



**Town of Coventry
Planning Commission Meeting
Wednesday, December 18, 2024 at 6:30 PM**

This meeting will be convened in-person in the Coventry Town Hall Annex Planning Conference Room, 1675 Flat River Road, Coventry RI 02816.

Please note, due to a change in meeting location, this meeting will not be broadcast via Zoom, and public participation via Zoom will not be available. The public and all interested parties are welcome to attend and participate in-person.

1. CALL TO ORDER / DETERMINATION OF A QUORUM
2. EMERGENCY EVACUATION PLAN
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MINUTES
 - 4.1 November 20, 2024 - Special Meeting
 - 4.2 November 20, 2024 - Regular Meeting
5. MATTERS CARRIED OVER
 - 5.1 **PUBLIC HEARING**

"Proposed 9,000 SF Industrial Building"

Master Plan, Major Land Development with associated Dimensional Variances

Owner/Applicant: BJK Realty LLC
AP 60, Lot 12; Zone I-1 (Industrial)
1600 Flat River Road

Applicant is seeking to construct a 9,000 SF industrial building in the southeastern corner of the lot with associated parking and landscaping. The applicant is seeking zoning variances for the number of loading spaces, minimum distance to residential structures, and minimum landscaped buffers, and therefore will be heard via Unified Development Review.

6. NEW BUSINESS FOR DISCUSSION AND/OR ACTION (NO NEW BUSINESS WILL BE CONDUCTED AFTER 10PM)
 - 6.1 **PUBLIC HEARING**

"New London Preserve"

Master Plan, Major Land Development with associated Dimensional Variances

Owner/Applicant: Alpha Holdings, LLC

AP 7, Lot 25; AP 8, Lots 2, 3, & 9; AP 16, Lot 133; and a portion of AP 8, Lot 1; Zone R-20 (Residential)

New London Turnpike

Applicant proposes to develop 75 detached, single-family condominium units, 20% of which are proposed as deed-restricted affordable housing. Each unit 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. The applicant is seeking zoning variances for proposing multiple single-family dwelling units on the same lot and for dwelling unit density allowances, and therefore will be heard via Unified Development Review.

7. CORRESPONDENCE

7.1 Letter from Coventry Conservation Commission dated December 11, 2024

8. DIRECTOR'S REPORT

8.1 FOR REVIEW, DISCUSSION, OR ACTION - Review of Potential Zoning Code Amendments

9. ADJOURNMENT

Meeting materials can be found on the Coventry Planning Department's webpage at the following link: <https://www.coventryri.gov/planning-development>.

The public is welcome to any meeting of the Town Council or its committees. If communication assistance is needed or any other accommodation to ensure equal participation, please contact the Town Clerk at (401) 822-9173 at least two (2) business days prior to the meeting.