

**COVENTRY PLANNING COMMISSION DECISION
PRELIMINARY PLAN – MAJOR LAND DEVELOPMENT/COMPREHENSIVE PERMIT
“Siena Condominiums”**

DATE OF HEARING: December 17, 2025

OWNERS: Stephen T. Jurczyk

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 OR
SUBDIVISION:** Major Land Development/Comprehensive Permit

This matter came before the Coventry Planning Commission as a Preliminary Plan Application for a proposed Comprehensive Permit / Major Land Development.

The applicant proposes to develop 8 duplexes, for a total of 16 residential units – each of which would be roughly 1,924 SF – on approximately 2.2 acres of land. As this application is being reviewed under the Comprehensive Permit process, 25% of the proposed units are required to be deed-restricted as Low- and Moderate-Income Housing (LMI) 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.

It is hereby DECREED:

Upon a motion made by Member Burke, and seconded by Member Preiss, the Planning Commission unanimously **GRANTS** conditional Preliminary Plan approval for the “Siena Condominiums” Preliminary Plan Application as shown and presented on the plans titled “Preliminary Plan Application, Comprehensive Permit for Siena Condominiums” last revised on December 4, 2025, (including all stipulations and provisions contained therein), located at AP 45, Lots 10, 11, 12, and 13, with the following Findings of Fact, Conditions of Approval, and Waivers:

FINDINGS OF FACT:

The Planning Commission conducted an orderly, thorough, and expeditious technical review of this Preliminary Plan Application for conformance with required standards set forth for reviewing Comprehensive Permit applications set forth in RIGL Section 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, though not yet specifically labeled on the site plans due to pending RIDEM review, 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 architectural style shown in the elevations will also apply to all duplexes, including the LMI units.

4. The applicant submitted a letter stating that they will “construct market rate and affordable homes at approximately an equal rate. The LMI construction will comply with state laws as applicable.”

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. The applicant has also proposed an access easement for the Town-owned strip of land along Ken Ray Drive for emergency responders, subject to Town Council approval following Preliminary Plan review.

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 11/10/25.
2. 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.

3. The final conditions of the Landscape Plan, including identification of existing trees that can be maintained and identification of new plantings, shall be submitted with the Final Plan and must meet the satisfaction of the Administrative Officer.
4. The applicant shall identify the location of the proposed LMI units and provide additional information on the proposed scale and architectural style of the LMI units with their Final Plan submission. Per RIGL § 45-53-4, LMI units proposed for a Comprehensive Permit application shall be “integrated throughout the development” and “compatible in scale and architectural style to the market rate units within the project.”
5. The applicant shall provide an administrative subdivision plan to merge Lots 10, 11, 12, and 13 with their Final Plan submission. This administrative subdivision will be recorded simultaneously with the Final Record Plan.
6. The applicant shall achieve all required state and local permits and approvals through RIDEM, RIDOT, and other applicable agencies as necessary, and submit documentation of such permits and approvals as part of the Final Plan submission.
7. The applicant shall construct concrete sidewalks with a grass strip and no curbing along the eastern side of Siena Lane from the terminus at Main Street to the visitor parking area, with potential to also extend the same sidewalk design from visitor parking northerly to the main vehicle parking and circulation area. If the applicant is able to demonstrate that it is technically infeasible to construct said sidewalks within the bounds of proper RIDEM permitting, then the applicant can offer documentation to staff at Final Plan, as a relief to this condition of approval.

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).

SIGNED:


Richard Kalunian, Acting Chairman

12/23/2025
Dated

TOWN OF COVENTRY, R.I.
Dec 23, 2025 12:13P
JOANNE P. AMITRAND, TOWN CLERK

Pursuant to Article XII. Appeals, Subsection A. Procedure for Appeals to the Board of Appeal of the Coventry Subdivision Regulations, the decision of the Planning Commission herein may be appealed in writing by any party aggrieved by said decision to the Coventry Board of Appeal. Any such appeal shall be made within 20 days of the day of the decision is recorded and posted in the Town Clerk's Office.