve Master Plan Application, located at New London Turnpike (AP 7, Lot 25; AP 8, Lots 2, 3, & 9; AP 16, Lot 133; and a portion of AP 8, Lot 1), consisting of 75 single-family dwellings not to exceed 2,500 SF, with the following Findings of Fact, Waivers, and Conditions of Approval:

FINDINGS OF FACT:

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

found the following:

RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, “The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies.”

1. The Comprehensive Plan’s Future Land Use designation for the subject parcel is Business Park. Although this land use is primarily intended to host “retail, service, office and light industrial development,” the subject parcel has hosted a heavy industrial use for years. A residential development on this parcel would provide a more compatible land use with respect to the numerous single-family abutters.
2. The proposed development is consistent with several key aspects of the Comprehensive Plan’s intent for the Business Park land use designation, namely that development would be coordinated across multiple sites, with less intense uses serving to buffer more intense uses from the surrounding area. The proposed development bridges the intensity of land use between the Centre of New England development to the west and the single-family neighborhoods to the north/east. Also, the Comprehensive Plan envisioned the Business Park land use (and corresponding floating zone) as a magnet for Planned Development projects, which more closely parallels the approach this proposal has taken than a traditional subdivision.

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

3. The subject parcel is zoned R-20, which anticipates single-family residential structures on residentially-zoned land.
4. The applicant proposes to construct 75 detached single-family residential units on a single lot; this would also result in an equivalent cumulative density that exceeds R-20 standards by 2%. The proposal meets all other dimensional standards.
5. Master Plan approval is conditioned upon obtaining relief in the form of a Dimensional Variance.
6. The proposal will not alter the general character of the surrounding area or impair the intent or purpose of the Coventry Zoning Code.

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

7. This finding pertains specifically to the final plan; however, no significant environmental impacts are anticipated based on the Master Plan level of detail required at this stage. Further details on environmental components and mitigations will be reviewed and addressed at future stages of review to demonstrate how the application complies with this same finding at each stage.
8. The March 2023 update of the Rhode Island Natural Heritage map shows that the subject parcel falls within a Natural Heritage Area overlay.

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

9. The subject parcel currently enjoys adequate permanent physical access to a public right-of-way (New London Turnpike). The applicant is also considering establishing secondary access points to New London Turnpike and Crompton Road.
10. The applicant provided a Traffic Statement with initial trip generation estimates for the proposed development as currently envisioned at the Master Plan stage. A Traffic Impact Study is anticipated at the Preliminary Plan stage of review to further demonstrate that the proposed development will provide for safe and adequate circulation for vehicular traffic as well as for emergency vehicles.

WAIVERS:

- The Planning Commission **GRANTS** waivers to allow the applicant to design all roadways with a 24-foot minimum width, bituminous berms in lieu of concrete curbing, and single-side sidewalks internal to the subject property.

CONDITIONS OF APPROVAL:

1. Master Plan approval is conditioned upon strict adherence to the associated Dimensional Variance Application as presented and approved.
2. The applicant shall deed-restrict 20% of the units developed through this project as low- and moderate-income housing for a period of 30 years at 120% Area Median Income for homeownership units or at 80% Area Median Income for rental units, and such low- and moderate- income units shall be equitably distributed throughout the development, consistent with RI Housing standards.
3. The applicant shall provide letters confirming water and sewer availability/issues with its Preliminary Plan application.
4. A Traffic Impact Study shall be submitted with the Preliminary Plan application.
5. The applicant shall submit a Soil Erosion and Sedimentation Control Plan, a Grading Plan, a Utility Plan, and a Drainage Plan with its Preliminary Plan application.
6. The applicant must pursue an emergency vehicle only access point to Crompton Road with the Town of East Greenwich through a private property located in East Greenwich identified as Map/Lot 77-13-32, and/or any other lots located in East Greenwich as may be necessary to accommodate such access. The applicant must provide the decision and/or outcome of East Greenwich’s review of said emergency vehicle access point as part of the Preliminary Plan submission to Coventry.

7. The applicant shall provide an off-site improvement of a sidewalk along the full length of AP 8, Lot 1's New London Turnpike frontage, which is identified as a parcel under the control of this applicant. Further details and the full extent of off-site sidewalk improvements shall be considered as part of the Preliminary Plan set..
8. The applicant shall show the location of Historic Cemetery #CY105, as well as its associated 25-foot buffer, on its Preliminary Plan set. No ground disturbances of any kind, including plantings to provide vegetated screening, shall occur within the cemetery or its buffer.

SIGNED:


Ron Flynn, Chairman

12-23-24
Dated

TOWN OF COVENTRY, R.I.
Dec 23, 2024 10:54A
JOANNE P ANITRANO, TOWN CLERK

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

TOWN OF EAST GREENWICH
PLANNING BOARD PUBLIC HEARING
“NEW LONDON PRESERVE”

The East Greenwich Planning Board will conduct a Public Hearing for a Master Plan application for the proposed “New London Preserve” submitted by Alpha Holdings, LLC. The meeting will be held in-person on **Wednesday, June 18, 2025 at 7:00 PM** at the East Greenwich Town Hall, 125 Main Street, and via the ZOOM video conference platform.

The property is located primarily in Coventry on New London Turnpike with a small portion of an East Greenwich parcel located on Crompton Rd (Map 77, Plat 13, Lot 32) being utilized for emergency access only. The East Greenwich property is zoned F2 (farming). The proposal calls for the construction of 75 single-family detached unit condominium residences that will be located in Coventry. **The East Greenwich parcel will provide for emergency access only to the development.**

Copies of the proposed plans are available for examination Monday - Friday, 8:30 AM - 4:30 PM in the East Greenwich Planning Department office at 111 Peirce Street, East Greenwich, RI. Alternatively, a digital version can be found on the Planning Department’s website at the following link: www.eastgreenwichri.com/648/Current-Applications

All interested parties are invited to attend the Public Meeting to be heard and are strongly encouraged to contact the Planning Department in advance at 401-886-8643 should they have any questions. Modifications to the proposed plan may occur as a result of comments received during the hearing.

**Per order of the Town of East Greenwich Planning Board
Ben Lupovitz, Chair**

If communication assistance is needed or any other accommodation to ensure equal participation, please contact (401) 886-8606 via RI Relay #711 (800) 745-5555 TTY or in writing

For participation in the meeting remotely:

By Telephone:

Dial (for higher quality, dial a number based on your current location): US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)

Join the Meeting by Entering the Webinar ID: 851 3945 5488

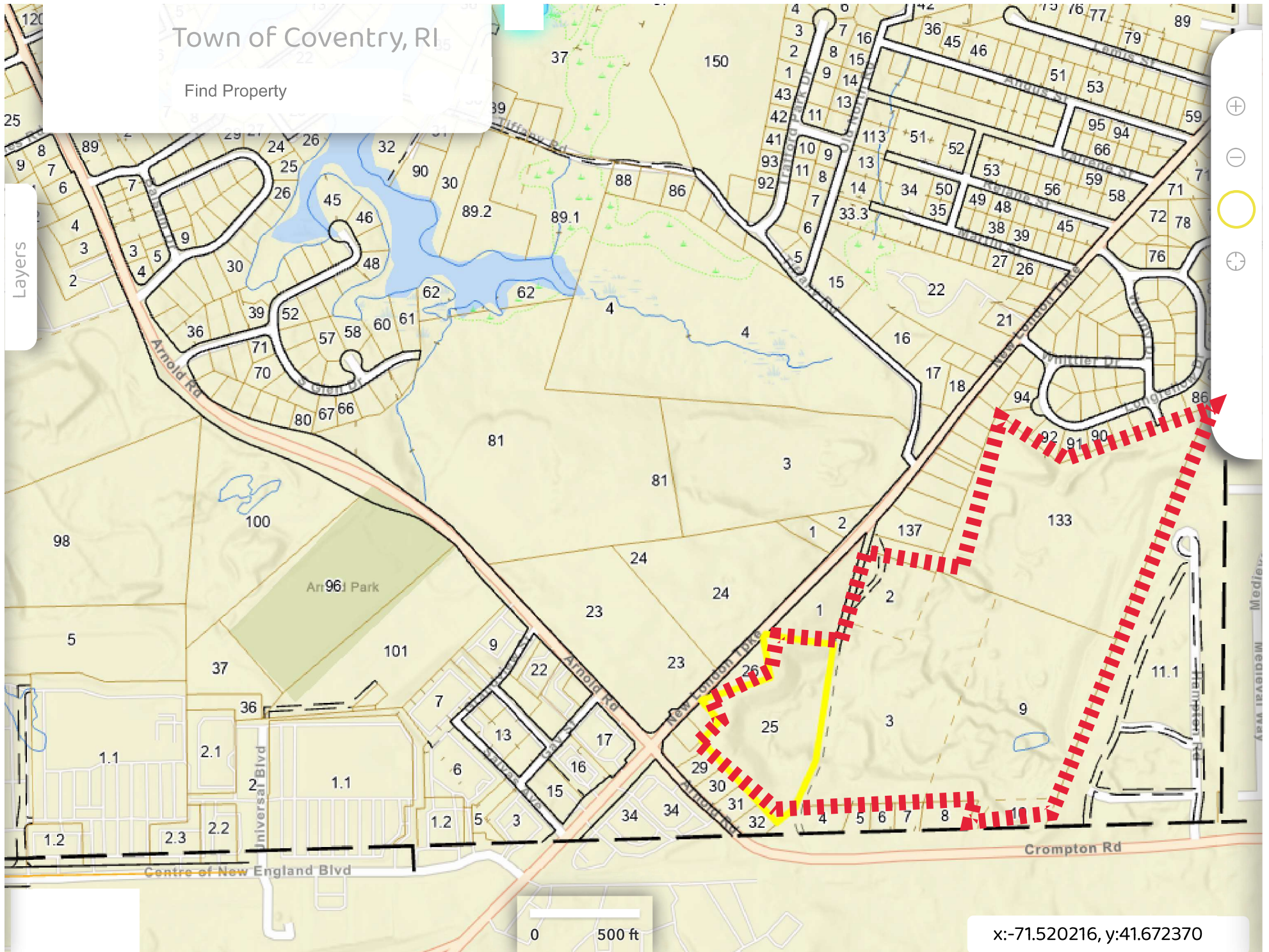
To Access by Computer, Laptop, or Tablet:

Go to Zoom.us on the date and at the time stated, click “Join a Meeting” and enter the
Webinar ID:
851 3945 5488

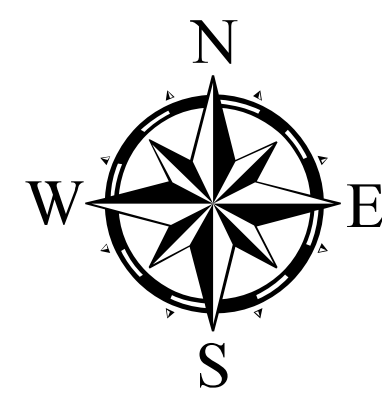
Town of Coventry, RI

Find Property

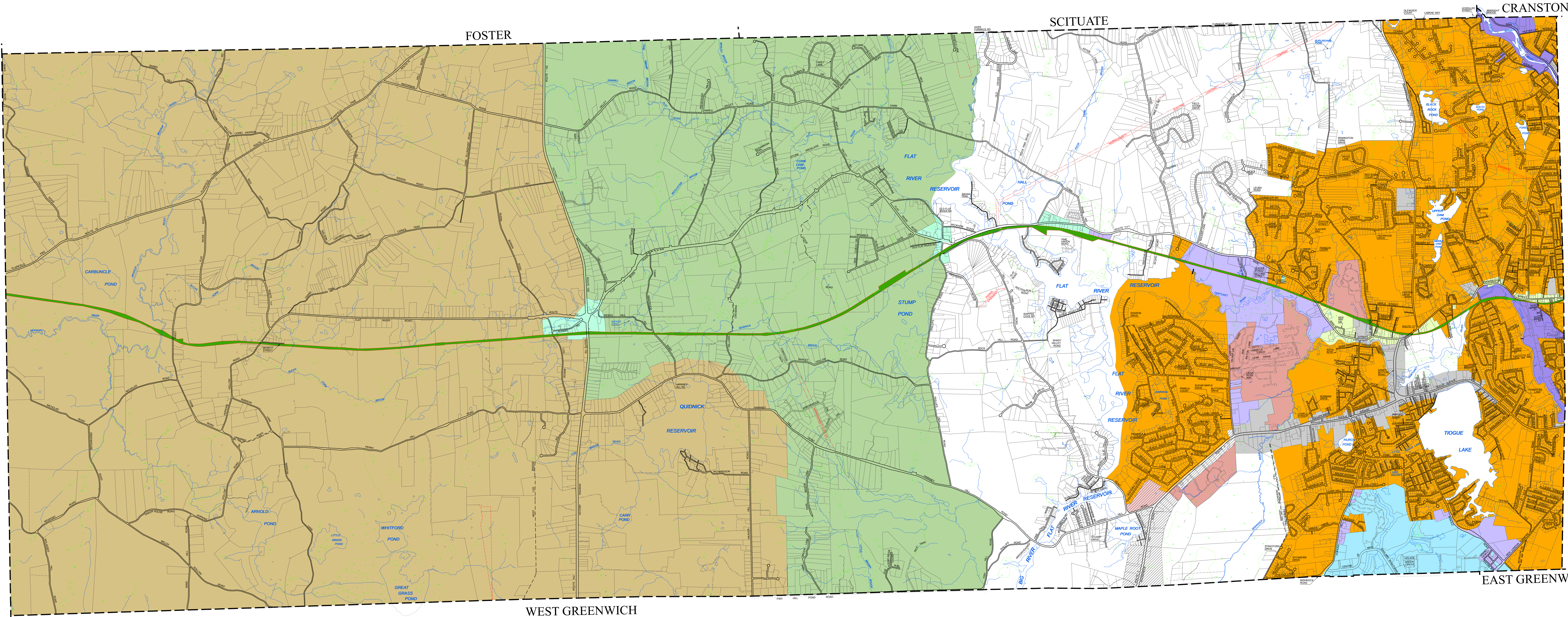
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STERLING, CONNECTICUT



NOTES

THIS MAP IS BASED ON THE TOWN OF COVENTRY, RHODE ISLAND PROPERTY MAPS PREPARED IN 1991 BY CAI TECHNOLOGIES. IT IS INTENDED FOR REFERENCE AND PLANNING PURPOSES ONLY. PROPERTY LINES CURRENT TO JANUARY 1, 2015

PRODUCED BY
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Precision Mapping. Geospatial Solutions.
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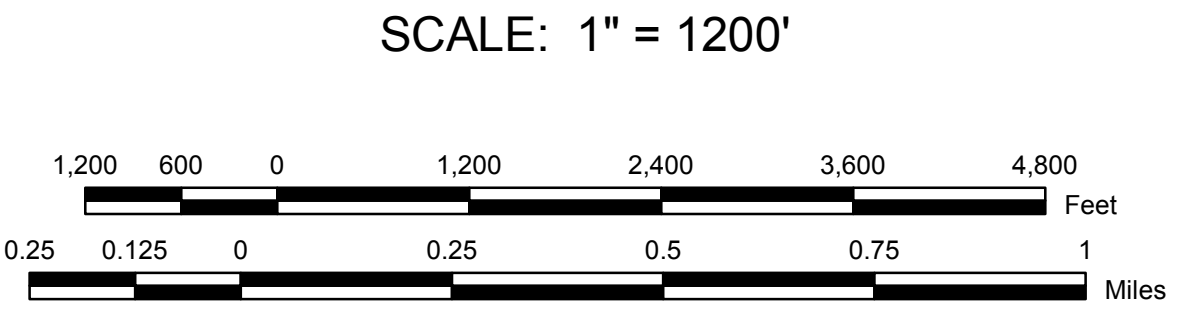
LEGEND

- | | |
|---------------------------|------------------------|
| — PROPERTY LINE | — ROAD |
| OR - - - COMMON OWNERSHIP | - - - SECONDARY ROAD |
| - - - IN CONTENTION | — PRIVATE ROAD |
| — WATER | - - - RIGHT OF WAY |
| — WETLAND | - - - TRAIL |
| — TOWN LINE | — RAILROAD |
| | - - - UTILITY EASEMENT |

ZONING

- | | |
|--------------------------------------|--|
| GW (Greenway - Trestle Trail) | BP (Business Park) |
| RR2 (Rural Residential - 2 Acres) | GB (General Business) |
| RR3 (Rural Residential - 3 Acres) | GB1 (General Business - 1 Acre) |
| RR5 (Rural Residential - 5 Acres) | I1 (Industrial) |
| SPD (Special Planning District) | I2 (Industrial/Mill Complexes) |
| VMC (Village Main Street Commercial) | PD (Planned Development) |
| VRC (Village Rural Commercial) | R20 (Residential 20,000) |
| | RMD (Residential Mobile Home District) |

ZONING MAP OF
COVENTRY
RHODE ISLAND



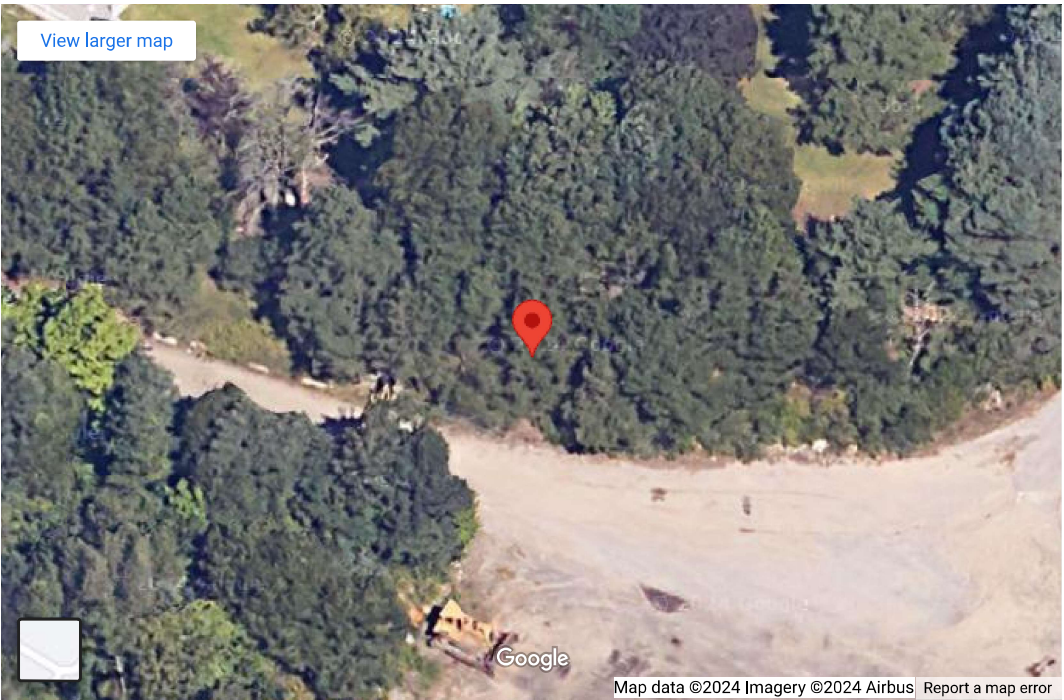
RHODE ISLAND HISTORICAL CEMETERIES

[Home](#)[Members](#)[Events](#)[Meetings/Minutes](#)[Database](#)[FAQ/Documents](#)[Links](#)[Groups/Associations](#)[Contact](#)**Cemetery Number** CY105**Town** COVENTRY**Cemetery Name** VARNUM MITCHELL CEMETERY**Find A Grave (Opens
in New Tab)****Graves List** [Display Graves List](#)**Location** NEW LONDON TURNPIKE**State** RI**Direction** SE**Pole Number** 175**Distance** 150**Map Number****Page Number****Plat Number****Deed Book****Deed Page****Size in Feet** 30**Size in Feet** 40**Inscriptions** 2**Fieldstones** 9**Tombs** 0**Exist?** YES**Last seen date?** 2013**Newest** 1894**Oldest** 1880**Vandalism** N**Veteran** 0**Pole** N**Comment**

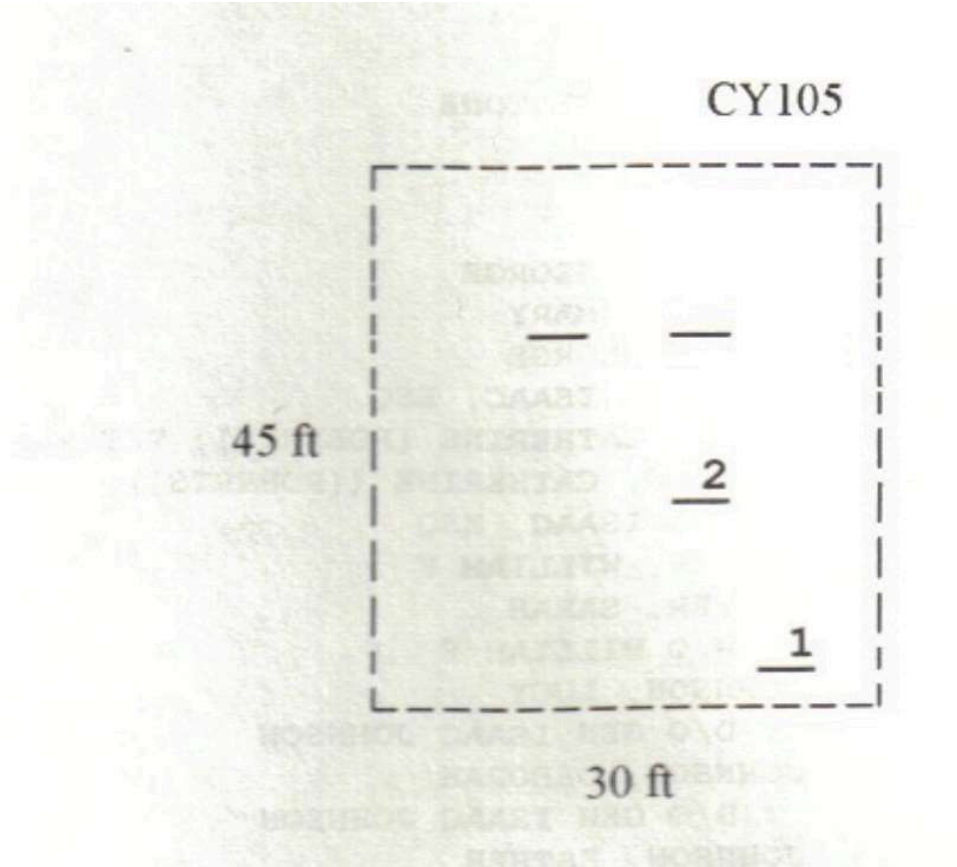
The Varnum Mitchell Cemetery is located 150 feet south of New London Turnpike at telephone pole #175, behind the house at #205 New London Turnpike and across from Tiffany Road. The cemetery is 30 ft x 40 ft, in good condition, and has no enclosure. The historic cemetery sign is missing. There are four burials with two inscribed stones and two fieldstones. James N. Arnold visited this lot on 26 Sept. 1905 and noted, "On the Varnum Mitchell place on the east side of the New London Turnpike, lot beside wall and not protected, much neglected" (Vol. 6, Book E, page 1294). Recorded by Dr. Bill Eddleman and John Sterling for a 1998 book on Coventry cemeteries

Condition good**Enclosure** no enclosure**Gate** no gate**Growth** overgrown-trees**Terrain** hilly moderate

Cemetery Location



Cemetery Burial Map



Click Cemetery Map for Enlarged Version. Enlarged map will open in New Window.



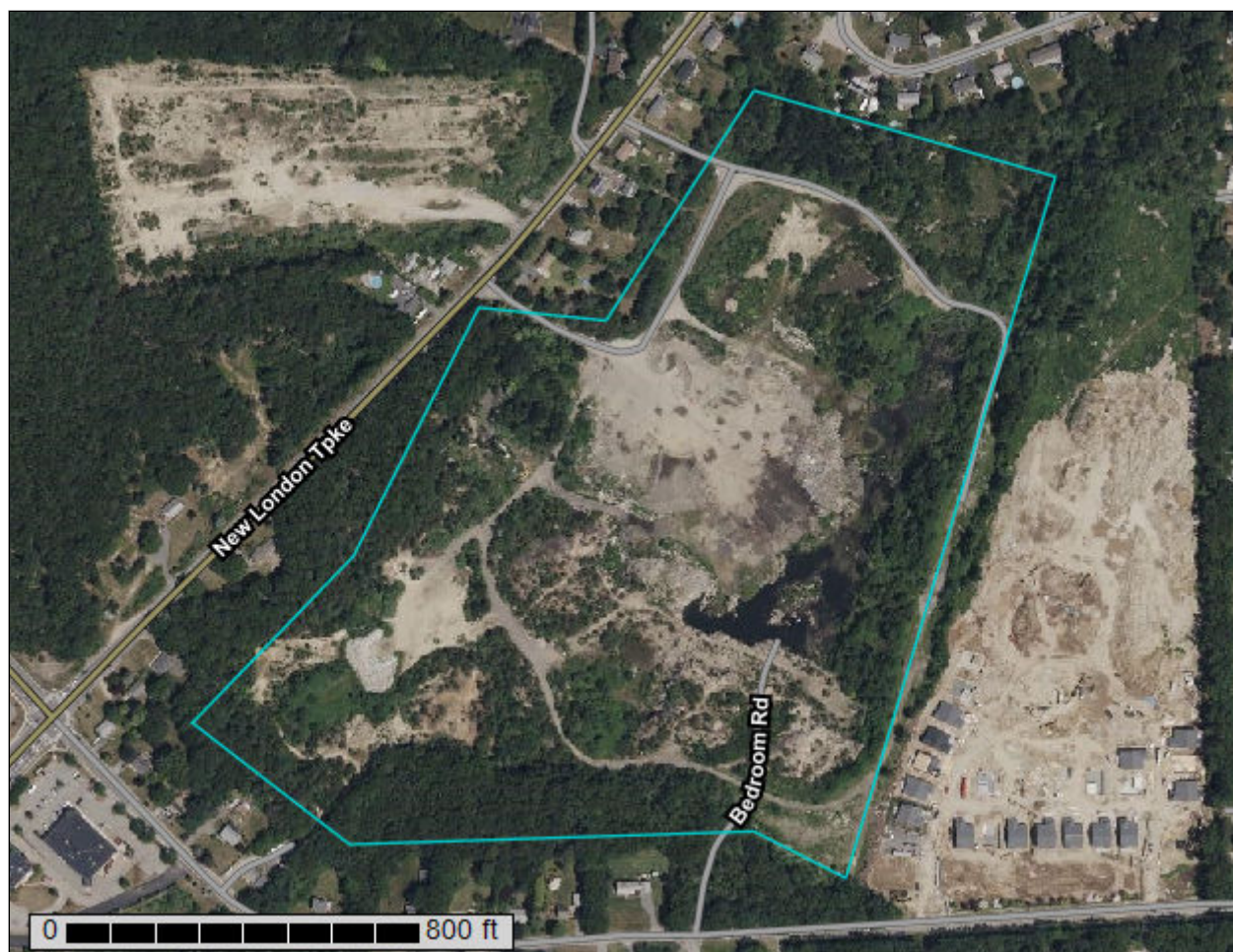
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties NEW LONDON PRESERVE



September 16, 2024

Custom Soil Resource Report Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HnC	Hinckley-Enfield complex, 3 to 15 percent slopes	8.8	19.5%
Pg	Pits, gravel	9.7	21.5%
UD	Udorthents-Urban land complex	26.7	59.0%
Totals for Area of Interest		45.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the



August 25, 2024

Samuel S. Hemenway, PE
Garofalo & Associates, Inc.
85 Corliss Street, PO Box 6145
Providence, RI 02940

Subject: Wetland Delineation Report for New London Turnpike
AP 7, Lot 25, AP 8, Lots 2, 3, 9 & 10, and AP 16, Lots 133 & 138
Coventry, Rhode Island

Dear Mr. Hemenway:

This letter presents my findings regarding wetlands investigation at the above referenced property in Coventry, Rhode Island. The investigation was done in accordance with the Rhode Island Freshwater Wetlands Act (R.I.G.L. 2-1-18 et. seq.) and associated Rhode Island Department of Environmental Management (RIDEM) Rules and Regulations governing the Administration and Enforcement of the Freshwater Wetlands Act (adopted July 1, 2022 (250-RICR-150-15-3)) (hereinafter referred to as RIDEM Rules). My qualifications include over 28 years' experience in the practice of wetland science and environmental impact assessment. I am a Professional Soil Scientist with the Society of Soil Scientists of Southern New England (SSSSNE) and a Professional Wetland Scientist (#2010) certified by the Society of Wetland Scientists (SWS).

The subject property is located on the east side of New London Turnpike, on the Plat and Lots noted above, in Coventry, Rhode Island (Figure 1). I conducted the site reconnaissance for wetlands on several dates in 2024: April 1, July 3, July 19, August 15, and August 22; at those times, I delineated several areas of freshwater wetland, and identified drainage channels and a stream, on the property. The Web Soil Survey (available online at <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>) and the RIDEM Environmental Resource Mape (ERM) (<https://dem.ri.gov/online-services/data-maps>) were consulted as part of this effort.

This property was an active gravel pit operation from the 1962 aerial photograph up until approximately the winter 2022-2023 aerial image. The identified wetlands were all created as a result of these gravel pit activities; several wetland areas were identified. Presently, many of the areas are established wetlands as they have been allowed to become 'naturalized' since the operation shut down. These wetland areas are depicted on Figures 2 and 3.

In addition, there are several locations where it was either too dangerous to attempt to delineate the wetland edge, or there was over knee-high water at the immediate edge where it could not be accessed. Therefore, I have provided the approximate locations of wetland edges in these areas based on aerial photograph interpretation and using the available 2024 lidar contours. Providing approximate wetland edges in these locations was discussed in the meeting held at RIDEM on August 1, 2024 as being acceptable.

As part of this work and analysis, I also had to identify the wetland types occurring in each wetland because pursuant to Rule 3.23 of the Rules, in locations where there are different wetland types occurring within 50-feet of the delineated wetland edges, the designated Buffer Zone applied to the wetland edge will increase by 25-feet because these two wetland types/subtypes occur within 50-feet of the wetland edge. The wetland types identified include shrub swamp/deciduous swamp, ponds less than ¼ acre and a pond ¼ acre – 1 acre, marsh (any size) (emergent wetlands), and *Phragmites australis* marshes less than and greater than 1 acre. Figures 4 and 5 show the mapped wetland types.

A single Area Subject to Storm Flowage (ASSF) and one intermittent stream were also identified.

Finally, I am adding Figure 6 to depict three areas that are either depressed areas or flatter areas that do contain some wetland indicator species. Notes are provided on the Figure as to why I do not feel these areas are regulatory wetlands.

JURISDICTIONAL AREAS AND BUFFER ZONES

Pursuant to the Rules, a ‘Jurisdictional Area’ of either 100- or 200-feet is applied to all wetlands, and Buffer Zones are applied to each wetland depending on its type, in what Region of the State it is in, and other various factors including whether a property falls within a public water drinking supply watershed.

This property is within River Region 2 and is located within a drinking water supply watershed. Therefore, the following table identifies each identified wetland, their Jurisdictional Areas, and the designated Buffer Zones:

	Jurisdictional Areas and Buffer Zones Effective July 1, 2022	
Wetland	Jurisdictional Area	Buffer Zones* **
WF100 – WF163 Shrub wetland (swamp < 1 ac.) 0.92 ac. Pond 0.20 ac. Marsh any size	100 ft.	Shrub wetland: 25 ft. Pond: 25 ft. Marsh: 100 ft. (+ 25ft. in areas where different wetland types occur within 50- feet of the delineated edge)
WF200 – WF239 Shrub wetland (swamp < 1 ac.) 0.42 ac. Pond 0.18 ac.	100 ft.	Shrub wetland: 25 ft. Pond: 25 ft. (+ 25ft. in areas where different wetland types occur within 50- feet of the delineated edge)
WF300 – WF312 Shrub wetland (swamp < 1 ac.) 0.10 ac. Pond 0.10 ac.	100 ft.	Shrub wetland: 25 ft. Pond: 25 ft.

		(+ 25ft. in areas where different wetland types occur within 50-feet of the delineated edge)
WF400 – WF405 Shrub wetland (swamp < 1 ac.) 0.006 ac.	100 ft.	25 ft.
WF500 – WF545 Shrub wetlands (all swamps < 1 ac.) Pond ¼ - 1 ac.: 0.79 ac. Marsh any size Phragmites < 1 acre Phragmites > 1 acre	100 ft.	Shrub wetlands: 25 ft. Pond: 50 ft. Marsh any size: 100 ft. Phragmites <1 ac.: 25 ft. Phragmites >1 ac.: 50 ft. (+ 25ft. in areas where different wetland types occur within 50-feet of the delineated edge)
WF600 – WF613 Shrub wetland (swamp < 1 ac.) 0.07 ac. Marsh any size	100 ft.	Shrub wetland: 25 ft. Marsh any size: 100 ft. (+ 25ft. in areas where different wetland types occur within 50-feet of the delineated edge)
WF700 – WF710 Shrub wetland (swamp < 1 ac.) 0.40 ac. Phragmites < 1 acre	100 ft.	Shrub wetland: 25 ft. Phragmites <1 ac.: 25 ft. (+ 25ft. in areas where different wetland types occur within 50-feet of the delineated edge)
WF800 – WF814 Shrub wetland (swamp < 1 ac.) 0.10 ac.	100 ft.	Shrub wetland: 25 ft.
ASSF	The ASSF is the JA; no additional JA extends landward of the ASSF	None
Intermittent Stream	200 ft.	100 ft.
*The buffer zone associated with vegetated freshwater wetlands shall be designated based upon the wetland type or subtype identified at the edge in accordance with § 3.23 of this Part. <u>An additional twenty-five feet (25')</u> will be added to the buffer zone width when <u>one (1) or more differing freshwater wetland types or subtypes are present within fifty feet (50') inward of the freshwater wetland edge.</u>		

****In some cases, there are areas of existing, developed areas located on a property which, of the enactment of the Rules on July 1, 2022, are now within either Jurisdictional Area or calculated Buffer Zone. The RIDEM Rules define ‘Existing Conditions. An existing area is defined as “A condition that was a.) a condition that was present as of the enactment of the Act (July 1971) or its applicable amendments and that has continually remained in the same condition; or b. A**

condition that is present and was approved under the Act (July 1971) or its applicable amendments; or c. A condition that was present on the effective date of these Rules that was in a previously non-regulated area and which is now, pursuant to these Rules, a regulated area; or d. A condition that has naturally occurred and is currently present.” As discussed in our August 1 meeting at RIDEM, I have provided you the CAD files that include the existing, vegetated Buffer Zones that I believe will be considered as such from the Department.

In addition, it further states in **2.5.8 Existing Conditions: A. The continued existing use of property located within a jurisdictional area as established by these Rules is not affected, provided the use conforms to the definition of existing in § 2.4(A)(24) of this Part, and provided such condition or activity does not otherwise constitute a violation of these Rules.**

SETBACKS

In addition, there are setbacks added to the edges of Buffer Zones for primary structures (e.g., residential dwellings, commercial/industrial structures, schools, churches, etc.). These structures must be located to meet a setback distance of no less than the buffer width plus twenty feet (20') in most cases. Accessory structures must be located to meet a setback distance of no less than the buffer width plus five feet (5').

The setback requirements for the components of an Onsite Wastewater Treatment System (OWTS) are specified in the Department Rules Establishing Minimum Standards Relating to the Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems, Subchapter 10 Part 6 of this Chapter, in effect at the time of application. A leachfield and the required ten foot (10') cleared zone around it shall be located outside of the buffer.

RI NATURAL HISTORY SURVEY RARE SPECIES COVERAGE and VERNAL POOLS

RI Natural History Survey Natural Heritage Areas (rare species or rare wetland types) polygon ID# 128 is mapped in the eastern portion of the property. Further consultation with RIDEM of the species and location of the species will need occur prior to submitting an application.

The Ponds onsite appear to be mostly permanently flooded ponds. The pond within the WF-500 series may contain fish populations; therefore 'vernal pool' habitat would not appear to be present here. In addition, I did not observe any areas onsite where vernal pool habitat exists; it is my opinion that given the shallowness of some wetland areas, the completely vegetated characteristics, and mostly permanently flooded areas (or areas where these water regimes extend well into the summer and late summer), these wetlands either do not appear to support true vernal pool species, or they do support species such as green frogs and bull frogs, making them not qualify as vernal pools.

PROJECT PERMITTING – APPLICATION TYPES

The following are brief descriptions of some of the common application types submitted for projects and is meant to provide a general understanding of when a project might require a certain application. Each project proposed must be evaluated by a wetland professional and the

recommendation of what application type to be submitted will be determined based on the proposed project and potential limits of work.

Any work proposed within a Jurisdictional Area will require submission of a General Permit application.

For work proposed within Buffer Zone, an Application for Freshwater Wetland Permit must be submitted. Included in this submission is a project narrative which addresses the Variance Criteria (Impact Avoidance and Minimization).

Work proposed within a Freshwater Wetland will require submission of an Application for Significant Alteration. In addition to the project narrative and Variance Criteria, the submission must include an evaluation of functions, values and impacts, and, applicants must clearly and fully explain how the proposed project complies with all applicable Review Criteria.

Please note that only the Director of RIDEM can determine what is to be known as Freshwater Wetland in Rhode Island. As such, the information provided herein represents the best professional judgment of McCue Environmental, LLC, and should not be construed to represent the finding of any regulatory agency.

Thank you for the opportunity to work with you on this project. Please contact me at (401) 595-4276 if you have any questions regarding this work, or if you require additional information.

Sincerely yours,
MCCUE ENVIRONMENTAL, LLC

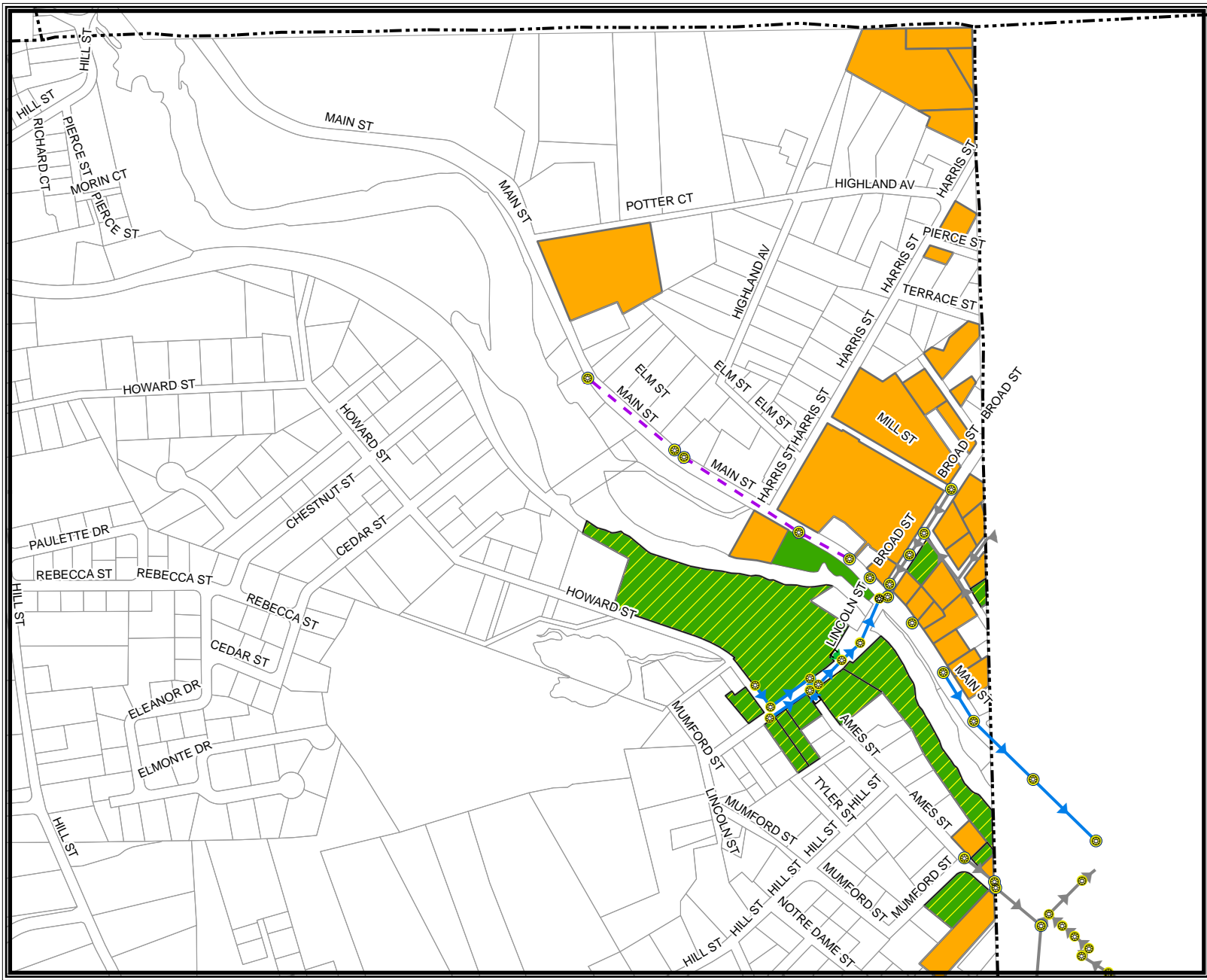


Joseph P. McCue, PWS
President
Principal Environmental Scientist

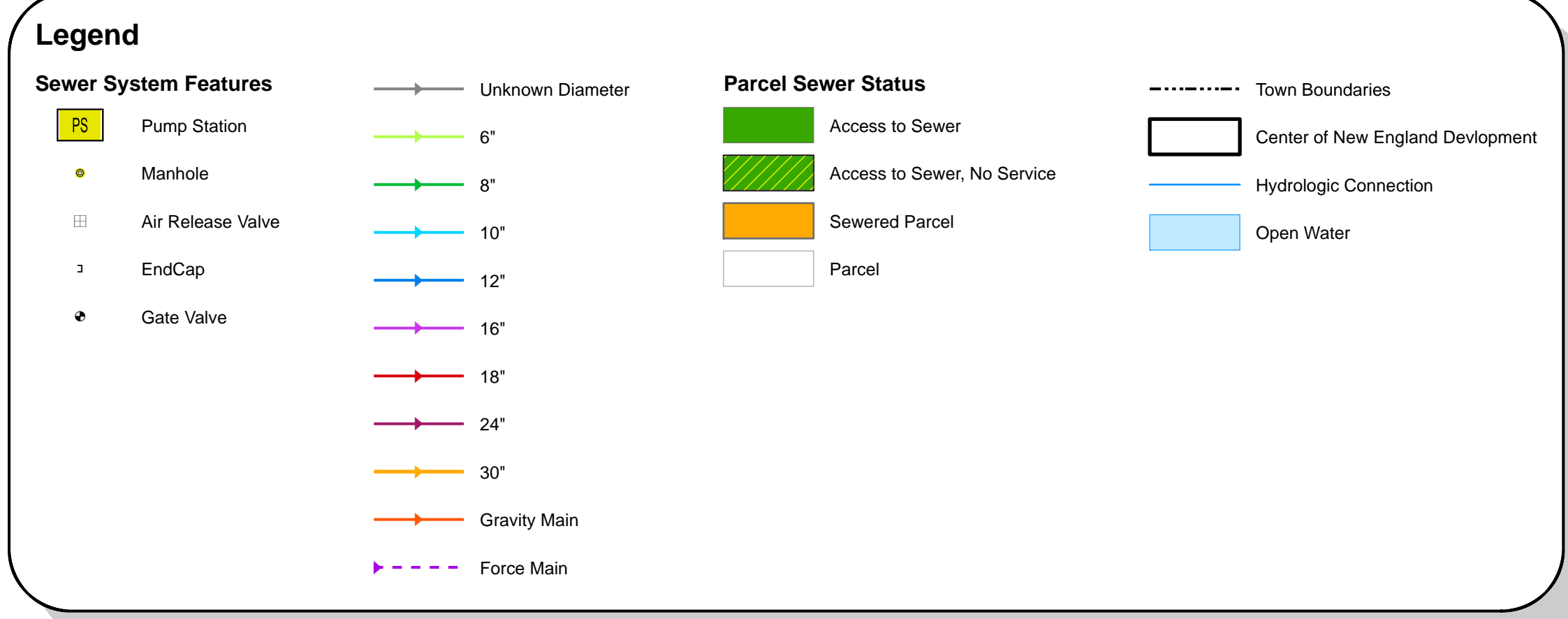
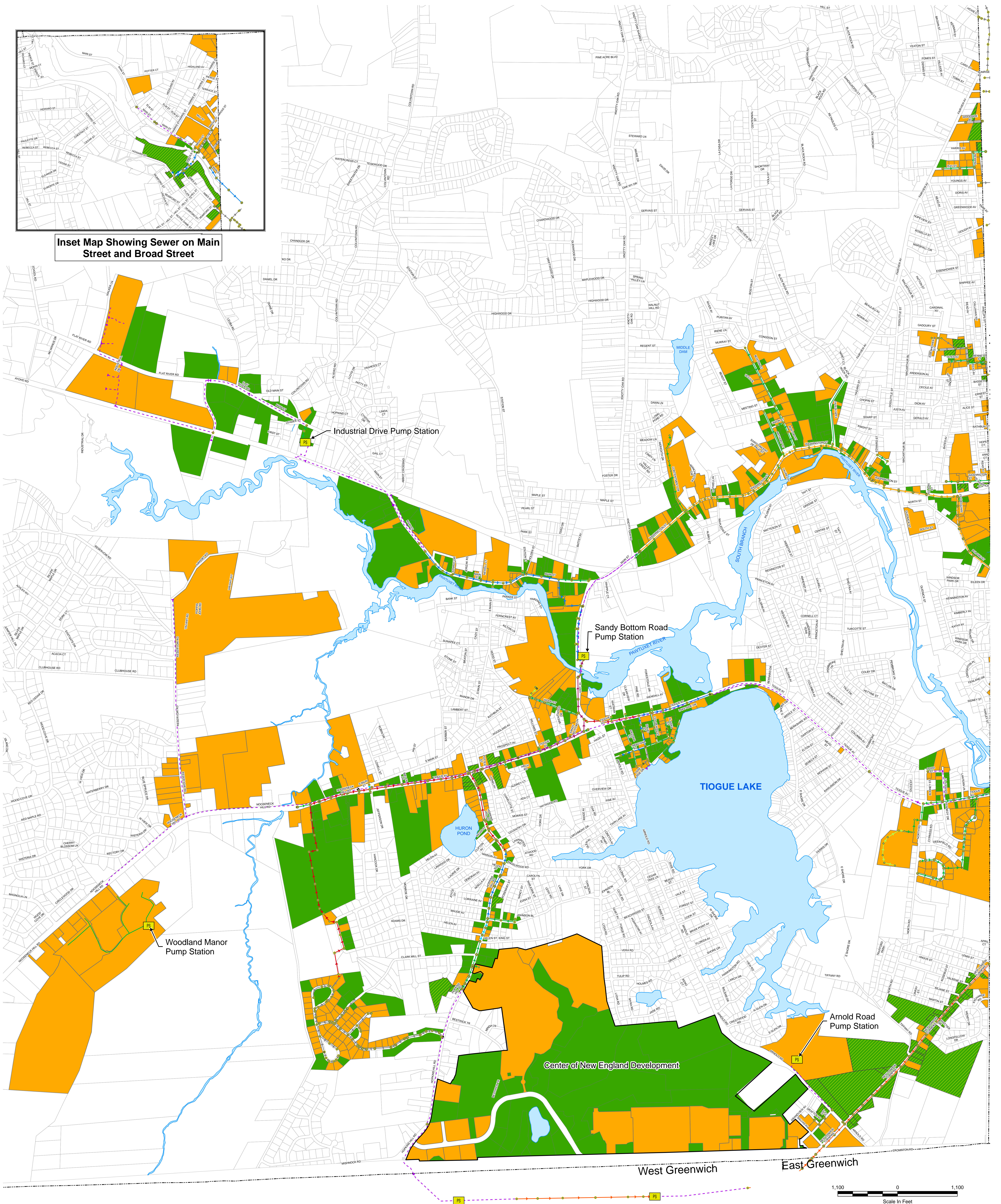
Attachments:

- Figure 1: Site Location
- Figure 2: Overall Property: Approximate Location of Wetlands
- Figure 3: Location of Buffer Zones and Jurisdictional Areas
- Figure 4: Location of Buffer Zones and Jurisdictional Areas: North Area (1" = 200' scale)
- Figure 5: Location of Buffer Zones and Jurisdictional Areas: South Area (1" = 200' scale)
- Figure 6: Additional Areas Reviewed for Wetland

Wetland Edge Delineation Data Forms



Inset Map Showing Sewer on Main Street and Broad Street



1,100 0 1,100
Scale In Feet

FIGURE 1
TOWN OF COVENTRY, RHODE ISLAND
SEWER SYSTEM MAP

SEWER SYSTEM MAP

JANUARY, 2017

SCALE: NOTED

Weston&Sampson



Kent County Water Authority

September 16, 2024

Mr. Hemenway
Garofalo & Associates
85 Corliss Street,
Providence RI 02940

Re: Water Availability, New London Preserve Coventry

Dear Mr. Hemenway

In reference to your information request September 5, there is a 12-inch plastic stub approximately 31-feet into the property for future development. Service can be provided if the service can meet the demands of the project.

A complete design application as outlined in part III of the KCWA rules and regulations is required. This type of application would include water demand requirements and plans for the proposed redevelopment of this building. A computerized hydraulic model may be required if the project has 10 or more units. Please contact Nicole Campagnone at our office to review the information requirements she will need to perform the model.

A copy of the KCWA rules and regulations are available online www.kentcountywater.org.

Please feel free to call should you have any questions regarding this matter.

Very truly yours,
Kent County Water Authority

A handwritten signature in black ink, appearing to read "Gary Glenn", is written over the printed name.

Gary Glenn
Senior Manager Construction