



# TOWN OF COVENTRY

Department of Planning & Development  
1675 Flat River Road, Coventry, RI 02816  
Phone (401) 822-9184 Fax (401) 822-6236

## TECHNICAL REVIEW COMMITTEE REPORT

**DATE:** October 15, 2024  
**PROJECT NAME:** "Proposed Commercial Contractor Units"  
**PROPERTIES:** AP 10, Lot 42  
**ADDRESS:** 71 Harkney Hill Road  
**ZONE:** GB-1 (General Business)  
**OWNER/APPLICANT:** Andrew Barber

---

This matter came before the Coventry Technical Review Committee at its October 15, 2024 meeting as a Master Plan Application for a Major Land Development project in accordance with Article V, § D.4. of the Coventry Subdivision & Land Development Regulations.

An application and plan were submitted for review on September 30, 2024. The applicant proposes to develop one commercial office building and two equipment storage buildings for contractor use, with development occurring in phases. The proposal would require dimensional variances.

The members of the Technical Review Committee reviewed the following documents related to this application when preparing the comments below:

Proposed Commercial Contractor Units - Plan Set.pdf  
Proposed Commercial Contractor Units - Project Narrative.pdf  
Proposed Commercial Contractor Units - Variance Application.pdf

---

### TOWN ENGINEER

- Section 255-1210, C (1) Loading Spaces  
Where is the provided loading space for Phase 1? I see two spaces identified on the Conceptual Layout Plan for Phase 2, but none for Phase 1.
- Section 255-1210, C (2) Additional Loading Space  
Engineering takes no exception to the requested reduction.
- Section 255-1220, C, Table 12-3 Parking Use – Phase 1 - 30 spaces required and 30 provided (17 painted and 13 unpainted)  
Engineering supports proposing 30 painted or a reduction request for 17 painted. Please note that a couple of the unpainted parking spots need to be removed. They block access through the gate.

- Section 255-1220, C, Table 12-3 Parking Use - Phase 2 – 40 spaces required and 40 provided (inside buildings)  
Engineering supports a reduction request. The current proposal of 5 vehicles inside each unit is not realistic.
- Section 255-1230, D, Table 12-8 (Minor Arterial Road – Harkney Hill Rd)  
Engineering does not support the provided 36' between the proposed secondary driveway and the Dollar General parking lot entrance.
- Section 255-1230, D, Table 12-8 (Principal Arterial – Nooseneck Hill Rd)  
Engineering supports the provided 66' between the proposed primary driveway and the Dollar General parking lot entrance.

#### PRINCIPAL PLANNER

- The plan set submitted for this phase of review does not depict the conditions which the applicant described in its Zoning Narrative as warranting relief (as dimensional variances and/or waivers). A revised site plan that accurately depicts the applicant's proposal must be submitted for review.
- Planning Staff continues to seek clarity on the parking and storage issues related to the two 6,000 SF garage/storage buildings, as without this information, it will be difficult to recommend an appropriate level of reduction in the number of required parking spaces. Although the applicant has labelled these buildings as part of "Phase 2" on the Site Plan, the use and design of the buildings and site conditions around them must be confirmed for Town review as part of this immediate review. Alternatively, the applicant could consider deferring the Phase 2 portion of this development to a separate application in the future.
- Regarding the applicant's dimensional variance request for substandard distance between driveways, Planning Staff has concerns with this variance request and recommends consolidating the two proposed driveways on Harkney Hill Road to a single curb cut serving both phases of development. Planning staff refers the applicant to previous guidance at the Pre-Application stage as well as Article XIII, Section J, 1(b) of the Subdivision Regulations, which states in part that "The applicant shall provide combined access drives to adjacent uses within the proposed development."
- Per § 255-XVII-1730 of the Zoning Code, Planning Staff believes additional dimensional variances are required for minimum landscaped buffers from abutting uses – 40 feet for Commercial uses (Dollar General) and 30 feet for Industrial uses (Proscap Landscaping) – when the subject parcel hosts an Industrial use. (Note that in this case, where both Commercial and Industrial uses are proposed to coexist on the same subject parcel, the more intensive use category serves as the frame of reference when calculating buffers.) Staff does not have heavy concerns with considering a variance relative to the landscaped buffers in this case.
- The property is within the Special Planning Overlay District and is required to follow the standards in § 255-V-530 of the Zoning Code, or alternatively seek variances. Building elevations/renderings will be required at the Preliminary Plan stage.
- A report or statement demonstrating the proposed use will be compliant with Article VII ("Industrial Performance Standards") of the Zoning Code will be required at the Preliminary Plan stage.

#### PUBLIC WORKS DIRECTOR

- Attempt to merge the two driveways onto Harkney Hill Road
- Install concrete sidewalks along the Harkney Hill Road side of the project

FIRE REPRESENTATIVE

- Limited Fire Department access (request no gate between Phase 1 and Phase 2)

POLICE CHIEF

- For traffic safety, consider one entrance/exit to the commercial buildings on Harkney Hill Road.

PLANNING COMMISSION CHAIR

*The Planning Commission Chair recused as this item will be heard before the Planning Commission.*