

1 THE TOWN OF COVENTRY

2
3 **RESOLUTION OF THE TOWN COUNCIL**

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5 **“AUTHORIZING THE GRANT AND EXECUTION OF AN EMERGENCY ACCESS**
6 **AND UTILITY EASEMENT OVER TOWN-OWNED PROPERTY IDENTIFIED AS**
7 **ASSESSOR’S PLAT 45, LOT 1, FOR THE BENEFIT OF THE SIENA CONDOMINIUMS**
8 **DEVELOPMENT (AP 45 LOTS 10, 11, 12, AND 13).”**

9 **Resolution No. 2026-02**

10 **WHEREAS**, the Town of Coventry, Rhode Island (the “Town”) is the fee owner of that certain
11 parcel of Town-owned real property identified by the Town Assessor as Assessor’s Plat 45, Lot
12 1 (“AP 45 Lot 1” or the “Town Parcel”);

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14 **WHEREAS**, Boulder Hill Development, LLC (“Boulder Hill”) is the owner of certain real
15 property located on Main Street in Coventry, Rhode Island identified by the Town Assessor
16 as Assessor’s Plat 45, Lots 10, 11, 12, and 13 (collectively, the “Development Parcels”);

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18 **WHEREAS**, Boulder Hill is developing the Development Parcels into a residential condominium
19 known as Siena Condominiums (the “Condominium”), consisting of eight (8) duplex
20 structures totaling sixteen (16) residential units on approximately 2.2 acres, with twenty-five
21 percent (25%) of the units to be deed-restricted as affordable;

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23 **WHEREAS**, the Condominium will contain private roads internal to the Development Parcels and
24 will have access to public streets on Main Street;

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26 **WHEREAS**, AP 45 Lot 1 is located westerly of the Development Parcels and lies between the
27 Condominium and Ken Ray Drive, a public street in the Town;

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29 **WHEREAS**, Boulder Hill has requested that the Town grant an easement across a portion of AP
30 45 Lot 1 to connect an internal private condominium road to Ken Ray Drive for the limited
31 purposes of (i) emergency vehicular access, (ii) pedestrian access, and (iii) utility access (the
32 “Easement”);

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34 **WHEREAS**, Boulder Hill has represented that the Easement will be controlled by a signage, that
35 emergency services will have access through the signage, and that the Easement is intended to
36 prohibit regular, day-to-day vehicular traffic, consistent with the traffic study prepared in
37 connection with the Condominium application;

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WHEREAS, Boulder Hill has represented that the Easement will facilitate access for fire apparatus without the necessity of turning such apparatus around on the interior private condominium road, and that because the condominium road is private, no municipal snowplow, garbage trucks, or other large vehicles will require access by way of the Easement;

WHEREAS, the area proposed for the Easement consists of approximately 1,450 square feet of land within AP 45 Lot 1 running generally west-to-east from Ken Ray Drive to the Condominium road, as depicted on the Condominium final plan and to be more particularly described in Exhibit A to the Emergency Access and Utility Easement Agreement (the "Easement Agreement");

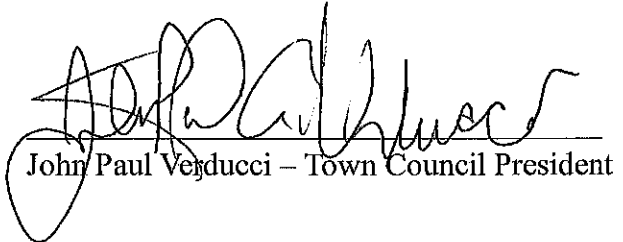
WHEREAS, the Coventry Planning Board has conducted a public hearing on the Applicant's preliminary plan and approved the application with a condition that the Applicant obtain from the Council the requested Emergency Access and Utility Easement Agreement;

WHEREAS, the Council desires to authorize the grant of the Easement on the terms and conditions set forth in the Easement Agreement, including, without limitation: (i) the Town retains the right to use the Easement area; (ii) Boulder Hill/the Condominium (and successors/assigns) are solely responsible for all construction, maintenance, repair, reconstruction, snow management, and drainage associated with the Easement area; and (iii) Boulder Hill/the Condominium (and successors/assigns) provide release, hold harmless, and indemnification protections for the Town and its officials, boards, commissions, employees, and agents arising from construction, maintenance, repair, or use of the Easement area.

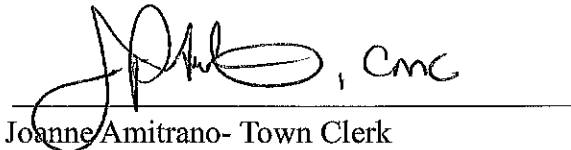
NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Coventry, Rhode Island, hereby approve and grant the Easement attached hereto and authorizes the Town Council President to execute the Easement for the limited purposes and under the terms and conditions set forth in the attached Easement (Exhibit 1).

PASSED AND ADOPTED THIS 27TH DAY OF JANUARY 2026

Passed or Denied on a vote of 7 to 0


John Paul Verducci – Town Council President

Certification by Town Clerk by:


Joanne Amitrano- Town Clerk