



August 15, 2025

Mr. Doug Mclean  
Director of Planning and Development  
Planning and Development  
Town of Coventry  
1670 Flat River Road  
Coventry, RI 02816

Subject: Minor Land Development Plan Review  
538 Main Street, Cranston & Coventry, RI 02920-4403  
Site Redevelopment  
CEC Project Number 347-490

Dear Mr. Mclean:

On behalf of Storage Five Coventry, LLC, Civil & Environmental Consultants, Inc. (CEC) herewith submits a Minor Land Development Plan Review application form and supporting information for the proposed redevelopment project located at 538 Main Street, in Cranston and Coventry, Rhode Island. These documents are consistent with and based on discussions during our virtual meeting on May 28, 2025 where the proposed scope of work within Coventry jurisdiction was determined to be limited due to the previous approval for the site.

Storage Five Coventry, LLC (the Applicant) is proposing to redevelop a portion of the existing impervious area within the subject parcel, Parcel 30-193-0 as identified by the City of Cranston Assessor's office, and Parcel 0103-001.001 as identified by the Town of Coventry Assessor's office, located at 538 Main Street in Cranston and Coventry, Rhode Island (the "Site"). The Site is located within the Town of Coventry Industrial/Mill Complexes I-2 Zoning District. The proposed use of the Project is a Self-Storage facility, which is an allowed use within the Industrial/Mill Complexes I-2 Zoning District. Though the subject parcel totals 15.92 acres across the two municipalities, the proposed limit of work is limited to an approximately 4.0-acre portion of the Site that has been previously developed. The proposed work includes the demolition of portions of the existing western surface parking areas, demolition of the southwestern loading dock area, and repaving to accommodate the construction of new self-storage accessory buildings totaling approximately 17,785 gross square feet along with associated site, landscape, and drainage improvements (the "Project"). The proposed work also includes the widening of the emergency access path and associated improvements along the north and east side of the existing building, which was previously approved by the Town of Coventry with the decision recorded April 5, 2024 by the Coventry Town Clerk. in Book 2297, on Page 615. The Project is considered to be a redevelopment by RIDEM definition, and provides an overall improvement to the existing site condition through the reduction in existing impervious area and the implementation of proposed drainage improvements to satisfy RIDEM's redevelopment criteria.

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The Project as proposed, meets the town's zoning requirements for dimensional and parking criteria and also proposes re-striping of a portion of a paved parking lot that provides parking for the benefit of an adjacent property.

### **Submission Materials**


In support of the aforementioned Project, the following materials have been provided for your review:

- One (1) Minor Land Development Plan Submission Checklist;
- One (1) check for \$400 for the Minor Land Development Plan filing fee;
- Six (6) copies of the Development Plan Review Application;
- Six (6) copies of the Development Plan Review Checklist;
- Six (6) copies of the Abutters List within a 200-ft radius;
- Six (6) full-size copies of Development Plan Review Plan Set, prepared by CEC, dated July 1, 2025;
- Six (6) full-size copies of Architectural Plans prepared by Jon Clark Architecture, dated June 19, 2025; and
- Six (6) copies of the Stormwater Management Memorandum, prepared by CEC, dated July 2025.

We appreciate your consideration of the enclosed Minor Development Plan Review. Please contact the undersigned if you have any questions or comments on the submitted materials.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



David S. Kelley, P.E.  
Principal



Meghan Bruckman  
Project Manager