



**TOWN OF COVENTRY, RI  
DEPARTMENT OF PLANNING & DEVELOPMENT**

## STAFF REPORT

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|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Name:</b>      | <b>Residences on Mishnock</b>                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Plan Type:</b>         | Comprehensive Permit / Major Land Development                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Plan Review Phase:</b> | Master Plan                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Owner/Applicant:</b>   | Hopkins Hill, LLC                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Address:</b>           | Mishnock Road & Hopkins Hill Road                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Plat / Lot / Zone:</b> | <b>AP 5 Lot 2</b><br><b>Zone R-20 Lot Size 2.93 Acres</b>                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Existing Use:</b>      | None – Vacant                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Proposed Use:</b>      | Twenty (20) Multi-Family Residential Dwelling Units                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Description:</b>       | Applicant proposes to develop 20 multi-family residential dwelling units across five buildings on the 2.93-acre subject parcel as a Comprehensive Permit with associated landscaping, parking, and other site amenities. A minimum of 25% of the proposed units must be deed-restricted as affordable. Public water access and private on-site wastewater treatment systems (OWTS) are anticipated. Site access is proposed from Mishnock Road. |

### Background and Process

This item will be reviewed as a Master Plan Application for a proposed Comprehensive Permit / Major Land Development of twenty (20) multi-family residential dwelling units on an approximately 2.93-acre subject parcel, identified as AP 5, Lot 2.

A Comprehensive Permit is an application where, according to RIGL §45-53-4, “Any applicant proposing to build low- or moderate-income housing may submit to the local review board a single application for a comprehensive permit to build that housing in lieu of separate applications to the applicable local boards. This procedure is only available for proposals in which at least twenty-five percent (25%) of the housing is low- or moderate-income housing.” In exchange for these affordable units, the applicant is given a density bonus for the number of units they are allowed to build on the property. Relevant to this case, State Law § 45-53-4 (b)(1)(i) states “For properties not connected to either public water or sewer or both, but which provide competent evidence as to the availability of water to service the development and/or a permit for on-site wastewater treatment facilities to service the dwelling units from the applicable state agency, the density bonus for a project that provides at least twenty-five percent (25%) low- and moderate-income housing shall be at least three (3) units per acre.”

In addition to the increase in density, the applicant can also seek adjustments and waivers from the local Zoning Code and Subdivision Regulations to achieve their project vision. State law also provides for a single body to act on all forms of land use relief as it relates to the Comprehensive Permit. More

particularly, state law provides that *“The local review board has the same power to issue permits or approvals that any local board or official who would otherwise act with respect to the application, including, but not limited to, the power to attach to the permit or approval, conditions, and requirements with respect to height, site plan, size or shape, or building materials, as are consistent with the terms of this section.* For Coventry, this is the Planning Commission. As such the Planning Commission has the authority to grant adjustments and waivers for land use relief.

## Existing Conditions



The subject parcel is zoned R-20 (Residential) and entirely wooded apart from an existing lawn area, a dirt road crossing the property, and four encroaching sheds belonging to abutters. It has frontage on Mishnock Road. In front of this property are two single-family residential dwellings on Hopkins Hill Road (AP 5, Lots 2.1 and 2.6) which are owned by the applicant but not slated for new development.

The immediate abutting properties on the western side of Hopkins Hill Road consist of single-family residential dwellings and vacant land. Kent County Water Authority owns three abutting lots. On the opposite side is the Centre of New England complex, with the nearest uses being a pharmacy, a water damage restoration service, a general contractor, and a special education school.

According to the existing conditions survey, the northern half of the subject parcel is occupied by wetlands and thus undevelopable: the proposed limit of disturbance aligns with the buffer zone. Additionally, the subject parcel is situated within “Zone X” (an area of minimal flooding) as defined by the Federal Emergency Management Agency (FEMA) map.

## Proposed Conditions



The applicant has submitted a Master Plan Set and Project Narrative indicating their intent to develop 20 multi-family residential dwelling units across five buildings on approximately 2.62 acres of developable land, which amounts to 7.63 units per acre. 25% of the proposed units will be deed-restricted as Low- and Moderate-Income (LMI) Housing consistent with state law.

The density for this project exceeds the minimum allowable density per state law, as Comprehensive Permit applications with public water access and proposed on-site wastewater treatment systems (OWTS) in lieu of public sewer are eligible for a density bonus of an additional 3 units per acre. 2.62 acres of land are considered suitable for development; with an underlying density allowance of 2 units per acre, the total baseline yield would be 5.71 units. On top of this, the density bonus of 3 units per acre allows for an additional 7.86 units – combined with the 5.71-unit baseline, the minimum allowable density is 13.57 units per acre.

This development is accessible from Mishnock Road via the “shared driveway” shown on the plans. Planning staff consider this access drive to be a private road and it will be subject to the standards set forth in Article XIV, Section B of the Subdivision Regulations for street construction. The proposed

development will include 40 total parking spaces, as each building will have the eight spaces required per Zoning Code § 255-1730. Also proposed are four guest parking spaces along the private road.

As stated above, the proposed development will be serviced by OWTS rather than public sewer, with leach-field areas proposed to be sited behind Buildings 1, 3, and 5. There exists a sewer line along Hopkins Hill Road, but this line services the Amgen facility in West Greenwich and is not available to tie-ins for other developments. No stormwater management plan is provided at this conceptual level of review, but drainage areas are shown at the center and rear of the proposed development.

The applicant also provided a Landscaping Plan (last revised June 10, 2026) that proposes a mix of Japanese Cedar and White Pine trees along the boundaries with abutting single-family residential properties, supplemented by existing vegetation. This includes a 6' vegetative buffer and a 6' privacy fence between the proposed multi-family development and the single-family homes on abutting lots, where a 10' buffer is required per Zoning Code § 255-1730. The applicant has requested an adjustment from the same.

### **Zoning**

The subject parcel is currently zoned R-20 (Residential). The applicant has provided Planning staff with an itemization of all requested adjustments from the Zoning Code and Subdivision Regulations:

**Zoning Ordinance:** The applicant requests the following adjustments:

1. To allow multi-family dwelling structures, which is not permitted in the R-20 (Residential) zone per Zoning Code § 255-610, Table 6-1.
2. To allow the trash collection area to be site along the private access road, where Zoning Code § 255-1200 requires that trash collection areas be located in the rear of the building.
3. To permit a landscaped buffer of 6' along the property boundary with the abutting single-family homes, where Zoning Code § 255-1730 requires a minimum landscaped buffer of 10' between multi-family and single-family dwellings.

**Subdivision and Land Development Regulations:** The applicant requests the following waivers:

1. Article XIII, J.2 – Standards for Multifamily Buildings: The proposed multi-family buildings shall not meet the minimum separation distance of 40' for multi-family buildings on the same lot.
  - a. Building #1 is proposed to be 26.4' from Building #2
  - b. Building #2 is proposed to be 26.1' from Building #3
  - c. Building #4 is proposed to be 22.1' from Building #5
2. Article XIII, J.2 – Standards for Multi-Family Buildings: One trash collection area has been provided to serve all multi-family buildings, where an enclosed waste facility is required for each multi-family building.
3. Article XIII, J.2 – Standards for Multi-Family Buildings: No pedestrian walkways are proposed, where pedestrian walkways are required for all multi-family dwellings.

4. Article XIII, J.5 – Standards for Open Space and Recreation: 20.6% open space will be provided with this proposed development, where a minimum of 40% of the total tract in a land development project shall remain as open space.
5. Article XIV, B.1 – Dimensions:
  - a. The private road will not have a sidewalk or bikewalk as depicted in the street cross-sections, Figures 1 and 2.
  - b. The applicant will use permeable pavement with alternative materials for construction of the private road, pursuant to the Town Engineer's review.
  - c. The gutter to gutter pavement width will be 22' where the street cross-sections (Figure 2) requires a minimum 30' width.
  - d. 1' permeable bituminous berm is proposed, where the street cross-sections require concrete curbs. The proposed dimension of the pavement from outside of curb to outside of curb is 24'.

### **Interdepartmental Review and Comments**

Please see the attached report from the Technical Review Committee (dated June 15, 2026) for interdepartmental comments on this application.

The attached TRC Report itemizes a number of requests and recommendations by Town staff that the applicant should address as part of the Master Plan hearing. Planning Commission members are advised to review the TRC Report closely, and come to the June 22 meeting with their own perspective on these issues. A list of outstanding issues is provided below directly after the staff recommendation.

### **External Review and Comments**

Planning staff shared the site plans and application materials with Kent County Water Authority; as stated above, this organization owns three properties that abut the project site (AP 5, Lot 3 and AP 4, Lots 16 and 28). These properties contain the Mishnock aquifer, with valuable groundwater resources, and fall within a wellhead protection area. KCWA offered the following response. The full response is attached to the last page of this staff report.

"... KCWA has not received the proposed Onsite Wastewater Treatment System (OWTS) design. Review and approval of the OWTS will be required by the Rhode Island Department of Environmental Management (RIDEM). Without the OWTS design, KCWA cannot evaluate potential impacts to the adjacent KCWA-owned wellhead protection properties ..."

## **II. COMPREHENSIVE PERMIT**

### **Findings of Fact**

Staff has conducted an orderly, thorough, and expeditious technical review of this Comprehensive Permit Application for conformance with required standards set forth in RIGL § 45-53-4, as well as in the Town of



Coventry's Subdivision and Land Development Regulations, and finds as follows:

*RIGL § 45-53-4. Whether the proposed development is consistent with local needs as identified in the community's affordable housing plan and/or has satisfactorily addressed the issues where there may be inconsistencies. If the local board finds that the proposed development is inconsistent with the community's affordable housing plan, it must also find that the municipality has made significant progress in implementing its housing plan.*

1. The proposed development is generally consistent with the local needs identified in the Town's 2005 Affordable Housing Production Plan.
2. The applicant submitted a letter dated June 18, 2026 that discussed this matter, which states: "there is an obvious need for new housing, including LMI housing, not just in Coventry but in all of Rhode Island. This proposed Townhome project, which includes Five (5) LMI units, will be consistent with The Town of Coventry's 2005 Affordable Housing Document, specifically Action Item 1.6, which stipulates that Comprehensive Permits are a good tool for affordable housing."
3. This letter also states that the "proposed project will be compatible with other new projects within the Town, including the Centre of New England, which is in close proximity to this site."

*RIGL § 45-53-4. Whether the proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance and subdivision regulations, and/or where adjustments are requested by the applicant, that whether local concerns that have been affected by the relief granted do not outweigh the state and local need for low- and moderate-income housing.*

4. Planning staff do not have concerns that the adjustments and waivers requested by the applicant will outweigh the state and local need for low- and moderate-income housing.

*RIGL § 45-53-4. Whether the low- and moderate-income housing units proposed are integrated throughout the development; are compatible in scale, meaning that: (1) The size of the low- and moderate-income units shall not be less than seventy-five percent (75%) of the size of the market rate units, unless otherwise allowed by the local board; (2) The affordable units are of similar architectural style to the market rate units within the project so that the exterior of the units look like an integrated neighborhood with similar rooflines, window patterns, materials and colors; and (3) The affordable units will be built and occupied in a proportional manner with the construction and occupancy of the market rate units. Except that for housing units that are intended to be occupied by persons fifty-five (55) years of age or older, or sixty-two (62) years of age or older, as permitted by the federal Fair Housing Act pursuant to 42 U.S.C.A. § 3607(b) and 24 CFR § 100.300-308 and the Rhode Island fair housing practices act pursuant to § 34-37-4.1, such units need not be integrated in any building or phase within the development that contains housing units that are not age-restricted, and neither age-restricted housing units nor any building or phase containing age-restricted housing units must be compatible in scale and architectural style to other housing unit types to the extent the age-restricted housing units are designed to meet the physical or social needs of older persons or necessary to provide housing opportunities for older persons.*

5. The application has not prepared precise specifications on the proportionality, integration, and construction of LMI units at this conceptual level of review, though the applicant stated in a letter dated June 16, 2026 that the development “will include one (1) LMI unit to be constructed in every four (4) unit building in the proposed project.”
6. Additionally, the applicant stated that “There will be one (1) LMI unit in each of the Five (5) buildings. Said LMI units will have the exterior architectural details as every other unit.”

*RIGL § 45-53-4. Whether there will be significant negative impacts on the health and safety of current or future residents of the community, in areas including, but not limited to, safe circulation of pedestrian and vehicular traffic, provision of emergency services, sewerage disposal, availability of potable water, adequate surface water run-off, and the preservation of natural, historical, or cultural features.*

7. No significant negative impacts on the health and safety of current or future residents of the community are anticipated at this time.
8. More detail will be provided at the Preliminary Plan stage on potential site improvements, pedestrian and vehicular traffic circulation, OWTS design, public water access, and stormwater management practices.

*RIGL § 45-53-4. Whether the proposed land developments or subdivisions lots will have adequate and permanent physical access to a public street in accordance with the requirements of § 45-23-60(a)(5), or the local review board has approved other access, such as a private road.*

9. The proposed land development will have adequate and permanent physical access to Mishnock Road, and Hopkins Hill Road via the nearby intersection via a private road (currently described on the plans as a “shared driveway”).

*RIGL § 45-53-4. Whether the proposed development will result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, unless created only as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.*

10. The proposed development will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

### **Recommendation**

Staff finds this proposal is consistent with the standards for required findings of fact set forth in RIGL § 45-53-4, as well as in the Town of Coventry’s Subdivision and Land Development Regulations. Staff therefore recommends that the Planning Commission **approve** the Comprehensive Permit Application, subject to the Commission’s deliberation of the outstanding issues listed below.

**Outstanding Issues** – Planning Staff seek the Planning Commission’s feedback on the following issues:

- Density – 20 multi-family residential dwelling units total are proposed, where the minimum allowable density is 13.57 units per state law. Additional units above the state-mandated minimum density bonus may be permitted at the discretion of the Planning Commission.
- Landscape Plan – Planning staff and DPW provided multiple TRC comments on the Landscape Plan to strengthen the proposed vegetative buffer and clarify the existing forest to remain.
- Sidewalks – Planning staff, DPW, and Engineering recommended that the applicant install concrete sidewalks along one side of the private access road and explore potential additional sidewalk construction along the public right-of-way.
- Trash Collection Area / Guest Parking – Planning staff recommended that the trash collection area and guest parking spaces be relocated to the rear of the development.
- Open Space – Planning staff suggested that the applicant designate the northern, undevelopable half of the property as protected open space.
- Adjustments/ Waivers – Planning Commission should assess the specific adjustments and waivers relevant to the landscaping, sidewalk, and trash collection issues.

**Conditions of Approval**

1. The applicant shall follow the Town of Coventry Inspection Procedures Document dated November 10, 2025.
2. The applicant shall install streetlights within the proposed development and along the private road, pursuant to the review and approval of Hopkins Hill Fire District. Planning staff requests that a lighting plan, with proposed streetlights, be provided at Preliminary Plan.
3. The applicant shall submit the following items at Preliminary Plan: a traffic impact study, which may be subject to peer review at the Town’s discretion, a stormwater management plan and stormwater system operation and maintenance plan, and building elevations.
4. A detailed narrative with the following information relative to the developer’s approach shall be required with the Final Plan submission:
  - a. The proposed location of the LMI units and the proposed scale and architectural style of the LMI units. Per RIGL § 45-53-4, LMI units proposed for a Comprehensive Permit application shall be “integrated throughout the development” and “of similar architectural style to the market-rate units.”
  - b. The applicant’s proposed approach to the construction of the LMI units for this project. RIGL § 45-53-4 mandates that the affordable units “be built and occupied in a proportional manner with the construction and occupancy of the market-rate units” (for example, one LMI unit per every four market-rate units).
5. The applicant shall identify the location of the cluster mailbox(es) to serve this development pursuant to USPS guidelines at Preliminary Plan.



6. The applicant shall achieve all required state and local permits and approvals (e.g. RIDEM Freshwater Wetlands, OWTS, and RIPDES Permits) and submit documentation of such permits and approvals at Final Plan as required by State Law.
7. A Soil Erosion and Sediment Control Permit shall be required from the Town Engineer prior to any ground disturbing activities.
8. Per comments from the Hopkins Hill Fire District, water supply for fire protection shall meet the minimum requirements per fire code and a hydrant shall be added in the vicinity of Building 1.
9. The asphalted areas around the building, including the private access road, shall meet the minimum width of 20' for fire apparatus. The cul-de-sac shall allow for sufficient access for fire apparatus. Internal radius shall be 15' and the outer radius shall be 40' at minimum.



## TOWN OF COVENTRY

Department of Planning & Development

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Phone (401) 822-9184 Fax (401) 822-6236

### TECHNICAL REVIEW COMMITTEE REPORT

**DATE:** June 15, 2026  
**PROJECT NAME:** "Residences on Mishnock"  
**PROPERTIES:** AP 5, Lot 2  
**ADDRESS:** Mishnock Road & Hopkins Hill Road  
**ZONE:** R-20 (Residential)  
**OWNER/APPLICANT:** Hopkins Hill LLC

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This matter came before the Coventry Technical Review Committee at its June 15, 2026 meeting as a Master Plan for a Major Land Development in accordance with Article V, § D.4. of the Coventry Subdivision & Land Development Regulations.

An application and plan set were submitted for review on June 1, 2026, and revised materials were received on June 12, 2026. The applicant proposes to develop 20 multi-family residential dwelling units across five buildings on the 2.93-acre subject parcel as a Comprehensive Permit with associated landscaping, parking, and other site amenities. A minimum of 25% of the proposed units must be deed-restricted as affordable. Public water access and private on-site wastewater treatment systems (OWTS) are anticipated. Site access is proposed from Mishnock Road.

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

Residences on Mishnock - Revised Project Narrative.pdf  
Residences on Mishnock - Existing Conditions.pdf  
Residences on Mishnock - Revised Landscaping Plan.pdf  
Residences on Mishnock - Revised Master Plan Set.pdf

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### PRINCIPAL PLANNER DESIGNEE

1. As a Comprehensive Permit application with 25% of the units designated as LMIH, the minimum allowable density for this project is 13.57 units. This project is entitled to a density bonus of an additional 3 units per acre per RIGL § 45-53-4, due to its access to public water and proposed OWTS (instead of public sewer).
  - a. 2.62 acres of land are considered suitable for development; with an underlying density allowance of 2 units per acre, the total baseline yield would be 5.71 units. On top of this, the density bonus of 3 units per acre allows for an additional 7.86 units – combined with the 5.71-unit baseline, the minimum allowable density is 13.57 units per acre.
  - b. The applicant proposes 20 total units across five buildings, with 5 designated as affordable, which exceeds the minimum allowable density of 13.57 units. Additional units may be permitted above the minimum allowable density at the discretion of the Planning Commission.

2. Planning staff note that there is a sewer line along Hopkins Hill Road, but this line services the Amgen facility in West Greenwich and is not available to tie-ins for other developments.
3. Planning staff consider the access drive to be a private road and it will be subject to the standards set forth in Article XIV, Section B of the Subdivision Regulations for street construction. The applicant must identify and request waivers for all appropriate roadway standards before the Planning Commission meeting on 6/22.
4. The landscape plan proposes a 6' vegetative buffer and a 6' privacy fence between the proposed multi-family development and the single-family homes on abutting lots, where a 10' buffer is required per Zoning Code § 255-1730. It should be noted that the applicant has requested an adjustment from the same.
  - a. Planning staff seeks clarity on the extent of the existing forest to remain and precise location of tree stubs along the western side of the private road directly abutting Lot 16.1. The applicant should clarify whether the existing trees are located on the project site or the abutting lot. Where there are trees identified on the project site, specific tree locations should be marked on the plan and a note added for "existing trees to remain."
  - b. It should be noted that there are no proposed tree plantings along the most easterly section of the property boundary with Lot 2.6. The applicant shall provide photographic documentation of the level of vegetative screening that exists on the abutting property (Lot 2.6).
  - c. Planning staff recommends that the applicant explore supplemental plantings on Lot 2.1 or relocating the proposed OWTS leach-fields on Lot 2 to allow additional room for plantings on the project site. The only proposed visual screening along this property boundary is the privacy fence.
  - d. The applicant should plant additional trees around the edge of the central drainage area within the development to contribute to the neighborhood aesthetic.
5. Planning staff recommends that the applicant install concrete sidewalks along one side of the private road. The applicant should also explore the feasibility of additional sidewalk construction along Mishnock Road to connect internal sidewalks to the existing Hopkins Hill Road sidewalks.
6. Planning staff recommends relocating the trash collection area to the rear of the proposed development. The current location presents aesthetic challenges and is not conveniently sited for future resident use. It should be noted that the applicant has requested an adjustment from Zoning Code § 255-1200, which requires trash collection areas to be placed in the rear of the building.
7. The applicant should explore relocating the four guest parking spaces farther north along the private road or in the rear of proposed buildings at the northern end.
8. The applicant shall install streetlights within the proposed development and along the private road, pursuant to the review and approval of Hopkins Hill Fire District. Planning staff requests that a lighting plan, with proposed streetlights, be provided at Preliminary Plan.
9. The applicant shall submit the following items at Preliminary Plan: a traffic impact study, which may be subject to peer review at the Town's discretion, a stormwater management plan and stormwater system operation and maintenance plan, and building elevations.
10. The applicant shall provide conceptual architectural imagery (samples of similar buildings shall suffice) before the Planning Commission meeting on 6/22.
11. Planning staff requests conceptual information on the proportionality, integration, and construction of LMI units by Tuesday 6/16. A detailed narrative with the following information relative to the developer's approach shall be required with the Final Plan submission:

- a. (1) The proposed location of the LMI units and the proposed scale and architectural style of the LMI units. Per RIGL § 45-53-4, LMI units proposed for a Comprehensive Permit application shall be “integrated throughout the development” and “of similar architectural style to the market-rate units.”
  - b. (2) The applicant’s proposed approach to the construction of the LMI units for this project. RIGL § 45-53-4 mandates that the affordable units “be built and occupied in a proportional manner with the construction and occupancy of the market-rate units” (for example, one LMI unit per every four market-rate units).
12. The applicant shall provide the name of its affordable housing monitoring agent if one has been selected at this time.
13. The applicant shall identify the location of the cluster mailbox(es) to serve this development pursuant to USPS guidelines at Preliminary Plan.
14. Planning staff recommends that the applicant designate the northern, undevelopable half of the property as protected open space. Final copies of all legal documents, including restrictive and protective covenants and/or conservation easements, will be required at Final Plan.
15. The updated plan set and application will be shared with the Town of West Greenwich for review and comment, due to the proximity of the proposed development to the municipal border, as well as Kent County Water Authority, which owns the abutting vacant lots.

#### TOWN ENGINEER

- A) Upon project completion, a Certificate of Conformance (COC) from the Engineer of Record (EOR) shall be required. The COC shall certify that the constructed project meets all required standards, regulations and specifications in the permitting and construction documents. A certificate of occupancy will not be issued until COC is received and accepted by the town.
- B) A RIDEM OWTS, RIPDES and Freshwater Wetlands permit shall be required for the project.
- C) A town Soil Erosion and Sediment Control Permit will be required from the Town Engineering Office prior to any ground disturbing activities.
- D) Stormwater management shall be provided for the proposed roadways and site that meet state and town requirements. This design will be reviewed at Preliminary Plan.
- E) An additional drainage area will be needed to collect roadway runoff for the lower portion of the access drive where it abuts Mishnock Road.
- F) Engineering recommends the installation of a concrete sidewalk from the main parking area to the guest parking and trash areas.

#### PUBLIC WORKS DIRECTOR

1. What is the distance from the Mishnock aquifer which is a main source of drinking water to the Kent County Water system?
2. Has a traffic study been performed? The distance of the proposed roadway exit to Mishnock Road and Hopkins Hill Road is 100’ +/- . The proposed additional traffic coming from the CONE property will be adding additional traffic to this roadway.
3. The Landscaping Plan proposes to install a fence at the property line in the rear of the existing homes. These residents will now see not only building when they look out their back door, but

now also a fence. The fence should be considered to be pushed back 6' and plantings should be installed on the side facing the existing homes.

#### FIRE REPRESENTATIVE

- Water supply for fire protection shall meet the minimum requirements per fire code for the size and occupancy of the building.
  - A hydrant shall be added in the vicinity of building 1.
- The asphalted areas around the building, including the entrance road, appear to meet the minimum width for fire apparatus.
  - A minimum of 20' width shall be maintained
  - The cul de sac shall allow for sufficient access for fire apparatus
  - Internal radius shall be 15' and the outer radius shall be a minimum of 40'
- Additionally, street lights should be added to the shared driveway.

#### POLICE CHIEF

The Police Department would request a traffic study be submitted at the Preliminary Plan Stage.

#### PLANNING COMMISSION CHAIR

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

## Dennis Haggerty

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**From:** Gary Glenn <gglenn@kentcountywater.org>  
**Sent:** Tuesday, June 16, 2026 3:20 PM  
**To:** Dennis Haggerty  
**Subject:** Residences on Mishnock-KCWA Comments

**WARNING:** This email originated from outside the @coventryri.gov email domain

Hi Dennis,

Thank you for providing the plans and supporting materials for the proposed Residences on Mishnock development.

At this time, the Kent County Water Authority (KCWA) is unable to provide substantive comments regarding the proposed development because we have not received a complete application in accordance with the KCWA Rules and Regulations.

As noted in KCWA's Water Availability / Will Serve Letter dated February 5, 2026, our review and determination are contingent upon receipt of a complete application package, including all required supporting documentation.

Additionally, KCWA has not received the proposed Onsite Wastewater Treatment System (OWTS) design. Review and approval of the OWTS will be required by the Rhode Island Department of Environmental Management (RIDEM). Without the OWTS design, KCWA cannot evaluate potential impacts to the adjacent KCWA-owned wellhead protection properties.

Once a complete application and the required supporting materials have been submitted, KCWA will be able to conduct its review and provide comments as appropriate.

If you have any questions, please let me know.

Best Regards,

Gary



**Gary Glenn**  
SENIOR MANAGER Construction & Fleet Services

**Kent County Water Authority**  
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