



TOWN OF COVENTRY

Department of Planning & Development
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PRE-TECHNICAL REVIEW COMMITTEE NOTES

DATE: September 10, 2025
PROJECT NAME: "Simpson's Auto Care"
PROPERTIES: AP 96, Lot 20
ADDRESS: 639 Main St.
ZONE: I-2 (Industrial)
OWNER: Michael Saccoccia
APPLICANT: Kevin Woodruff

This matter is before the Coventry Technical Review Committee meeting as a Preliminary Plan Application for a Minor Land Development project with associated Use Variance in accordance with Article V, § D.4. of the Coventry Subdivision & Land Development Regulations.

The Applicant is proposing to open an automotive repair facility in a pre-existing 4,000 SF building on a 0.6-acre parcel in Harris. A Formal Development Plan Review Application is required on a "change in use" that requires zoning relief.

It should be noted that the use of "General Automotive Repair, Automobile Body Shop" is not permitted in the I-2 zone, thus a Use Variance Application is required and therefore the project will be heard via Unified Development Review.

The existing conditions are shown below:

