

October 28, 2024

Members of the Coventry Technical Review Commit.

1670 Flat River Road

Coventry, RI 02816

RE: BJK Realty, Response to Technical Review Comments

1600 Flat River Road

Coventry, RI 02816

Member of the Coventry Technical Review Commit,

Thank you for taking the time to review this project in full detail. The drawings and narrative have been revised per your comments and I have written a response to each item in bold.

TOWN ENGINEER

- It is unclear what trash collection areas exist on-site. If a new trash collection area is proposed for the new building, it should be shown in the next submission and shall meet the requirements of Section 1207 of the Zoning Ordinance.

RESPONSE: A new dumpster is proposed with the required 5' screening on three sides per Section: 255-1207 of the zoning ordinance. It is proposed at the end of the parking lot area. See sheet 3

- Please utilize the Filtrexx Sox on lieu of straw wattle on the site's perimeter.

Response: Erosion control has been updated to call for Filtrexx Sox along the site's perimeter of the proposed work.

PRINCIPAL PLANNER DESIGNEE

- Planning Staff encourage the applicant to explore shifting the proposed building to the west to reduce the variances being sought.

Response: Coventry survey has reviewed the possibility of moving the existing building. However, due to the area needed for the traffic pattern of the fire truck and semi-trailer. The building cannot be moved farther west. A plan showing the required turning radii for both the firetruck and the semi-trailer have been added to the plan set. See sheet 6

- Request the proposed evergreen buffer be extended along the southern border of the property along the trail.

Response: An evergreen buffer has been added to the northern side of the existing trees dripline along the southern property line.

- Request the height of the proposed evergreen plantings be increased to 8 feet specifically in the area east of the proposed building.

Response: The initial height of the proposed evergreen planting has been increased to 8 feet.

- A Landscape Plan addressing all components of Zoning Article XVII “Landscaping” will be required at the Preliminary Plan stage.

Response: A landscape plan conforming with all the requirements listed in Section: 255-1720. has been provided with this submission.

- Request to see existing trees along the eastern property line marked on the plan (approximate location OK) with a note that they will remain, and adjust the locations of proposed new trees to supplement around the western edge of the existing trees outside their drip line.

Response: The plans have been updated to show the existing trees drip line. The proposed location of the evergreen buffer has been updated to follow the existing drip edge.

- A lighting plan will be required at the Preliminary Plan stage to meet Town code and reduce impacts to abutting residential properties.

Response: A lighting plan will be provided at the Preliminary Plan stage.

- A report or statement demonstrating the proposed use will be compliant with Zoning Article VII “Industrial Performance Standards” will be required at the Preliminary Plan stage.

Response: The proposed use will be general storage of non-hazardous, non-explosive, and non-radioactive material. No industrial manufacturing is proposed in the 9,000 SF building.

- Indicate the specific land use the proposed building will be dedicated to. Please refer to Zoning Sec. 255-600, Table 6-1 “Schedule of District Use Regulations” for different uses that are allowed in the Industrial zone.

Response: Per Table 6-1 the proposed use is general warehousing and storage (use code 9-1). This use is allowed by right in I-1 zones.

- Provide parking code references and calculations on the plan.

Response: Per Section: 255-1220 the requirement for all uses in industrial zone I-1 requires 1 parking space for every 2 employees. We are assuming 2.5 employees per bay. We provide 2 spaces per bay. A table showing the required provided parking has been added to the site plan sheet (sheet 2).

- Request height of the proposed building.

Response: The building is 28 feet high. The zoning table has been updated to show this.

- Seeking clearer and additional justification on the reasons for seeking variances.

Response: Variances are being requested for the turning circles of the firetruck and semi-trailer at the end of the lot. A plan showing the required turning radii for both the firetruck and the semi-trailer have been added to the plan set. The narrative has also been updated to better explain the fire protection and existing traffic hardship. See sheet 6

- Building elevations and/or renderings will be required at Preliminary Plan stage.

Response: A building elevation showing the proposed evergreen buffer has been provided with this submission.

PUBLIC WORKS DIRECTOR

- Indicate the location of the dumpster enclosure.

RESPONSE: A new dumpster is proposed with the required 5’ screening on three sides per Section 255-1207 of the zoning ordinance. It is proposed at the end of the parking lot area.

FIRE REPRESENTATIVE

- Commercial storage of what type? Could possibly need sprinklers.

Response: The proposed general warehousing storage will be non-flammable and non-explosive and will not require sprinklers.

POLICE CHIEF

- No comments or concerns at this time

If you have any further comments or questions regarding this revised material, please feel free to contact me at our office.

best,

John Hampton, P.E.

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