

February 17, 2026

Mr. Timothy J. Behan, PE
Commonwealth Engineers & Consultants Inc.
400 Smith Street
Providence, RI 02908

RE: Proposed Residential Condominium Development
Siena Condominiums
Main Street, Coventry, RI

Dear Mr. Behan:

Crossman Engineering, has prepared this letter to address changes made to the site access design for the above referenced development project. It is our understanding that the access as reviewed by our office which included a primary driveway on Main Street approximately 240 feet east of Ken Ray Drive, and from a secondary access driveway off of Ken Ray Drive has been modified. During the review process by the Planning Board, the Ken Ray Drive secondary driveway was recommended to be restricted to an emergency vehicle access only, with a proposal for gated access control. The town has requested our office review of the change, and determine whether the findings and conclusions of the original study remained valid, or if further recommendations to provide safe and adequate access were warranted.

The scope of the original study focused on the safety of the proposed access to the small-scale residential condominium development as the type and size of this land use would generate low traffic volumes during the daily peak hours of traffic. This low volume would have a negligible impact on traffic operations along Main Street in the project area, and the driveway would operate in an acceptable manner with typically only one vehicle queued on the site driveway waiting to access the major roadway.

This operational condition will continue as a result of the change to a single driveway as the secondary driveway off the minor side street has limited access, where Ken Ray Drive is a one-way street. It was assumed for study purposes in the original review, that all site traffic would utilize the Main Street primary driveway. This conservative approach was assumed due to safety because of the limited sight distance available from Ken Ray Drive as documented in the original study, and general site access convenience of the unit layout within the development.

Therefore, with the change in access to restrict the Ken Ray Drive driveway for use by emergency vehicles only, the findings of the original study remain valid. In reference to the control treatment of the restricted access, the final approval of an easement to the property required removal of the gate, with only signing and pavement markings proposed to control non-emergency vehicle use. It is our opinion that measures limited to signing and striping will do little to deter this movement by residents, though as noted, use is anticipated to be minimal. In an effort to discourage residents within the

complex from utilizing the designated emergency access driveway on Ken Ray Drive, it is recommended that the connection from the property line to the Ken Ray Drive pavement surface be limited to a gravel driveway sufficient to support emergency vehicles. Without a formal paved surface, the potential use of the informal connection should be reduced. Proper signage should also be installed defining the restricted emergency access only use.

We trust that this letter sufficiently addresses the requirements of the Town of Coventry to obtain your local approvals. If you should have any questions, please do not hesitate to contact our office.

Very truly yours,
Crossman Engineering, Inc.

James P Cronan, P.E.

James P. Cronan
Senior Project Director