



**Town of Coventry
Planning Commission Meeting
Wednesday, November 20, 2024 at 6:30 PM**

This meeting will be convened in-person in the Coventry Town Hall Council Chambers, 1670 Flat River Road, Coventry RI 02816. As an additional courtesy, the Town intends to make the meeting available for public participation using Zoom video conference technology to provide remote access to deliberations of the Coventry Planning Commission.

1. ZOOM INFORMATION

You are invited to a Zoom webinar.

When: November 20, 2024 6:30 PM Eastern Time (US and Canada)

Topic: Town of Coventry Planning Commission Meeting November 20, 2024

<https://us02web.zoom.us/j/86435161931?pwd=so1ehaoWYeSxS1cfasFZfqvx2jtaUg.1>

Passcode: 070422

Or by telephone dial toll free using the number below:

1-646-558-8656

Webinar ID: 864 3516 1931

Passcode: 070422

International numbers available: <https://us02web.zoom.us/j/86435161931?pwd=so1ehaoWYeSxS1cfasFZfqvx2jtaUg.1>

2. CALL TO ORDER / DETERMINATION OF A QUORUM

3. EMERGENCY EVACUATION PLAN

4. PLEDGE OF ALLEGIANCE

5. APPROVAL OF MINUTES

5.1 October 23, 2024 Meeting Minutes

6. NEW BUSINESS FOR DISCUSSION AND/OR ACTION (NO NEW BUSINESS WILL BE CONDUCTED AFTER 10PM)

6.1 PUBLIC HEARING

"Moore Plat"

Preliminary Plan, Minor Subdivision with associated Dimensional Variance

Owner/Applicant: Cecil & Donna Moore

AP 330, Lot 83; Zone RR-5 (Rural Residential) 225 Rice City Road

Applicant proposed to subdivide a 21.88-acre lot into two lots, leaving one existing single-family dwelling on a 5.01-acre lot and creating a new

16.87-acre lot from the remainder. The applicant is seeking zoning variances for substandard frontage and therefore will be heard via Unified Development Review.

6.2 PUBLIC HEARING

“Harkney Hill Office/Storage Units”

Master Plan, Major Land Development with associated Dimensional Variances

Owner/Applicant: Andrew Barber

AP 10, Lot 42; Zone GB-1 (General Business) 71 Harkney Hill Road
Applicant proposes to develop one commercial office building and two equipment storage buildings for contractor use, with development occurring in phases. The applicant is seeking zoning variances for the number of loading spaces, required distance between driveways, and minimum landscaped buffers, and therefore will be heard via Unified Development Review. The application also seeks a reduction in the number of required parking spaces.

6.3 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; 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.

6.4 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.

7. DIRECTOR'S REPORT
 - 7.1 FOR REVIEW, DISCUSSION, OR ACTION - Review of Potential Zoning Code Amendments
8. 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.

Amended Agenda Posted Monday, November 18, 2024