



**Town of Coventry
Technical Review Committee Meeting
Monday, June 16, 2025 at 1:30 PM**

This meeting will be convened in-person in the Coventry Town Hall Annex Planning Conference Room, 1675 Flat River Road, Coventry RI 02816.

1. CALL TO ORDER / DETERMINATION OF A QUORUM
2. EMERGENCY EVACUATION PLAN
3. APPROVAL OF MINUTES
 - 3.1 May 19, 2025
4. NEW BUSINESS FOR DISCUSSION AND/OR COMMENTS

4.1 “Hidden Reserve Estates Phase II”

For comments to the Administrative Officer

Pre-Application, Minor Subdivision (no Street Extension)

Owner/Applicant: Ralph Shippee

AP 318, Lot 128; Zone RR-2 (Rural Residential)

Rock Hill Rd.

Applicant proposes to subdivide a vacant 6.12-acre parcel into three conforming lots for the purpose of constructing one new single-family dwelling on each resulting lot. Although frontage will be achieved for all three lots along Rock Hill Road, the applicant is proposing to improve the existing gravel road to the western edge of the second proposed lot. The third proposed lot would be accessed via an easement over the second proposed lot.

4.2 “Coventry Spring Lake”

For comments to the Administrative Officer

Preliminary Plan, Minor Land Development

Owner: Town of Coventry

Applicant: Rene Gonzalez

AP 37, Lot 98; Zone R-20 (Residential)

60 Wood St.

Applicant proposes to install a new 10' x 15' concrete pad to host cabinets for batteries and generators in support of an equipment upgrade of an existing cell tower.

4.3 “Jefferson Pines”

For comments to the Planning Commission

Pre-Application, Major Land Development/Comprehensive Permit

Owner: PeachBudz, LLC

Applicant: LaCroix Holdings, LLC

AP 28, Lots 40.3-40.6; Zone GB (General Business)

49-87 Jefferson Drive

Applicant proposes to construct a 16,000 SF, two-story building containing 32 residential units on approximately 1.5 acres of land as a Comprehensive Permit. The resulting density would be 21.3 units/acre. A minimum of 25% of the proposed units must be deed-restricted as affordable.

5. ADJOURNMENT

Meeting materials can be found on the Coventry Planning Department's webpage at the following link: <https://www.coventryri.gov/planning-development>.

Verbal comments from the public will not be taken during Technical Review Committee meetings. However, the public is welcome to submit written comments on any agenda item prior to the meeting. Please direct comments to dmclean@coventryri.gov.

The public is welcome to any meeting of the Town Council or its committees. If communication assistance is needed or any other accommodation to ensure equal participation, please contact the Town Clerk at (401) 822-9173 at least two (2) business days prior to the meeting.

Agenda Posted Friday, June 6, 2025