

**COVENTRY ADMINISTRATIVE OFFICER DECISION
FINAL PLAN – MAJOR LAND DEVELOPMENT / COMPREHENSIVE PERMIT
“Siena Condominiums”**

DATE OF HEARINGS:	Preliminary Plan – December 17, 2025 Preliminary Plan Amendment – April 29, 2026
OWNER/APPLICANT:	Boulder Hill Development LLC
SITE LOCATION:	Main Street & Jurczyk Court (AP 45, Lots 10, 11, 12, & 13)
ZONING DISTRICT:	VMC (Village Main Street Commercial)
TYPE OF PROJECT:	Major Land Development/Comprehensive Permit

This matter came before the Administrative Officer as a Final Plan – Major Land Development / Comprehensive Permit Application entitled “Siena Condominiums.”

The applicant proposes to develop 8 duplexes, for a total of 16 residential dwelling units on approximately 2.2 acres of land. As this application is being reviewed under the Comprehensive Permit process, 25% of the proposed units shall be deed-restricted as Low- and Moderate-Income Housing (LMIH) units. The development will have access from Main Street, via a proposed private, two-way roadway. The project will also include visitor parking areas, street lighting, landscaping, and other site amenities.

The Planning Commission originally granted Preliminary Plan Approval for “Siena Condominiums” at the December 17, 2025 meeting, with decision dated December 23, 2025, and recorded on the same day in INST: 6726, Bk: 2345, Pg: 666-670. The Planning Commission later approved a Preliminary Plan Amendment on April 29, 2026 to remove the proposed emergency access on Ken Ray Drive and the associated crash gate. The decision was dated May 4, 2026, and recorded on May 5, 2026 in INST: 9034, Bk: 2355, Pg: 636-640.

Preliminary Plan conditions of approval #3 through #6 and #8 were addressed during Final Plan review and do not need to be carried forward:

- A revised Landscape Plan was submitted by the applicant on August 20, 2026 that satisfied all outstanding comments and fulfilled condition #3.
- The applicant also designated Units I, J, O, and P as LMIH and provided sufficient information on the integration and compatibility of LMI units per condition #4.
- The submission of an administrative subdivision plan, documentation of all state and local permits, and a draft monitoring agreement satisfied conditions #5, 6, and 8.

To merge Lots 10, 11, 12, and 13 into a singular parcel and allow for the proposed Major Land

Development / Comprehensive Permit to proceed, an Administrative Subdivision Record Plan was approved by the Administrative Officer and Planning Commission Chairman. The plan was recorded on 8/25/2026 in INST: 11293, ENV: 1, MAP: 1926.

This decision is based upon the plans entitled "Permit Agency Review Plan for Siena Condominiums Final Plan Application," dated August 13, 2026, and associated application materials.

It is hereby DECREED:

The Administrative Officer **GRANTS** conditional approval for the Final Plan – Comprehensive Permit / Major Land Development Application, with the following Findings of Fact, Conditions of Approval, and Waivers:

FINDINGS OF FACT:

The Administrative Officer conducted an orderly, thorough, and expeditious technical review of this Final Plan Application for conformance with required standards for reviewing Comprehensive Permit applications set forth in RIGL § 45-53-4 and found the following:

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 applicant submitted a letter regarding the consistency of the proposed development with the 2005 Affordable Housing Production Plan, stating "The Plan notes that in Coventry the most appropriate locations for affordable housing are the high-density, mixed-use villages. The Plan makes specific reference to the targeted creation of affordable housing units in Washington Village."

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.

2. 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.

3. The proposed LMI units will be compatible in scale, for both size and architectural style, to the market-rate units. The applicant submitted draft elevations and floor plans that indicate that all of the duplexes will be 30' tall and 1,924 SF in size. The applicant's Final Plan narrative confirms: "All eight of the proposed duplex buildings, including the low to moderate income (LMI) units will be constructed the same on the exterior. The architecture and materials will be the same for the exterior of all eight buildings."
4. The applicant submitted a letter dated June 30, 2026 which states that the applicant "will build the first [LMI] units, units I & J, along with the market-rate units G & H, E & F, and C & D." The applicant also intends "to build LMI units O & P along with market-rate units A & B, K & L, and M & N. Accordingly, the affordable units will be constructed at an approximate rate of one affordable duplex to every three market-rate duplexes."

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.

5. Planning staff have no concerns that the proposed development will pose significant impacts on the health and safety of Coventry residents. The applicant's Traffic Impact Study concluded that this "small-scale residential development is estimated to add a minor volume of traffic during the daily peak hours ... These new vehicles will not change or negatively affect the acceptable operating conditions that presently exist along Main Street in the defined project area."

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.

6. The proposed land development will have adequate and permanent physical access to Main Street via the proposed two-way Siena Lane roadway.

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.

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

CONDITIONS OF APPROVAL:

1. The applicant shall follow the Town of Coventry Inspection Procedures Document dated November 10, 2025.
2. The applicant shall adhere to the utility stipulations set forth in the emergency access and utility easement granted by the Town Council on January 27, 2026 for this project.
3. The Certificates of Occupancy for the two units in the final duplex is contingent on the installation of the required plantings in substantial accordance with the approved Landscape Plan dated August 20, 2026.
 - a. Prior to the issuance of the Certificates of Occupancy for the final two units, the Town Engineer (or his designee and/or Planning Staff) shall conduct a site inspection to review the plantings to ensure substantial accordance with the approved Landscape Plan.
 - b. Any substitutions and modifications to the type and quantity of the approved plantings shown on the Landscape Plan shall be subject to written approval by the Administrative Officer before the Certificates of Occupancy for the final two units are issued.
4. The applicant shall construct concrete sidewalks with a grass strip and no curbing along the eastern side of Siena Lane as shown on the approved Final Plan Set dated August 13, 2026.
5. The applicant shall ensure that at least 25% of the units are deed-restricted for Low- or Moderate-Income (LMI) occupants, consistent with the approved plans and applicable state law.

WAIVERS:

The Administrative Officer **GRANTS** waivers for the following:

Zoning Code

- Article VI - Schedule of Zoning District Use Regulations:
 - 16 multi-family units are proposed in the VMC zone, where they are prohibited (Table 6-1).

Subdivision Regulations

- Article VII – Guarantees of Public Improvements
 - No improvement guarantees (bonding) are proposed (VII.C.6).
- Article XIII – Development Design and Public Improvement Standards
 - Street rights-of-way width (XIII.B.3).
 - Private streets are proposed (XIII.B.6).
 - Street trees – the project includes a landscape plan prepared by a registered landscape architect, but may have different locations, types, and sizes of street trees than those specified in the regulations (XIII.B.13).
 - Overhead electric and telecommunication lines are proposed, where underground electric, communication (telephone, fire alarm, and cable TV), and street lighting lines are required (XIII.E.4).
 - No additional monuments are proposed, aside from existing monuments (XIII.B.15).
 - No additional lot corner markers are proposed, aside from existing lot corner markers (XIII.B.16).
 - Not all required sidewalks are proposed (XIII.B.17).
 - Curbing at intersection fillet curves – bituminous concrete-type berms (RIDOT Standard 7.5.1, Method B) are proposed in lieu of concrete.
- Article XIV – Specifications for Construction of Required Improvements
 - A total roadway width of 24' is proposed, consisting of a 22' driveway width and 1' cape cod berms on each side (XIV.B.1).
 - Bituminous concrete curbs are proposed in lieu of the specified precast concrete curbs (XIV.C).
 - Not all required sidewalks are proposed (XIV.D).

On August 6, 2026, a Final Record Plan was submitted that satisfied all requirements. Following the submission of all outstanding items, the Final Record Plan was approved and signed by the Chairman of the Planning Commission and the Administrative Officer on 8/21/2026, and recorded on 8/25/2026 in INST: 11294, ENV: 1, MAP: 1927.

SIGNED:



Doug McLean, Administrative Officer
Coventry Department of Planning & Development

8/21/26

Dated Aug 25, 2026 10:19A
JOANNE P. ARITRANO, TOWN CLERK

This decision of the Administrative Officer may be appealed in writing by any party aggrieved. Any such appeal must be made within 20 days of the date of the decision is recorded in accordance with applicable state and local procedures.