The Dunes

AP 14, Lot 65, Parcel 3 &
AP 13, Lot 14, Parcel 2
Centre of New England Boulevard & Angelina Drive
Coventry, Rhode Island

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1

Existing Conditions

The site consists of approximately 30.5 acres and corresponds to Assessor's Plat 14, Lot 65 (Parcel 3) in the Town of Coventry, Rhode Island. A small portion of the adjacent property to the north (AP 13, Lot 14, Parcel 2) will be utilized as part of this site, as well. The property is located north of Centre of New England Boulevard and southwest of Tiogue Lake and is currently zoned BP (Planned Business Park). The parcel is situated immediately east of, and directly abuts, Angelina Drive/Dante Boulevard within "The Highlands" condominium development. The site is presently vacant and is predominantly wooded, with areas of disturbance throughout including several sandy gravel trails.

Abutting parcels are zoned R-20 (Residential – 20,000 square feet), I-1 (Industrial), and BP (Planned Business Park), reflecting a mix of residential, industrial, and business park uses in the surrounding area.

This site is part of the larger Centre of New England multifamily proposal with Parcel 2, 3 & 4 that received Master Plan approval from the Town of Coventry Planning Board on September 25, 2024.

Soils

The Natural Resource Conservation Service (NRCS) has mapped soil types present at the Site. Based on NRCS data, the Site is classified as containing the following soils designations:

- Hinckley Loamy Sand
- Merrimac Fine Sandy Loam

- Merrimac-Urban Land Complex
- Pits, Gravel
- Scarboro Mucky Fine Sandy Loam
- Udorthents-Urban land complex
- Walpole Sandy Loam

All the above soils, except for Walpole Sandy Loam, are classified within the Hydrologic Soil Group (HSG) A, characterized by high infiltration rates and consisting of deep, well-drained to excessively drained sands and gravels. Walpole Sandy Loam is classified within HSG B, characterized by a moderate infiltration rate when thoroughly wetted and consisting of moderately deep to deep, moderately well-drained to well-drained soils with moderately fine to moderately coarse textures.

Topography

The existing topography consists of gently to moderately rolling terrain with localized knolls and shallow depressions. Overall, the site slopes gently from southwest to northeast, from elevation 290 down to elevation 270. Grades along the northern, northwestern, western, eastern, and northeast-central portions of the site generally slope toward the interior before eventually sloping to the northeast. The site is bordered to the west, south, and east by hilly areas averaging elevation 280, with a maximum elevation of approximately 304, which then slope toward a stream and several wetland complexes along these sides of the site, reaching a low point elevation of approximately 266.

Wetlands

The site is located within River Protection Region 2, as defined by the Rules and Regulations Governing the Administration and Enforcement of the Rhode Island Freshwater Wetlands Act (250 RICR 150-15-3). Pursuant to these regulations, the Rhode Island Department of Environmental Management (RIDEM) administers a 100-foot Jurisdictional Area (JA) measured horizontally from the edge of all vegetated freshwater wetlands, and a 200-foot JA measured horizontally from all rivers and streams.

Freshwater wetlands are assigned buffer zones based on their classification and size. Under the statewide buffer zone designation, rivers (identified by the "SB-A" flag series) have a 100-foot buffer zone, and streams have a 100-foot buffer zone. Deciduous forested swamps greater than 10 acres in size (identified by the "A," "B," "E," and "F" flag series) have a 75-foot buffer zone, plus an additional 25 feet where a river or stream is within 50 feet of the wetland edge. Deciduous forested swamps greater than 1 acre and less than 10 acres (identified by the "G" flag series) have a 50-foot buffer zone, plus an additional 25 feet where a stream is within 50 feet of the wetland edge. In addition to wetland buffer zones, RIDEM regulates vegetated buffers within buffer zones, as well as structure setbacks consisting of a 20-foot

setback for primary structures and a 5-foot setback for accessory structures, as measured from the outer limit of the buffer.

A total of five vegetated freshwater wetlands, one river, and three streams have been identified on or adjacent to the subject property. Legal classifications of these wetland resource areas include river, stream, deciduous forested swamp greater than or equal to 10 acres, and deciduous forested swamp greater than or equal to 1 acre and less than 10 acres. The site is located within a mapped Natural National Heritage Area, indicating recorded presence of rare, threatened, or endangered species of plants and/or animals, as identified by the RI Natural History Survey. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 44003C0116H, dated October 2, 2015, the subject property is not located within a federally regulated Special Flood Hazard Area.

Drainage

Site drainage generally flows from the higher perimeter grades toward interior low areas and then ultimately northeast to off-site areas. Bordering hills to the west, south, and east slope toward a stream and several wetland complexes abutting these sides of the parcel, with a low point elevation of approximately 266.

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Proposed Conditions

The proposed land development program for Parcel 3 includes 24 duplex buildings, 4 triplex buildings, 20 four-plex buildings, and 7 eight-plex buildings, for a total of 196 residential dwelling units. While this mix of buildings differs slightly from the configuration previously approved at the Master Plan stage, it maintains a similar multifamily residential character. The increased variety of building types significantly enhances the site design and allows for improved amenities and shared-use features, elements that were not feasible under the prior layout and will be described in the following sections of this narrative.

As currently designed, the project complies with all applicable dimensional, density, building height, and off-street parking standards of the underlying zoning district, as well as any applicable overlay district regulations. The Applicant for The Dunes is also exploring potential for a future phase within the adjacent AP 13, Lot 14, Parcel 2, which would consist of 166 residential dwelling units. Currently, the design plans propose stormwater management improvements at the southwesterly corner of Parcel 2 which will support a portion of the current development and later become part of the best management practices for the future development on Parcel 2. Should the Applicant's future development of Parcel 2 not occur, the property owner will grant the Applicant an easement for the use and maintenance of the stormwater management improvements shown on the site plans.

Parking

The total parking requirement for the proposed 196-unit residential development is 392 spaces based on 2 parking spaces/unit. Each dwelling unit within the duplex,

triplex, four-plex, and eight-plex buildings will include garage spaces within its footprint yielding 310 spaces. There are 82 additional parking spaces available within the private driveways of each four-plex unit and an additional 153 off-street parking spaces along the private roadway network throughout the project, providing a total of 545 spaces overall.

Traffic

Vehicular access to the development will be provided by one primary access/egress from Centre of New England Boulevard and a controlled emergency vehicle access drive at Angelina Drive/Dante Boulevard. Internal circulation will be accommodated by a private roadway system configured to be generally consistent with the layout and design standards utilized for earlier developments along Centre of New England Boulevard. The plan also incorporates an internal pedestrian walkway network that will provide connectivity between buildings and common areas and will tie into new sidewalks proposed along the project frontages on Centre of New England Boulevard. VHB has provided a traffic memorandum at this stage which discusses trip generation and sight distance for the project.

Utilities

There is sewer, water, electric, telephone, and gas services available in the vicinity of the Site. Further coordination with each utility provider is ongoing.

Sewer

An 8-inch sanitary sewer main is located in Angelina Drive. The project will connect to this main using a force main tied into the existing manhole on Angelina Drive to convey all wastewater flow from Lot 3. On-site gravity sewer lines will drain to two pump stations, which will discharge into an internal force main that connects to Angelina Drive at a new transition manhole. Duplex submersible pumps will be installed in a precast concrete chamber at each of the two low points within the sewer watershed.

Water

A 8-inch water main stub exists in Center of New England Boulevard. The project will utilize a connection from the main to service the entire parcel for both domestic and fire suppression needs.

Gas

The development parcel currently contains a gas main previously installed by RI Energy which interconnects the gas main in Centre of New England Boulevard to Angelina Drive/Dante Boulevard. RI Energy is currently in the process of decommissioning this gas main within the property and will remove the pipe

infrastructure within the private property. Although gas is available in the roadways adjacent the site, this project as currently proposed will not be connecting to the gas services.

Electric

RI Energy provides electric services via underground electric conduits on Center of New England Boulevard. The proposed project will receive underground electric service from Center of New England Boulevard.

Telephone

Verizon and Cox provide telephone service to the Site and are available via underground electric conduits from Center of New England Boulevard. The proposed project will receive underground service from Center of New England Boulevard.

Stormwater

A complete Stormwater Management Plan has been prepared for the project at the preliminary plan stage. The plan includes water quantity and quality controls to protect water resources, wetlands, and adjacent properties from potential impacts and will be local standards as well as the current Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). A portion of the stormwater management system necessary to support the Parcel 3 development is located within Parcel 2 and will integrate with the future design on that parcel.

Landscape & Open Space Design

Landscape integration is a central driver of the housing development's site layout. The centerpiece of the site design is a prominent "Central Common"—a dedicated community open space featuring a flexible-use central lawn, a hardscape gathering plaza with integrated seating and picnic tables, a covered amenity pavilion with public restrooms, outdoor grilling stations, and a play structure compliant with age 2–12 playground standards. This central park space is framed with native canopy trees and designated planting beds, while an interconnected network of pedestrian walkways and tree-lined sidewalks links residential streets to the common. It is important to note that the design principles and enhanced amenities shown in the current proposal are made possible by the additional open space created through the use of duplex, triplex, fourplex, and eightplex buildings. This more flexible mix of building types allows for greater open space than the more rigid, duplex-only layout that was previously presented in the Master Plan filing.

Site landscaping across residential lots and parking areas complies with Town of Coventry Land Development Regulations, providing effective shade canopy for parking bays and creating functional outdoor spaces for residents. Existing woodlands along shared property lines will be preserved to the greatest extent

feasible; where existing cover is insufficient, supplemental perimeter plantings will be installed to ensure appropriate visual buffering for adjacent land uses. In total, the proposed site plan specifies the installation of 388 new trees.

In accordance with municipal standards, parking areas feature a minimum of 5% interior landscaping, utilizing a diverse mix of shade trees, ornamental species, evergreens, and shrubs. The overall planting layout balances clear sightlines for safe vehicular and pedestrian circulation with high-quality vegetated buffers that enhance the site's visual character. A 10-foot landscape buffer will be provided around the property in accordance with the master plan approval. This buffer preserves the existing woodland and if disturbed will feature in-fill plantings to provide the full buffer zone.

Architectural

The Dunes is envisioned as a village-inspired neighborhood that blends traditional New England and coastal architectural influences with walkable, efficient land use. A cohesive streetscape of articulated facades, varied building forms, and pedestrian-oriented design creates a timeless, appropriately scaled character that fits its Coventry setting.

Three complementary home types—Dickinson fourplexes, alley-loaded townhomes, and Emerson duplexes—offer attainable, move-up, and age-targeted housing while maintaining a consistent architectural identity. The configuration of buildings has been carefully designed so each residence functions as an individually owned single-family home, with robust separation between units and architecture that engages the street rather than the garage.

Pedestrian-focused planning organizes homes around a central boulevard and a community park, with sidewalks, street trees, and generous green spaces that soften building scale and support everyday walkability. These open spaces and shared amenities foster social interaction and reinforce the village character of the neighborhood.

Underlying this vision is EG Home’s commitment to high-performance, all-electric, Zero Energy Ready construction that supports environmental responsibility and long-term community stewardship. Together, the architecture, site planning, and building performance create a distinctive neighborhood “flavor” that serves diverse households while providing a lasting asset for the Town of Coventry.

Site Lighting & Dark-Sky Compliance

A complete photometric plan and luminaire color temperature specifications will be formally submitted at the Preliminary Plan stage. The proposed site lighting scheme is explicitly designed to minimize light trespass and glare onto adjacent residential properties, with sensitivity to neighboring condominium communities.

Roadway and parking lot fixtures will utilize fully shielded, downward-facing luminaires engineered for complete Dark-Sky compliance and total light cutoff at property boundaries. Building-mounted fixtures along street-facing facades will consist of simple, architectural cut-off wall packs focused exclusively on entry safety and security. Supplemental perimeter landscape buffers further reinforce light mitigation along property and street boundaries.

Visual

The project site is located along a developed corridor. The adjacent land uses include residential, commercial and industrial. The proposed project features multifamily residential land use which is compatible with surrounding land uses and will complement the already existing development in the area.

Economic

The Site currently is vacant and mostly wooded with several sandy gravel trials and has been neglected/underutilized during the recent past. The redevelopment of the Site will provide a substantial increase in tax to the Town of Coventry. A fiscal impact analysis has previously been submitted at the Master Plan stage (by others) which includes the 196 units currently proposed.

Noise

The Site is located along a developed corridor. The land uses range from residential to commercial to industrial. The proposed land uses for the Site will be compatible with surrounding land uses and will not represent a significant increase in noise pollution or an adverse impact to the surrounding area.

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Permitting Approach

Local

The Project will require the following permitting steps with the Town of Coventry:

- Preliminary Plan with the Planning Board (Major Land Development)
- Final Plan with the Planning Board (Major Land Development)

The Project will require the following permitting with Local Agencies:

- Kent County Water Authority (KCWA)

State

The Project will require the following permitting steps with the State of Rhode Island:

- Rhode Island Pollutant Discharge Elimination System (RIPDES) and Stormwater/Water Quality with Rhode Island Department of Environmental Management (RIDEM)
- Rhode Island Department of Environmental Management (RIDEM) Freshwater Wetlands

Federal

The Project will require the following permitting steps with the US Army Corps of Engineers:

- Compliance with Sections 404 and 401 of the Clean Water Act.

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Conclusion

Regional and local housing conditions continue to show strong demand for new residential development, including in Coventry. Beyond adding units, there is clear value in offering a broader range of housing types and ownership opportunities that can serve different household needs and life stages.

This project responds directly to that need by introducing a townhome-style residential community in an area already planned for growth and supported by prior approvals. The 196 proposed dwelling units will expand Coventry's housing options through a mix of unit types and ownership structures, increasing supply, improving attainability, and offering choices at varying price points.

The site is well located for residential use, with convenient access to transportation, utilities, employment, services, and community amenities. The development represents an efficient use of currently vacant, underutilized land and advances the build-out of the Centre of New England in a manner consistent with the existing planning framework for the corridor.

By broadening Coventry's housing inventory, supporting local economic activity, strengthening the tax base, and leveraging existing infrastructure, the proposed development constitutes an appropriate and beneficial use of the property. It is therefore respectfully submitted for Planning Board consideration and approval.