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March 23, 2026

Dennis Haggerty
Douglas McLean
Planning Department
Town of Coventry
1670 Flat River Road
Coventry, RI 02816

RE: Siena Condo – Final Plan - Easement

Dear Mr. Haggerty and Mr. McLean,

Siena Condominium is a major land development and comprehensive permit application presently pending before the Town of Coventry. The Preliminary Plan for the project was heard by the Coventry Planning Board on December 17, 2025. At that meeting, a traffic report was presented which recommended that Ken Ray Drive be used for emergency traffic only. A gate was proposed to restrict access between the condominium road and Ken Ray Drive to accomplish the recommended restriction. The area of land where the condo project and Ken Ray Drive would connect is owned by the Town of Coventry and an easement is required for the emergency access. A condition of approval of Preliminary Plan is “The applicant shall obtain Town Council approval for an easement over the Town owned strip of land on Ken Ray Drive for emergency and utility access and submit documentation of such approval with their Final Plan Submission.”

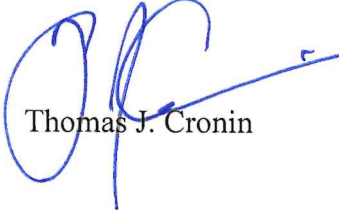
The Preliminary Plan for Siena Condo and the request for an easement for the project to reach Ken Ray Drive for an emergency access and utility easement were presented to the Coventry Town Council in December 2025 and January 2026. The Town Council, in particular, Council Vice President Frank Brown, was very concerned with the emergency gate configuration would cause safety concerns. The plan was redesigned at the Council’s request so that the gate was removed and instead the access over the easement would be restricted by signage and striping that the access was for emergency vehicles only. The Town Council voted in favor of granting the easement on January 27, 2026, noting the “easement will be controlled by signage, that emergency services will have access through signage and that the easement is intended to prohibit regular day to day vehicular traffic, consistent with the traffic study proposed in connection with the condominium application.”

Crossman Engineering, the applicant's traffic engineer, has reviewed the change of traffic restriction from a gate to signage. The engineer finds that as long as the primary access for the condo project is the condo road, not Ken Ray Drive, that the findings of the original study remain valid, and use of Ken Ray Drive is anticipated to be minimal.

The change in traffic approach at the request of the Town Council is presented to the Planning Commission at Final Plan as the type of restrictions for emergency access only has been altered from the emergency gate at Preliminary to a signage approach. The change is presented at Final as the Preliminary Plan condition is for approval of the easement, rather than the detail of how the easement would be restricted. This change is a minor alteration of the traffic restriction, and no other changes to the traffic plan or circulation have been made.

For ease of reference, I have included the Preliminary Plan Decision, the Town Council Resolution and the updated traffic evaluation. If anything additional would be helpful, please advise.

Very truly yours,



Thomas J. Cronin

TJC:sr
Enclosures

cc: Steve Andrus, Crossman Engineering
Lea Czerwien, Applicant