THE TOWN OF COVENTRY

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ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDIANCES, 2008
PART II – GENERAL LEGISLATION,
CHAPTER 255, ARTICLE XIV – Land Development Projects

Ordinance No. 2025-08

Passed:

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Hillary V. Lima, *Council President*

Approved:

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Daniel O. Parrillo, *Town Manager*

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article XIV:

Article XIV, Chapter 255 – Zoning

§ 255-1430. Procedure.

A. No land development project shall be initiated until a plan of the project has been submitted and approval has been granted by the authorized permitting authority, as determined in the Subdivision and Land Development Regulations set forth in the Code.

B. If a use is not permitted in the underlying zoning district, the applicant may apply for a special use permit or a use variance, as applicable, or obtain a zone change from the Town Council, by establishing a planned development, ~~or~~ planned business park district, or Residential Mobile Home District in accordance with ~~R.I.G.L.~~ R.I. Gen. Laws § 45-23-61(b)~~, as amended~~. The approved zone change shall be designated on the Coventry Zoning Map.

C. (Reserved)

D. The permitting authority is empowered to apply any special conditions and stipulations to the approval that may, in the opinion of the authorized permitting authority, be required to maintain harmony with neighboring uses and promote the objectives and purposes of the Comprehensive Plan and Zoning Ordinance.

E. E. Technical review committee.

    (1) There is hereby established a technical review committee (TRC) in accordance with ~~R.I.G.L.~~ R.I. Gen. Laws § 45-23-56. The TRC is responsible for conducting technical

45   reviews of all applications subject to the jurisdiction delegated under the Land
46   Development and Subdivision Regulations.

47   (2)   The TRC shall consist of the following members:

48   (a)   Planning Commission Chairperson, or designee of the Chairperson, from the
49   Planning Commission.

50   (b)   Police Chief or designee.

51   (c)   Applicable Fire Marshal(s) or designee(s).

52   (d)   Department of Public Works Director or designee.

53   (e)   Principal Planner or designee.

54   (f)   Planning Director or designee (serving as administrative officer).

55   (g)   Zoning Official or designee.

56   (h)   Town Engineer or designee.

57   (3)   The TRC membership may also include:

58   (a)   Member(s) of the public with expertise and/or experience in one or more of the
59   following: engineering, architecture, and/or land use planning. Such
60   appointment(s) will be made by the Town Council at the recommendation of the
61   Planning Director.

62   (4)   The Planning Commission shall adopt written rules and procedures for the
63   organization and conduct of the TRC. These rules and procedures shall contain
64   information specific to terms, quorums, meeting schedules, submission deadlines, and
65   other administrative functions necessary to organize and facilitate the operation and
66   duties of the TRC.

67   (5)   The administrative officer shall serve as Chair of the TRC.

68   (6)   The TRC shall review development applications and provide guidance to an applicant
69   at a meeting of the TRC with regard to procedure, technical requirements, public
70   safety, and overall project design.

71   (7)   Recommendations of the TRC to the permitting authority shall be in writing and kept
72   as part of the permanent record of the development application. The recommendation
73   of the TRC shall be made available to the applicant prior to a decision by the
74   permitting authority.

75   (8)   Review of applications in an advisory capacity. The TRC may review the following
76   types of applications in an advisory capacity:

77   (a)   Minor and major land development projects and subdivisions: advisory to the
78   permitting authority as designated in the Land Development and Subdivision
79   Regulations.
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81   (b)   Administrative subdivisions at the request of the administrative officer: advisory
82   to the administrative officer.

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84   (c) Comprehensive permit applications: advisory to the Planning Commission.
85   (d) Minor modifications or changes, as requested by the administrative officer:
86   advisory to the administrative officer.
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88   (e) Administrative development plan review applications, as requested by the
89   administrative officer: advisory to the administrative officer.
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91   (f) Formal development plan review applications: advisory to the permitting
92   authority as designated in the Land Development and Subdivision Regulations.
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94   (g) Other matters referred to the TRC by the Planning Commission, Zoning Board,
95   or administrative officer.
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97 **Section 2.** This ordinance shall take effect upon its passage and final adoption.
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100 Positive Endorsement: Negative Endorsement: (Attach reasons)
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103 _____   _____
104 Town Solicitor   Date   Town Solicitor   Date
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107 Introduced by/Pursuant to: Council President Hillary V. Lima at the request of the Executive
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109 Referred to/for: Planning Commission on February 19, 2025
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111   First Reading on _____, 2025
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113   Public Hearing on _____, 2025