



Town of Coventry
Town Engineering Office
1670 Flat River Road, Coventry, RI 02816
Tel. 401-822-9182 Fax. 401-822-6236

MEMORANDUM

TO: Douglas McLean, AICP - Director of Planning and Development & Town of Coventry
Planning Commission

FROM: Joseph Levesque, P.E. - Town Engineer

DATE: October 16, 2025

SUBJECT: Construction Bond Reduction – Phases I, II & III
The Oaks at Hope Furnace
AP. 97/Lot 6 & AP. 89/Lot 3
Hope Furnace Road
Coventry, Rhode Island

The developer, Hope Furnace Land Company, LLC has requested a bond reduction on August 12, 2025. This request is to reduce Phases I, II and III to the 20% one-year maintenance levels.

As background, the original bond for the entire project (approved by the Planning Commission) was \$1,739,050.00 and the portion for each phase is:

Phase I Bond =	\$949,750
Phase II Bond =	\$200,550
Phase III Bond =	\$588,750

Two bond reductions (May 2023 and November 2023) have been made since the bond was originally set by the Planning Commission.

Bond Reduction #1 (May 2023)

Phase I Bond =	\$949,750
Phase I Reduction =	<u>\$356,000</u>
Phase I Retention =	\$593,750

Phase II Retention = \$200,550

Phase III Retention = \$588,750

Bond Reduction #2 (November 2023)

Phase I Bond = \$593,750

Phase I Reduction = \$120,550

Phase I Retention = \$473,200

Phase II Bond = \$200,550

Phase II Reduction = \$102,140

Phase II Retention = \$ 98,410

Phase III Retention = \$588,750

As the Planning Commission may recall, the developer, Hope Furnace Land Company, LLC had requested another bond reduction about 1 year ago - on October 17, 2024. The request was to reduce Phase I to the 20% one-year maintenance level and reduce Phases II & III to reflect completed work. Structural issues with the Phase I stormwater drainage system were identified by the Town Engineer during an inspection, requiring further investigation.

An inspection of the Phase I, II and III construction for the Oaks at Hope Furnace subdivision was conducted on October 31, 2024. Structural issues with the Phase I stormwater drainage system were identified by the Town Engineer during the inspection, requiring further investigation. The entire project's stormwater drainage system was constructed under Phase I.

The developer, Robert Deblois of Hope Furnace Land Company, LLC was informed by the Town Engineer on December 17, 2024 that structural issues were identified with the drainage system and an independent investigation by an engineering consultant was forthcoming. Immediately after that interaction, the town received emails later in the day on December 17, 2024 and December 20, 2024 from the developer's attorney that the town does not have permission to inspect, test, or enter the Property. This request ultimately resulted in a negative recommendation from the Town Engineer reduce the bond per the developer's October 17, 2024 request, and this bond reduction was denied by the Planning Commission.

Regardless of the lack of access to the property through most of the calendar year 2025, an independent engineering investigation was performed based on all information available at the time the issues with the drainage system were identified such as a photo inventory of issues identified by the Town Engineer (see attached report prepared by Fuss & O'Neill dated March 20, 2025). The report concluded by recommending the following:

- A thorough visual site inspection of the drainage basins should be performed by the Town to evaluate and locate any further erosion that has occurred since October of 2024. All specific areas of erosion and berm failures should be visually recorded by photographs and/or video, and locations marked on the plans for reference.

- Test pit excavations should be performed in areas that have exhibited erosion in pond berms, basin bottoms, swales and fill areas. In particular, test pits should be performed at the sand filter A berm and the Pond A earthen embankment to identify the materials used for construction of these features, and also to confirm that the materials meet the requirements of the plans. Further investigation of those project elements should be performed to ascertain the full extent of the use of the fill materials pictured.
- Additional test pit excavations should be performed in the areas where sink holes have developed around the outside perimeter of the site and drainage basins. These excavations should be performed to identify materials used within the backfill at these locations and ascertain the cause of the sink holes. If unsuitable materials or improper construction methods are identified, then a plan for replacement/reconstruction would need to be developed. If not addressed these sink hole areas will likely worsen and be a continued safety concern for residents of the development and surrounding properties.
- The Town should request submission of documentation by the developer's Site Engineer and/or Geotechnical Engineer documenting the required monitoring of fill operations per the notes on the approved plans.
- The Town should request submission of all compaction testing reports to verify compliance with the notes on the approved plans.
- The Town should review other findings with the developer (Riprap stone size, non-monolithic concrete curb weir, missing inlet screen, etc.) to determine acceptable corrective actions for those items.

Only after access was granted to enter the property, an inspection was performed by the Town Engineer on September 24, 2025. It was observed that areas previously noted as having structural issues were backfilled with soil. Other than a visual confirmation of these areas being backfilled, no evidence has been transmitted to the Office of the Town Engineer that the noted problems have been satisfactorily corrected. In addition, a section of Cassidy Trail adjacent to Sediment Forebay A has been noted numerous times to exhibit excessive ponding during and after rain events.

Based on the findings during my October 31, 2024 inspection, the conclusions of the independent investigation performed by Fuss & O'Neill, my recent September 24, 2025 site inspection and the on-going Cassidy Trail ponding issue, I do not recommend bond reductions for Phases I, II and III until:

- 1) Evidence that the on-going ponding issue in Cassidy Trail has been completely mitigated;
and
- 2) The Phase I stormwater drainage system investigation is completed (as recommended in Fuss & O'Neill's investigation report dated March 20, 2025) and after all required investigation information is reviewed and approved;
or
- 3) The Engineer of Record, DiPrete Engineering issues a Certificate of Conformance to the Town of Coventry certifying that the Phase I Drainage System was constructed in accordance with the documents approved as part of the Final Plan Submission.

At this moment in time, the above noted problems stand as the most pressing issues relating to the Town Engineer’s recommendation to not reduce the bond for any Phase. This property remains under the Town’s inspection process and is subject to additional site visits to monitor how the infrastructure is operating over time. Any additional problems or issues that may arise or become apparent in future site visits will be noted, and may result in additional corrective actions.

The current recommended bond retention for each phase is:

Phase I	Currently Retained	\$473,200
	Recommended Retention	\$473,200
	Amount to be Reduced	\$0
Phase II	Currently Retained	\$ 98,410
	Recommended Retention	\$ 98,410
	Amount to be Reduced	\$0
Phase III	Currently Retained	\$252,230
	Recommended Retention	\$252,230
	Amount to be Reduced	\$0

The applicant’s letter dated August 12, 2025 as the most recent correspondence seeking a bond reduction is also attached as background.

March 20, 2025

Mr. Joseph J. Levesque, PE, PMP
Town Engineer
Town of Coventry
1670 Flat River Road
Coventry, RI 02816

Re: Town of Coventry 3rd Party Design Review Assistance
Oaks at Hope Furnace – Site Inspection Review
Hope Furnace Road, Coventry, RI
Fuss & O'Neill Reference No. 20220052.O20

Dear Mr. Levesque:

Fuss & O'Neill (F&O) has reviewed the photographs from a site inspection performed on October 31, 2024, by the Town of Coventry at the above-referenced project. The photos reviewed focused on installed stormwater features and other associated constructed site conditions. We compared those photographs to the project's Final Design Plan Submission plan set prepared by DiPrete Engineering, dated April 13, 2022. The following comments detail our findings from this review.

1. WQ Infiltration Pond A

- a. The pond access way does not appear to have 'Grasspave 2 or Approved Equal' installed as required by the note on plan sheet 19. Site photos IMG_4324 & IMG_4325 show a gravel access way with no grass.
- b. Site photo IMG_4322 shows riprap installed around the sides of the forebay. Per the details on sheet 19, riprap was only to be installed on the bottom of the basin, not along the side slopes.
- c. Sediment forebay A has a substantial amount of sediment accumulated in the riprap as shown in site photo IMG_4322 and others.
- d. There appears to be a significant amount of erosion within sand filter A and infiltration pond A. Site photo IMG_4335 and many others depict an eroded bank that has deposited sediment into Pond A. We note that note #4 in the Sand Filter BMP System detail on sheet 19 requires the contractor to remove any and all sediment from infiltration ponds, and if sediment removal is required the contractor must also rototill the entire pond bottom to a minimum depth of 24" and re-establish to final design grades and cover types.
- e. Site photos IMG_4346 through IMG_4365 depict sink holes and areas of erosion in what appear to be areas outside of infiltration pond A. Large rocks are evident in several of the photos. Sink holes are generally the result of poor material consolidation and compaction during backfilling operations, extreme saturation of fill materials and washout of fine gradation soils within those fill materials, or could indicate the presence of organic materials such as buried tree stumps (stump dumps), which eventually rot and cause fill material above to sink. The cause of these sink holes cannot be determined from the photos, but we are concerned that they are present so soon after completion of construction operations in these areas.
- f. Site photos IMG_4336, IMG_4337, and others depict large rocks at Pond A that have been exposed by bank erosion. These rocks are either located within the sand filter A berm or the envelope of the impervious core of the pond earthen embankment. The Pond Complex A Cross Section B-B detail on sheet #19 requires the berm to be constructed of suitable sandy loam or loamy sand material beneath an 18" layer of ASTM C-33 sand and a 6" layer of loam. The pond earthen embankment detail on sheet #20 provides requirements for the material to be used in construction of the impervious core, including a minimum of 55% passing the #200 sieve. The material shown in the photos does not appear to meet either of these requirements.

- g. Site photo IMG_4368 depicts the emergency drawdown pipe that is covered with crushed stone in Pond A. There are several weed-type plants growing within the crushed stone that should be removed.
- h. The Curb Outlet Weir detail on sheet 21 specifically notes that all concrete curb weirs must be monolithic concrete curb, and weirs cannot be multiple precast concrete curbs joined in sequence. On site photo IMG_4369 it appears that several precast concrete curbs were installed at pond A instead of a monolithic concrete curb.
- i. Flared end section A33 is not visible in photos nor is the overflow weir from infiltration pond A.
- j. In site photo IMG_4369 the sides of flared end section FES-A31 appear to be compressed by accumulated sediment.

2. WQ Infiltration Pond B

- a. The Curb Outlet Weir detail on sheet 21 specifically notes that all concrete curb weirs must be monolithic concrete curb, and weirs cannot be multiple precast concrete curbs joined in sequence. Site photo IMG_4295 indicates multiple precast concrete curbs were installed at pond B instead of a monolithic concrete curb.
- b. The inlet pipe shown in site photo IMG_4299 does not have an inlet screen installed. Pond Outlet Detail on sheet 19 notes an inlet screen by Haala Industries or approved equal is required.
- c. Much of the riprap in the emergency spillway in site photo IMG_4294 appears to be larger than the class R-2 riprap required by the plan (Riprap Apron/FE Detail on sheet 20).
- d. Grass areas around Infiltration Pond B and the adjacent pond access way in site photos IMG_4294 and IMG_4298 show bare spots. Additional loam/seeding would be needed for turf establishment and to prevent erosion issues.
- e. Site photos IMG_4301 and IMG_4301 depict erosion in the area of Pond B which has exposed several large stones in the fill material. The location of this erosion should be verified and it should be determined if the Pond Earthen Embankment applies and if the material used to construct this embankment meets the requirements of this detail.

3. WQ Infiltration Pond C

- a. The Curb Outlet Weir detail on sheet 21 specifically notes that all concrete curb weirs must be monolithic concrete curb, and weirs cannot be multiple precast concrete curbs joined in sequence. Site photo IMG_4285 indicates multiple precast concrete curbs were installed at pond C instead of a monolithic concrete curb.
- b. At the Pond C emergency spillway, the riprap is shown on plan sheet 20 starting at half the width of the overflow weir. Site photo IMG_4289 shows the riprap for the emergency spillway starting further down the slope.
- c. At Outlet Control Structure OCS-C4 it is unclear from photographs if a trash rack is installed at Orifice #1. Also there appears to be some kind of inlet or outlet pipe connected to the structure to the left of Orifice #1 on Site Photo IMG_4284. No other inlets or pipes are detailed on the Outlet Control Structure Detail on sheet 20.
- d. The installed rim elevation for OCS-C4 appears to be lower than the top of the outlet weir in site photo IMG_4285. Sheet 20 shows both the rim elevation and top of weir elevation to be 409.75.
- e. Much of the riprap in the emergency spillway in site photo IMG_4291 appears to be larger than the class R-3 riprap required by the Riprap Apron/FE Detail on sheet 20.
- f. Flared end section FES-5 is not visible in any photos.
- g. The pond access pathway in front on Sediment Forebay C needs to be loamed and reseeded. The gravel is visible in site photo IMG_4283.

- h. It appears that reseeded is required around Infiltration Pond C. Site photos IMG_4286 and IMG_4289 through IMG_4292 show bare spots that could develop into erosion issues.
- i. Silt sock needs to be removed in site photo IMG_4291. It appears that loam and seed were partially placed over the silt sock and the area will need to be repaired.

4. General

- a. In the Sand Filter BMP System detail on sheet 19, Pond Fill Note #2 requires that fill operations be monitored by the site engineer or geotechnical engineer. In both of the Pond Complex Cross Sections on sheet 19, Pond Fill Note #2 requires that fill operations be monitored by the site engineer or geotechnical engineer. In the Pond Earthen Embankment detail on sheet 20, note #12 requires that all embankment installations be supervised by a geotechnical engineer. The developer's site engineer and/or geotechnical engineer should provide documentation that they monitored all fill and embankment installation operations and verification that those operations were performed in accordance with the requirements of the plans.
- b. In the Pond Earthen Embankment detail on sheet 20, note #9 requires compaction for the shell and impervious core of the embankment to be 95% of the modified proctor. Documentation of compaction testing performed to verify that this requirement was met should be provided by the developer.
- c. The photos provided show a large number of sink holes in multiple locations around the site. These are very concerning due to how soon they have developed after construction was completed and how they are impacting the stability of the site. These sink holes could pose a risk to neighboring properties as they are early indicators of berm failures that could cause a breach during large storm events.
- d. These sink holes also pose a serious safety risk for residents of the development, including children who may play in these areas. Given how quickly these have developed it is very concerning that sink holes may exist in other locations but have yet to be exposed. These could seriously injure children and other pedestrians should they open up while walking above them.

5. Recommendations

Based on our review of the site photos and the comparison of the conditions shown in those photos to the requirements of the plans we are providing the following recommendations:

- a. A thorough visual site inspection of the drainage basins should be performed by the Town to evaluate and locate any further erosion that has occurred since October of 2024. All specific areas of erosion and berm failures should be visually recorded by photographs and/or video, and locations marked on the plans for reference.
- b. Test pit excavations should be performed in areas that have exhibited erosion in pond berms, basin bottoms, swales and fill areas. In particular, test pits should be performed at the sand filter A berm and the pond A earthen embankment to identify the materials used for construction of these features, and also to confirm that the materials meet the requirements of the plans. Further investigation of those project elements should be performed to ascertain the full extent of the use of the fill materials pictured.
- c. Additional test pit excavations should be performed in the areas where sink holes have developed around the outside perimeter of the site and drainage basins. These excavations should be performed to identify materials used within the backfill at these locations and ascertain the cause of the sink holes. If unsuitable materials or improper construction methods are identified then a plan for replacement/reconstruction would need to be developed. If not addressed these sink hole areas will likely worsen and be a continued safety concern for residents of the development and surrounding properties.
- d. The Town should request submission of documentation by the developer's Site Engineer and/or Geotechnical Engineer documenting the required monitoring of fill operations per the notes on the approved plans.

Mr. Joseph J. Levesque, PE, PMP

March 20, 2025

Page 4 of 4

FUSS & O'NEILL

- e. The Town should request submission of all compaction testing reports to verify compliance with the notes on the approved plans.
- f. The Town should review other findings with the developer (Riprap stone size, non-monolithic concrete curb weir, missing inlet screen, etc.) to determine acceptable corrective actions for those items.

Please feel free to call if you have any questions.

Very truly yours,

Steven W. Reichert, P.E.

SWR:

Duffy & Sweeney
DIVISION OF **STEVENS & LEE**

321 South Main Street, Suite 400
Providence, RI 02903
(401) 455-0700
www.stevenslee.com

T: (401) 457-1845
joelle.rocha@stevenslee.com

August 12, 2025

Via electronic mail and regular mail

Planning Commission
Town of Coventry
c/o **Doug McLean**, Director of Planning and Development
1670 Flat River Road
Coventry, R.I. 02816

Re: Bond releases—Oaks at Hope Furnace

Dear Mr. McLean and Planning Board Members:

As you know, I represent D2 Homes, LLC, who is the developer and record owner of the remaining lots at the development known as the Oaks at Hope Furnace (“OAHF”) on property formerly known as known as Assessor’s Plat 97, Lot 6 and Assessor’s Plat 89, Lot 3 (“Property”). The OAHF is a residential cluster development approved by this Board in 2022, for the subdivision of the Property into thirty-two (32) single family house lots and associated infrastructure. As set forth in detail herein, I am requesting bond releases from both the Planning Commission and Town Council as set forth below, pursuant to R.I. Gen. Laws 45-23-46, and as set forth in the September 13, 2000, Subdivision and Land Development Regulations, to the extent such are not inconsistent with state law. This bond release in no way waives any rights of my client to contest the Town’s actions and processes to date. Specifically, on behalf of my client, we seek the following:

1. Full release of the Phase 1 bond from the Council; and
2. Bond releases in reduced amounts accordingly for Phases 2 and 3.

I. Background Facts and History

It is important to note the travel of this Project and the background facts and history regarding the setting and releases of the bonds since 2022.

1. 2014 Master Plan Approval.

On November 19, 2014, this Planning Commission (“Planning Commission”) granted Master Plan Approval for a major subdivision project to develop 32 single-family lots in a residential cluster development at the Property (the “Project”). This approval vested the Project in and to the land development and subdivision regulations and zoning ordinance in place at the time of such approval. *See* R.I. Gen. Laws 45-23-39.

2. 2021 Preliminary Plan Approval

On June 23, 2021, this Planning Commission granted Preliminary Plan Approval for the Project. The Planning Commission issued a written decision memorializing its preliminary plan approval of the Project, which was recorded in the Town’s land evidence records on August 26, 2021.

3. 2022 Final plan submission, setting of the bonds and final plan approval

On January 10, 2022, D2 applied for final plan approval directly to the Town Planner (“Application”). As instructed in the Preliminary Plan Approval, the Town Planner was to administratively consider and approve the Application.

Despite not having any *public* improvements other than the roadway infrastructure, the Town required bonds to be set on private infrastructure, without authority. On July 27, 2022, this Project went before the Planning Commission for approval of project phasing and setting bonds for the subdivision. D2 was authorized to construct the development in three (3) phases. Phase 1 was comprised of ten lots (Lot Nos. 1-5 and 28-32). Phase 2 was comprised of nine lots (Lot Nos. 6-8, 17, and 23-27). Phase 3 was comprised of thirteen lots (Lot Nos. 9-16 and 18-22). The Planning Commission set the total bond amount at \$1,739,050.00. Bond phases were set as follows:

- a. Phase 1: \$949,750.00
- b. Phase 2: \$200,550.00
- c. Phase 3: \$588,750.00

See attached **Exhibit A.**

For nine (9) months, the Town Planner delayed, denied, and fought having to grant Final Plan Approval to D2. D2 was forced to file suit against the Town, captioned *D2 Homes, Inc. v. Town of Coventry*, KC 2022-0775. The lawsuit was settled whereby D2 obtained its final plan approval and the Town paid D2 a portion of its fees and damages.

4. May 2023 Phase 1 bond reduction and the recording of phases 1 and 2

On May 24, 2023, D2 went before the Planning Commission and was heard for a request for Phase 1 bond reductions. Town Engineer Joseph Levesque (“Levesque”) inspected the construction activities at the Project and recommended Phase 1 bonds be reduced. The Planning Commission unanimously voted in favor of a reduction from \$949,750.00 to \$593,750.00. Of that amount, \$379,000 was attributable to private drainage infrastructure in Phase 1 in accordance with the Town Engineer’s worksheet. *See attached **Exhibit B.***¹

After the posting of the required bond, on June 8, 2023, the record plat for Phase 1 of the OAHF subdivision was recorded. After the posting of the required bond, on October 24, 2023, the record plat for Phase 2 of the OAHF subdivision was recorded.

5. November 2023 bond reductions for all phases, and completion of the drainage system.

On November 7, 2023, the Town Engineer recommended a further reduction of the Phase 1 and Phase 2 bonds based on his inspection, which noted:

- The roadway subbase and binder w/ asphalt curbing has been completed for Phases 1 and 2.
- **The drainage system has been completed for Phases 1 and 2.**
- Sidewalk construction is 58% complete.
- All electrical handholes and conduits have been installed for Phases 1 & 2. Payment has been made by Developer to NE Energy to furnish and install UG transmission lines and transformers.
- Installation of the two (2) fire cisterns has been completed. Both are filled with water.
- Home construction has commenced. The homes on Lots 29, 31 and 32 have been constructed and the foundation for the home on Lot 4 has been completed.
- The ROW for Phases 1 and 2 has been cut/filled and fine graded.

¹ The decision mistakenly states it was May 24, 2022.

See **Exhibit C**. On November 15, 2023, the Planning Commission further reduced the bonds for Phases 1 and 2 in accordance with the Town Engineer's November 7, 2023 Memo and spreadsheet, as follows:

Phase 1 reduction to: \$473,200.00

Phase 2 reduction to: \$98,410.00

See **Exhibit D**, minutes and decision. Despite the notation in the Town Engineer's Memo and spreadsheet that the private drainage infrastructure in Phases 1 and 2 were 100% complete, the Town Engineer recommended, and the Planning Commission withheld 20% of the bond amount with respect to the private drainage infrastructure, or a total of \$293,000.00.² The Phase 2 bond contains no amounts for drainage. See **Exhibits C** and **D**. On November 15, 2023, the Planning Commission also reduced the Phase 3 bond to \$252,230. See **Exhibit D**. The Town Engineer's worksheet notes that the Phase 3 private drainage infrastructure is 100% complete, but it retains 20% of the bond amount for private drainage infrastructure (\$19,800). See **Exhibit D** for meeting minutes and **Exhibit C** for Town Engineer's Phase 3 worksheet. As a result of the November 15, 2023, bond reductions, a total of **\$823,840** was held by the Town for the completion of the OAHF, broken down by phase as follows:

Phase 1: \$473,200

Phase 2: \$98,410

Phase 3: \$252,230

See **Exhibit D**. Of these bond amounts a total of \$312,800 relates to private drainage infrastructure, or approximately 38% of the bonds for Phases 1 and 3. See **Exhibit C**.

6. 2024 recording of Phase 3 and bond requests

After the posting of the required public improvement bond, on August 2, 2024, the record plat for Phase 3 of the OAHF was recorded.

On October 17, 2024, Bob Deblois, a principal of D2 Homes, emailed Town Planner McLean and Town Engineer Levesque for bond reductions on all three phases. The Town Planner responded the same day, stating that the Town Engineer would conduct the inspections for the bond releases/reductions "as his schedule allows," and prepare a memo with his findings. On November 11, 2024, Deblois again emailed McLean and Levesque asking for a status. On November 12, 2024, McLean responded, without disclosing that an inspection had actually occurred on October 31, 2024, that the project was still "under review."

² The 20% amount was the Town's maintenance bond level pursuant to the applicable Land Development and Subdivision Regulations.

On November 18, 2024, a month after the original request, and almost 3 weeks after an inspection allegedly revealed items to address, Deblois emailed McLean and Levesque asking for a status update. Levesque responded the next day, stating:

Mr. Deblois,

Structural issues with the Phase I stormwater drainage system were identified during our recent inspection, requiring further investigation. We will be in touch to discuss next steps when this process is completed.

Joe

Deblois responded the same day:

Joe,

Could you give me an idea what you are talking about so that I can look into it also please. Is there a reason I am being kept in the dark?

No response was provided, despite confirmation in November 2023, over a year ago, that the drainage infrastructure was completed. Subsequently, Deblois visited Town Hall to seek answers. He spoke with Levesque who reiterated a broad stormwater issue and stated the issue was in the Solicitor's hands and that the Solicitor was hiring an engineering consultant to perform testing on the drainage system. When DeBlois inquired about what engineer was being hired and what testing was being conducted, Levesque indicated that he was told by Solicitor not to discuss the issue.

Still having no response or other information, over two months after the request to process the bond reductions/releases, on December 17, 2024, counsel for D2 contacted Levesque and McLean inquiring as to why bond reductions were being delayed. Counsel further provided notice that the Town did not have permission to inspect, test, or enter the Property until information was provided as to the alleged issues, the desired resolution, and an explanation for why none of the bond releases for any of the three phases had been effectuated.

On that same day, December 17, 2024, counsel for the D2 submitted a public records request to the Town in an attempt to obtain information regarding the alleged issues with the drainage infrastructure at the OAHF. The Town interpreted counsel's December 17, 2024, email as not allowing inspections related any activities, including for building permits. In response to this, counsel sent another email on December 20, 2024, clarifying that the instruction on December 17, 2024, did not include inspections related to the homes under construction, i.e. building permits. In response, the Town Planner maintained the vague statement that:

“Structural issues with the Phase I stormwater drainage system were identified during our recent inspection, requiring further investigation. We will be in touch to discuss next steps when this process is completed.”

The Town Planner asserted that “this property requires more investigation to provide you with the additional details/direction you are seeking.”

After some additional back and forth on December 20, 2024, with counsel for D2 repeatedly requesting information regarding the alleged issues with the drainage system, including a request to “[p]lease provide the notes or report from the first inspection that led to this allegation in the first place,” the Planner emailed:

I believe you have already submitted an APRA request to this end. We will respond to that request.

On December 31, 2024, nine days after the record request was sent, the Town Clerk emailed and provided the cost for the retrieval and copying of the documents to be \$175.00 representing 12 hours for retrieval and copying for 70 pages of documents. A check for the records was provided the same day, on December 31, 2024. Counsel inquired as to when the documents would be ready, to which the Town Clerk responded that the documents would be ready by **January 31, 2025**.

7. 2025 withholding of the bonds and rejecting by the Planning Commission of bond releases/reductions

On January 3, 2025, counsel inquired as to the status of the documents, since an extension of the time to respond to our APRA request had not been requested. The Town Clerk responded, admitting she had not requested an extension, and advising she was exercising one and repeated that the 70 pages of documents would be ready on or before January 31, 2025. On January 16, 2025, the Town Engineer issued a memo to the Town Planner regarding the October bond release/reduction requests, who in turn issued a Memo to the Planning Commission and unilaterally placed the matter on the January 22, 2025, Planning Commission agenda. No one on behalf of D2 had yet received any additional information regarding the alleged issues.

The Town Engineer, in his memo, in addition to misstating the remaining bond amounts, asserted that he had inspected all phases on *October 31, 2024*, and repeated the blanket statement that “structural issues with Phase I stormwater drainage system were identified by the Town Engineer during the inspection, requiring further investigation.” In addition, he asserted that the Town had hired a consulting engineer to further review the issues but noted that counsel for the D2 would not allow permission to enter, test or inspect, and he recommended the bond reductions

be denied until “the Phase I stormwater drainage system investigation is completed.” The Town Planner echoed the Town Engineer’s recommendation.³

On Friday, January 17, 2025, at 6:31 pm, the Town Planner emailed Deblois alerting him that the bond request was on the Planning Commission agenda for the following Wednesday, for a negative recommendation. The Town posted the Planning Commission agenda to the Secretary of State on the morning of January 17, 2015, which relevant agenda item provided:

8. BOND REDUCTION

8.1 “The Oaks at Hope Furnace”

Owner: D2 Homes, LLC

Applicant: Hope Furnace Land Company, LLC

*Bond Reduction for Approved and Recorded Phases of 32-Lot Cluster
Subdivision w/ Street Creation*

AP 97, Lot 6 & AP 89, Lot 3; Zone RR2

Hope Furnace Road

Counsel for the D2 provided a letter to the Planning Commission noting her unavailability for the Planning Commission hearing, correcting the record with the facts set forth above, and requesting that the Planning Commission:

- Instruct the Planner and Town Engineer to provide the details regarding the October 31, 2024, inspection so that my client can examine the issue and work with the Town Engineer is a resolution is needed;
- Continue the bond reduction request as it related to the stormwater (drainage) items to the February meeting; and
- Reduce the bonds accordingly, as the vast majority of the amounts being held do not related to drainage and there is zero authority for the Town to hold these bond amounts hostage.

At the January 22, 2025, hearing, the Planning Commission ultimately voted to continue the matter to February 26, 2025. On January 31, 2025, the Town finally produced the documents from the APRA Request dated December 17, 2024. For the first time, the October 31, 2024, a two-page Inspection Report was provided in this APRA response and contained exactly sixteen (16) items, many of which are maintenance bond issues or wholly unrelated from drainage. See **Exhibit E**.

³ Both memos erroneously assert that the Phase 3 bond amount was never reduced, disregarding the November 15, 2023, Planning Commission reduction of the same, and assert to the Planning Board that the Phase 3 bond amount currently is \$588,750.

At the February 22, 2025, Planning Commission hearing, the Board met in executive session citing RIGL 42-46-5(A)(2) for matters pertaining to litigation or potential litigation. The first item on the agenda following the executive session was bond reductions for The Oaks at Hope Furnace. The Planning Commission spent less than four minutes discussing and voting on the bond reductions. Incredibly, at the February 22, 2025, Planning Commission hearing, the Board rejected any bond reductions in any amount for all three phases, without a basis.

8. Renewed bond releases/reductions

Without waiving any rights or claims, D2 hereby requests, again, the release of the Phase 1 bond and reductions of the Phase 2 and 3 bonds accordingly and requests to be placed on the next Planning Board and Town Council agendas for both.

a. Response to October 31, 2024 inspection report

1. Alleged Issue: Significant amount of unneeded silt sock remaining on site.

This alleged issue has been resolved. See Letters from William Anthony Excavating (“WAE”) attached as Exhibit F and Letter from DiPrete Engineering (“DE”) at Exhibit G.

2. Alleged Issue: No trash rack exists in Outlet Control Structure OCS-C4 (WQ infiltration Pond C) as shown in detail on Sheet 20 of 28 of the plans.

This alleged issue has been resolved. See Exhibit F and Exhibit G.

3. Alleged Issue Phase I – Numerous sections of the area between road and sidewalk need loam and seed.

This alleged issue has been resolved. See Exhibit F and Exhibit G.

4. Alleged Issue: WQ Infiltration Ponds B&C appear to have minimal sediment.

This alleged issue has been resolved. See Exhibit G.

5. Alleged Issue: A section of the east side of the pretreatment Swale B side slope has collapsed. A boulder was exposed at the area of collapse.

This alleged issue has been resolved. See Exhibit G.

6. *Alleged Issue: Asphalt millings were noted on the surface of the 12' wide pond access road adjacent to Pretreatment Swale B. Asphalt millings are not an approved material.*

This alleged issue has been resolved. See Exhibit F and Exhibit G.

7. *Alleged Issue: End of Pipe-B6 @ WQ Infiltration Pond B is crushed.*

This alleged issue has been resolved. See Exhibit F and Exhibit G.

8. *Alleged Issue: Crack in sidewalk noted – 12 sections south of mailboxes.*

This alleged issue has been resolved. See Exhibit F.

9. *Alleged Issue: Crack in sidewalk noted – Front of #4 Cassidy Trail*

This alleged issue has been resolved. See Exhibit F.

10. *Alleged Issue: Loam and seed repair required in front of #6 and #12 Cassidy Trail.*

This alleged issue has been resolved. See Exhibit F and Exhibit G.

11. *Alleged Issue: Ledge outcrop in right of way in front of Lot 15 noted.*

D2 Homes is currently engaged in site work at Lot 15 and removed the ledge as noted. D2 further clarifies that the ledge, as noted, was not in the right of way.

12. *Alleged Issue: End section of drainage pipe – B6 (where it discharges into WQ Infiltration Pond B) is damaged.*

This alleged issue has been resolved. See Exhibit F and Exhibit G.

13. *Alleged Issue: Excessive silt buildup in Sediment Forebay A.*

This alleged issue has been resolved. See Exhibit F and Exhibit G.

14. Alleged Issue: Rutting is starting to form on the surface of the Infiltration Pond A access Road.

This alleged issue has been resolved. See Exhibit F and Exhibit G. D2 further notes that as this is a gravel access road, rutting is going to occur from time to time and have to be repaired in the normal course after buildout.

15. Alleged Issue: Significant structural issues noted in sections of the overflow weir of Infiltration Pond A. The largest eroded section was approximately 12'x20' in area. A second eroded section was approximately 6'x15' in area. Boulders as large as 4' were observed. All fines have washed out of the eroded areas and have settled in the bottom of the Infiltration Pond A. Additional areas of rutting were observed in the weir. Additional investigation required to determine the extent of the structural issues in entire drainage systems.

This alleged issue has been resolved. See Exhibit G.

16. Alleged Issue: The Infiltration Pond A overflow area (east of Infiltration Pond A) was noted to have numerous large sinkholes. In excess of thirteen (13) separate areas were counted. Some of the sinkholes were approximately 5 feet deep and some were quite large in area. Large boulders were noted in all of the sinkholes.

This alleged issue has been resolved. See Exhibit F and Exhibit G.

b. Phase 1 release

As noted, the Phase 1 current bond is for a total of \$473,200, which includes \$293,000 for *private* drainage infrastructure—an item, again, in which the Town has no authority to set a bond for, let alone hold one hostage. The only authority in state law which allows the Town to set and require a bond is for public infrastructure. See R.I. Gen. Laws 45-23-46.

As noted, the entire drainage system was accepted and completed by November 2023 where the Town Engineer recommended, and the Planning Commission withheld 20% of the bond amount with respect to the private drainage infrastructure, which is the maintenance bond amount,

or a total of \$293,000.00.⁴ Under state law at the time of the reductions and now, the maintenance bond amount and period could only be held for a maximum of one year. *See* R.I. Gen. Laws 45-23-46. The Town is still holding approximately 50% of the Phase 1 bond, for no reason other than an assertion that there were or might have been hypothetical issues with the stormwater system.

We respectfully request the following:

- a. Release Phase 1 bonds in their entirety, or at the *bare* minimum:
- b. Release the private drainage infrastructure amount of \$293,000, as well as other items which were reduced to 20% maintenance bond levels in November 2023 (See **Exhibits E and F**) and reduce the remaining items to the 10% maintenance bond level.

c. Phases 2 and 3 Bond Reductions

The Town is holding a total of \$350,640 in bonds for Phases 2 and 3. There is no valid basis to withhold bond reductions on these two phases and the bond reductions should be granted accordingly. In fact, there are no drainage amounts included in the Phase 2 bond, nor have there been any issues highlighted with the private drainage/stormwater in other phases. The Town should release any amounts set for private drainage and private infrastructure set in these bonds as well and reduce the remaining bonds accordingly.

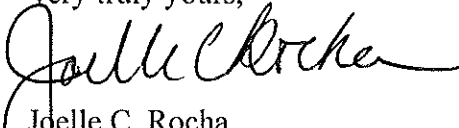
As to Phase 2, attached is a worksheet at **Exhibit H** showing the requested bond/reductions releases. Any item at maintenance bond levels as of November 2023 is shown as fully released, as the maintenance period could never have exceeded one year, as set forth above and in state law. *See* R.I. Gen. Laws 45-23-46. The remaining items are reduced based on the progress of the work. Bounds setting is currently underway as will be the topcoat and may likely be complete prior to inspection and should be reflected in the reductions accordingly by the Town engineer if complete. The proposed Phase 2, remaining bond amount is **\$40,975** (from \$98,410.00).

As to Phase 3, attached is a worksheet at **Exhibit I** showing the requested bond/reductions releases. Any item at maintenance bond levels as of November 2023 is shown as fully released, as the maintenance period could never have exceeded one year, as set forth above and in state law. *See* R.I. Gen. Laws 45-23-46. The remaining items are reduced based on the progress of the work. Bounds setting is currently underway as will be the topcoat and may likely be complete prior to inspection and should be reflected in the reductions accordingly by the Town engineer if complete. The proposed Phase 3 remaining bond amount is **\$83,450** (from \$252,230).

⁴ The 20% amount was the Town's maintenance bond level pursuant to the applicable Land Development and Subdivision Regulations at that time, which has since been superseded by a statutory amendment allowing the retention of only 10% for maintenance levels. *See* R.I. Gen Laws 45-23-46.

Thank you in advance for your attention to this matter. Please place us on the next Planning Board agenda for these requests and schedule the inspections to confirm the same as soon as possible. Please advise, 48-hours in advance as to when the inspections will be performed.

Very truly yours,



Joelle C. Rocha

EXHIBIT A

Chairman Ronald Flynn
Vice Chair Richard Kalunian
Secretary Chuck Smith
Glenn Anderson
John Preiss
Sherry Elderkin
James Kenney II
Kevin Reyes
Michael Burke

**Planning Commission
Minutes July 27, 2022**

1670 Flat River Road
Coventry, RI 02816

**Meeting Convened via Zoom Video Conference and
Broadcasted via Live Stream
and Telephonically for the Public**

Meeting Called to order at 6:30 pm by Acting Chairman Richard Kalunian

Members Present: Acting Chair Richard Kalunian, James Kenney, Glenn Anderson, Kevin Reyes and John Preiss

Members Absent: Chuck Smith, Michael Burke, Chairman Ronald Flynn, Sherry Elderkin.

Also Present: Planning Director Herbert Durfee, Associate Planner John Studley, Assistant Town Solicitor D'Agostino

Pledge of Allegiance and Emergency Evacuation procedures.

PUBLIC INFORMATIONAL MEETING

Acting Chairman Kalunian announced two agenda items will be continued to August 24, 2022:

PUBLIC INFORMATIONAL MEETING

Master Plan/Development Plan Review: "2305 New London Turnpike Development"

Owner: Coventry Realty, LLC c/o Allen H. Cicchitelli

Applicant: Same

Proposed Development of a New Three-Unit Commercial Building w/Drive-thru Window for One Restaurant/Coffee House Unit.

AP 7, Lot 15; Zone II

2305 New London Turnpike

"Blackrock Ridge"

Owner: Gervasio Family Real Estate, LLC c/o Thomas Gervasio

Applicant: Same

Approved Preliminary Plan for a 2-Lot Minor Subdivision

AP 79, Lot 94; Zone R-20

401 Blackrock Road.

Member Reyes made a motion to approve the ratification. The motion was seconded by Member Kenney. Member Preiss abstained.

All voting voted aye. Motion passes.

"Rock Hill Estates"

Owner: Laura T. Freeman & Sharon A. Tatalo

Applicant: Same

Approved Preliminary Plan for a 2-Lot Minor Subdivision with 1 Existing House

AP 318, Lot 201; Zone RR2

528 Phillips Hill Road.

Member Reyes made a motion to approve the ratification. The motion was seconded by Member Kenney. Member Preiss abstained.

All voting voted aye. Motion passes.

BOND SETTING & PHASING

"The Oaks at Hope Furnace"

Owner: D2 Homes Inc.; Robert DeBlois, Manager

Applicant: Hope Furnace Road Land Company, LLC; Robert DeBlois, Manager

Preliminary Plan Approved 32 Single Family Residential Cluster Subdivision with Street Creation to be Built in 3 Phases on Combined Lots

AP 89, Lot 3 & AP 97, Lot 6; Zone RR2

Hope Furnace Road

Individual bonds to be set for each phase are as follows:

Phase 1 = \$949,750

Phase 2 = \$200,550

Phase 3 = \$588,750

The owner of D2 Homes Inc., Robert DeBlois, Manager came forward to state he submitted an itemized list of cost to the planning department and town engineer. He noted this is the first time he is seeing the numbers were changed. The total is the same at \$1,739,050 but for some reason they list a substantial amount more in Phase 1 than the original paperwork he submitted and has had no communication about the change since. He stands by the numbers he submitted. Acting

Chairman Kalunian stated the Town Engineer sent a memo on July 21, 2022 to the Planning Department, and read the basis for the changes that are stated in the memo. Phase 1 Bond estimate did not include the cost to construct sediment for Bay A, sand filter A, and infiltration pond A, and the drainage network from approximately 12 plus 60 to Station 28, plus 33, which is where the sediment for Bay A is, and the Phase 1 Bond amount should be changed to the higher number. Phase 2 has no new drainage and should be changed to \$200,550 which is a reduction, Phase 3 the cost to sediment for Bay A, sand filter A, infiltration pond A, and the drainage network from approximately 1260 to 20 plus 33, was deducted. It appears that some of the numbers were shifted to account for drainage work they believe will be constructed in Phase 1. Mr. DeBlois again stated he should have been notified of changes, as in the memo, and was unaware this was on the agenda until he called today to ask if they were. The reason Basin A is in Phase 3 is because it's actually in Phase 3. He did not bring the plans to the meeting, but there is no requirement for the drainage to go in Phase 1, it all goes to Basins B and C. Mr. DeBlois went on to say he would like to get through tonight and meet with staff to discuss the numbers, perhaps shifting them around later and come back. It seems like they are front loading the job. Acting Chairman Kalunian responded that in all fairness as well as to empathize with Mr. DeBlois, Mr. Levesque recently started with the town as the Engineer. Mr. DeBlois noted he had met with Mr. Levesque recently on another issue with the job and therefore he had the opportunity to bring this to his attention. Acting Chairman Kalunian is unsure what got things to this point but he is sure it can be resolved. He added it is not clear how they got to this point, but it can be resolved and asked if Mr. DeBlois which he would prefer to continue it to next month or go with the recommendations which can then be amended. Mr. DeBlois stated the Planning Director has made it known that he will not give final approval even though the plans have been in their office for over six months. He would like to go forward with the recommendations tonight since setting the bond will get him to a final approval as long as he can reserve the right to amend it. Acting Chairman Kalunian clarified he suggested maybe they can amend it, it is not a guarantee. Mr. DeBlois needs to meet with the staff before the Bonds are posted to resolve this, and the Commission will be willing to reconsider. Mr. DeBlois stated he has no intention on posting these bonds for quite some time which is why he did not agree to having to set them before final approval. They are only doing work. Acting Chairman Kalunian asked if it would benefit or harm to continue to next month. Mr. DeBlois stated proceeding now then amending later would be best.

Acting Chairman Kalunian noted to the members that in addition to the Bond there are phasing plans. Mr. DeBlois stated the phasing plan was part of the preliminary and deferred to staff for confirmation. Director Durfee stated they are approving tonight the actual phasing allowing the project to be done in phases according to the bond amounts being posted. Acting Chairman Kalunian noted they are tied to each other, and this is reiterated to be sure and asked if there was anything else to discuss. Mr. DeBlois stated for clarification since some staff are new there was a conversation at the preliminary stage about him selling a piece of property to an abutter. Member Kenney stated he remembered. It wasn't committed unless they got together on price and terms, which has happened. He will be doing that so he wanted to make sure Director Durfee was aware of that. They are selling a piece of open space to the abutter. The final plan will reflect this piece of open space deeded to the abutter. Acting Chairman Kalunian suggested they will probably have to do an Administrative subdivision. Mr. DeBlois stated he does not know what the process is but it is his contention that it is part of this subdivision because they already told them about it

and it has been on the plans. Acting Chairman Kalunian stated he believes the other party must go through the process of an administrative subdivision and that Mr. DeBlois and the abutter can work that out together. Mr. DeBlois agreed and reiterated he wanted Director Durfee to be aware of it.

Acting Chairman Kalunian stated the Bond will be set in the amounts outlined, and according to the specified phases, in the memorandum from town Engineer Joseph Levesque dated July 21, 2022 to Planning Director Herbert Durfee and the Planning Commission. It will also include combining lots AP 89, Lot 3 & AP 97, Lot 6 and authorize construction of the project in the 3 phases as outlined in their packet.

Member Kenney made a motion to approve combining the 2 lots, construction of the project to be in 3 phases with the bond amounts as stated in the memo from Engineer Levesque dated July 21, 2022. The motion was seconded by Member Reyes.

Roll call vote:

<i>Member Reyes</i>	<i>aye</i>
<i>Member Kenney</i>	<i>aye</i>
<i>Member Anderson</i>	<i>aye</i>
<i>Member Preiss</i>	<i>aye</i>
<i>Acting Chairman Kalunian</i>	<i>aye</i>

All voted aye. Motion passes.

RECOMMENDATION TO ZONING FOR SPECIAL USE PERMIT

“Desrosiers - 20 York Drive”

Applicant: Dwain L. Desrosiers Jr.

Owner: Same

Applicant is Seeking a Special Use Permit to Construct a Second Floor, 2 Car Garage with Driveway & Farmers Porch

AP 22, Lot 20; Zone: R-20

Mr. Dwain Desrosiers Jr. came forward to present his plan. It is to add a second floor to the existing single floor ranch, which is going to turn the existing one-car garage into a kitchen and add a two-car garage to the opposite side of the house, while building a farmer's porch on the front of the house. This will become the entrance to the garage because there will not be an entrance from inside the house, there will be a door on the farmer's porch. An architectural rendering was displayed for viewing by all. Mr. Desrosiers continued to say he is requesting relief because the zoning was originally 10 feet when it was built, and it is now 15 feet. A two - car garage that is 24x24 feet will make it 13 feet on one side. The frontage to the farmer's porch will be 20 feet, instead of 25. The existing overhang on the garage is 4 ½ feet, which wouldn't be much different than what is going to be added to the front of the house. Member Kenney asked if there will be a whole second floor added. Mr. Desrosiers confirmed this. Member Kenney noted he counted 3 bedrooms on the second floor and two bedrooms on the first floor. This will mean going from a 2-bedroom house to a five-bedroom house. Mr. Desrosiers confirmed this. Member Kenney asked about the septic system. Mr. Desrosiers stated he had spoken to the original

EXHIBIT B

**DECISION
APPROVAL OF BOND REDUCTION FOR PHASE 1
"THE OAKS AT HOPE FURNACE"**

DATE OF HEARING: May 24, 2022

APPLICANT: Hope Furnace Road Land Company, LLC

SITE LOCATION: Hope Furnace Road
AP 89, Lot 3 & AP 97, Lot 6

ZONING DISTRICT: RR2

APPROVAL TYPE: Construction Bond Reduction #1 – Phase 1

TOWN OF COVENTRY, R.I.
Jun 05 2023 01:27P
JOANNE P. MITRANG, TOWN CLERK

This matter came to be heard before the Planning Commission on July 27, 2022 for the approval of the project Phasing Plan and the setting of a bond for the subject subdivision.

The applicant was authorized to construct the development in three (3) phases. Phase 1 will be Comprised of ten lots; Lot Nos. 1-5 and 28-32 of the proposed subdivision. Phase 2 will be comprised of nine lots; Lot Nos. 6-8, 17, and 23-27. Phase 3 will be comprised of the remaining thirteen lots: Lot Nos. 9-16 and 18-22. The Planning Commission set the total bond amount for infrastructure construction work at \$1,739,050.00.

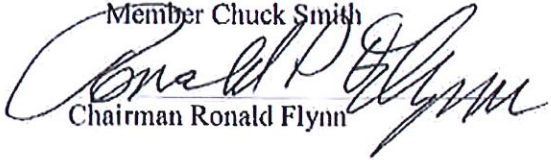
Phase 1 was set at \$949,750.00
Phase 2 was set at \$200,550.00
Phase 3 was set at \$588,750.00.

Town Engineer, Joseph Levesque, P.E. reviewed the construction activities as of May 17, 2023 and recommended only Phase 1 be reduced by \$356,000 at this time, from \$949,750 to \$593,750.

A motion was made by Member Reyes to approve the Town Engineer's recommendation to reduce the bond for Phase 1 to \$593,750. Motion seconded by Member Smith.

The following votes were cast on the matter:

Chairman Ronald Flynn	Aye
Vice Chairman Richard Kalunian	Aye
Member Glenn Anderson	Aye
Member John Preiss	Aye
Member James Kenney II	Aye
Member Sherry Elderkin	Aye
Member Kevin Reyes	Aye
Member Chuck Smith	Aye


Chairman Ronald Flynn

5-30-23
Date

Subdivision: The Oaks at Hope Furnace

Number of Lots: 10 (Phase I)
Developer: D2 Homes
c/o Robert DeBlois (401-268-5357)

Phase 1 Progress Update: May 2023

Address: 420 Scrabbletown Road
North Kingstown, RI

Inspection Fee (2% of the Original Total Estimated Cost) = \$18,995.00

Phase 1 Bond Amount = \$949,750.00 Date Recorded:

Bond Estimate:

Task	Quantity	Unit	Unit Price	Total Price	% Complete	% Bond Remaining	\$ Remaining
General Items:							
Erosion Control/Landscaping	1	LS	\$17,000.00	\$17,000.00	100.00%	20.00%	\$3,400.00
As-Built Survey/Bounds	1	LS	\$7,500.00	\$7,500.00	0.00%	100.00%	\$7,500.00
Cleaning & Grubbing	1	LS	\$24,000.00	\$24,000.00	100.00%	20.00%	\$4,800.00
Topsoil Strip/Rock Strip	1	LS	\$57,000.00	\$57,000.00	100.00%	20.00%	\$11,400.00
Cut Fill R.O.W. & Fire Grade	1	LS	\$30,000.00	\$30,000.00	90.00%	28.00%	\$8,400.00
Loam & Seed ROW	1	LS	\$30,000.00	\$30,000.00	0.00%	100.00%	\$30,000.00
Landscaping	1	LS	\$21,250.00	\$21,250.00	0.00%	100.00%	\$21,250.00
Cistern	1	LS	\$60,000.00	\$60,000.00	90.00%	28.00%	\$16,800.00
			Subtotal=	\$246,750.00			\$103,550.00
Utilities							
Electric/Communication	1	LS	\$30,000.00	\$30,000.00	95.00%	24.00%	\$7,200.00
			Subtotal=	\$30,000.00			\$7,200.00
Drainage:							
Pipe, MIs and CBs	1	LS	\$225,000.00	\$225,000.00	90.00%	28.00%	\$162,000.00
Basin A	1	LS	\$175,000.00	\$175,000.00	10.00%	92.00%	\$161,000.00
Basin B	1	LS	\$39,500.00	\$39,500.00	75.00%	40.00%	\$23,700.00
Basin C	1	LS	\$55,000.00	\$55,000.00	75.00%	40.00%	\$33,000.00
			Subtotal=	\$494,500.00			\$379,700.00
Readway:							
Subbase	1	LS	\$34,000.00	\$34,000.00	100.00%	20.00%	\$6,800.00
Binder	1	LS	\$60,000.00	\$60,000.00	100.00%	20.00%	\$12,000.00
Top	1	LS	\$57,000.00	\$57,000.00	0.00%	100.00%	\$57,000.00
Sidewalks	1	LS	\$27,500.00	\$27,500.00	0.00%	100.00%	\$27,500.00
			Subtotal=	\$178,500.00			\$103,300.00
			ORIGINAL TOTAL=	\$949,750.00			
			UPDATED TOTAL=	\$993,750.00			

EXHIBIT C



Town of Coventry
Town Engineering Office
1675 Flat River Road, Coventry, RI 02816
Tel. 401-822-9182 Fax. 401-822-6236

MEMORANDUM

TO: Doug McLean, AICP – Director of Planning and Development

FROM: Joseph Levesque, P.E. – Town Engineer *jl*

DATE: October 18, 2023

SUBJECT: Construction Bond Reduction #2
The Oaks at Hope Furnace
A.P. 97, Lot 6 and A.P. 89, Lot 3
Hope Furnace Road
Coventry, Rhode Island

The developer, D2 Homes has separated the project into three phases:

Phase 1 – Lots 1-5, 28-32 (10 Lots)
Phase 2 – Lots 6-8, 17, 23-27 (9 Lots)
Phase 3 – Lots 9-16, 18-22 (13 Lots)

The original bond for the entire project set by the Planning Board was \$1,739,050.00 and the portion for each phase would be:

Phase 1 Bond = \$949,750.00
Phase 2 Bond = \$200,550.00
Phase 3 Bond = \$588,750.00

The developer for the project is Hope Furnace Land Company, LLC. The contractor for the project is William Anthony Excavating, Inc. I have reviewed the construction activities to date for Phase 1 and Phase 2. There will be no reductions for Phase 3 at this time. A summary of the major items that have been completed are shown below:

- The roadway subbase and binder w/asphalt curbing has been completed for Phase 1.
- The roadway subbase has been completed for Phase 2.

- The drainage system for Phase 1 is substantially complete except for minor work at Basin A (temporary turf reinforcement mats required at overflow weir – vegetation is not fully established).
- Sidewalk construction is 40% completed (Phase 1).
- All electrical handholes and conduit have been installed for Phases 1 & 2. Payment has been made by Developer to NE Energy to furnish and install UG transmission lines and transformers.
- Installation of the two (2) fire cisterns is generally complete. Both are filled with water.
- Home construction has commenced. The home on Lot 32 has been constructed and the home on Lot 31 is being framed.

Based upon my inspection of the completed construction, I am recommending the bond amounts for Phase 1 and Phase 2 be reduced to the following amount:

New Phase 1 Bond Amount= \$479,450
 New Phase 2 Bond Amount = \$126,510

Existing Phase 3 Bond Amount = \$588,750
 New Total Project Bond Amount = \$1,194,710

Phase 1	Currently Retained=	\$593,750
	Recommended Retention=	\$479,450
	Amount to be Released=	\$114,300
Phase 2	Currently Retained=	\$200,550
	Recommended Retention=	\$126,510
	Amount to be Released=	\$ 74,040

A copy of the Phase 1 and Phase 2 Bond Reduction Calculation Work Sheets are attached.

Subdivision: The Oaks at Hope Furnace

Date: 11/7/2023

Number of Lots: 10 (Phase I)

Developer: D2 Homes

cto Robert DeBlais (401-268-5357)

Phase 1 Progress Update: November 2023

Address: 420 Scrabbletown Road
North Kingstown, RI

Inspection Fee (2% of the Original Total Estimated Cost) = \$18,995.00

Phase 1 Bond Amount = \$949,750.00

Date Recorded:

Bond Estimate:

Task	Quantity	Unit	Unit Price	Total Price	% Complete	% Bond Remaining	\$ Remaining
General Items:							
Erosion Control/Layout/Gen Cond.	1	LS	\$17,000.00	\$17,000.00	100.00%	20.00%	\$3,400.00
As-Built Survey/Bounds	1	LS	\$7,500.00	\$7,500.00	0.00%	100.00%	\$7,500.00
Cleanline & Grubbing	1	LS	\$24,000.00	\$24,000.00	100.00%	20.00%	\$4,800.00
Topsoil Strip/Rock Strip	1	LS	\$57,000.00	\$57,000.00	100.00%	20.00%	\$11,400.00
Cut Fill R.O.W. & Fine Grade	1	LS	\$30,000.00	\$30,000.00	100.00%	20.00%	\$6,000.00
Leam & Seed ROW	1	LS	\$30,000.00	\$30,000.00	55.00%	56.00%	\$16,800.00
Landscaping	1	LS	\$21,250.00	\$21,250.00	0.00%	100.00%	\$21,250.00
Cistern	1	LS	\$60,000.00	\$60,000.00	100.00%	20.00%	\$12,000.00
			Subtotal=	\$246,750.00			\$83,150.00
Task							
Utilities							
Electric/Communication	1	LS	\$30,000.00	\$30,000.00	100.00%	20.00%	\$6,000.00
			Subtotal=	\$30,000.00			\$6,000.00
Task							
Drainage							
Pipe, MHS and CBs	1	LS	\$225,000.00	\$225,000.00	100.00%	20.00%	\$45,000.00
Basin A	1	LS	\$175,000.00	\$175,000.00	100.00%	21.60%	\$37,800.00
Basin B	1	LS	\$39,500.00	\$39,500.00	100.00%	20.00%	\$7,900.00
Basin C	1	LS	\$55,000.00	\$55,000.00	100.00%	20.00%	\$11,000.00
			Subtotal=	\$494,500.00			\$99,900.00
Task							
Roadway							
Subbase	1	LS	\$34,000.00	\$34,000.00	100.00%	20.00%	\$6,800.00
Blinder	1	LS	\$60,000.00	\$60,000.00	100.00%	20.00%	\$12,000.00
Top	1	LS	\$57,000.00	\$57,000.00	0.00%	100.00%	\$57,000.00
Sidewalks	1	LS	\$27,500.00	\$27,500.00	58.00%	54.00%	\$14,850.00
			Subtotal=	\$178,500.00			\$90,650.00
			ORIGINAL TOTAL=	\$949,750.00			UPDATED TOTAL= \$473,200.00

Subdivision: The Oaks at Hope Furnace

Phase 2 Progress Update: November 2023

Date: 11/17/2023

Number of Lots: 9 (Phase II)

Developer: D2 Homes

c/o Robert DeBlouis (401-268-5357)

Address: 420 Scrambletown Road
North Kingstown, RI

Inspection Fee (2% of the Original Total Estimated Cost) = \$4,011.00

Phase 2 Bond Amount = \$200,550.00

Date Recorded:

Bond Estimate:

Task	Quantity	Unit	Unit Price	Total Price	% Complete	% Bond remaining	\$ Remaining
General Items:							
Erosion Control/Layout/Gen Cond.	1	LS	\$13,000.00	\$13,000.00	63.00%	50.00%	\$6,500.00
As-Built Survey/Bounds	1	LS	\$750.00	\$750.00	0.00%	100.00%	\$750.00
Cleaning & Grubbing	1	LS	\$10,000.00	\$10,000.00	100.00%	20.00%	\$2,000.00
Topsoil Strip/Rock Strip	1	LS	\$35,000.00	\$35,000.00	100.00%	20.00%	\$7,000.00
Cut Fill R.O.W. & Fine Grade	1	LS	\$15,000.00	\$15,000.00	95.00%	24.00%	\$3,600.00
Loam & Seed ROW	1	LS	\$15,000.00	\$15,000.00	0.00%	100.00%	\$15,000.00
Landscaping	1	LS	\$9,250.00	\$9,250.00	0.00%	100.00%	\$9,250.00
Cistern	1	LS	\$0.00	\$0.00	0.00%	100.00%	\$0.00
			Subtotal=	\$98,000.00			\$44,100.00
Task							
Utilities							
Electric/Communication	1	LS	\$15,000.00	\$15,000.00	100.00%	20.00%	\$3,000.00
			Subtotal=	\$15,000.00			\$3,000.00
Task							
Drainage:							
Pipe, Mfrs and CBs	1	LS	\$0.00	\$0.00	0.00%	100.00%	\$0.00
Basin A	1	LS	\$0.00	\$0.00	0.00%	100.00%	\$0.00
Basin B	1	LS	\$0.00	\$0.00	0.00%	100.00%	\$0.00
Basin C	1	LS	\$0.00	\$0.00	0.00%	100.00%	\$0.00
			Subtotal=	\$0.00			\$0.00
Task							
Roadway:							
Subbase	1	LS	\$13,300.00	\$13,300.00	100.00%	20.00%	\$2,660.00
Binder	1	LS	\$32,000.00	\$32,000.00	100.00%	20.00%	\$6,400.00
Top	1	LS	\$30,000.00	\$30,000.00	0.00%	100.00%	\$30,000.00
Sidewalks	1	LS	\$12,250.00	\$12,250.00	0.00%	100.00%	\$12,250.00
			Subtotal=	\$87,550.00			\$51,310.00
Task							
ORIGINAL TOTAL=							
				\$200,550.00	UPDATED TOTAL=		\$58,410.00

Subdivision: The Oaks at Hope Furnace

Number of Lots: 13 (Phase III)

Developer: D2 Homes

c/o Robert DeBlais (401-268-6357)

Phase 3 Progress Update: November 2023

Address: 420 Scrambletown Road
North Kingstown, RI

Bond Estimate Reduction

Inspection Fee (2% of the Original Total Estimated Cost) = \$11,775.00

Phase 3 Bond Amount = \$588,750.00

Date Recorded: Not Recorded

Bond Estimate:

Task	Quantity	Unit	Unit Price	Total Price	% Complete	% Bond Remaining	\$ Remaining	Limited Amount of Erosion Control Installed
General Items:								
Erosion Control/Layout/Gen Cond.	1	LS	\$16,000.00	\$16,000.00	57.00%	54.00%	\$8,640.00	
As-Built Survey/Bounds	1	LS	\$7,500.00	\$7,500.00	0.00%	100.00%	\$7,500.00	
Clearing & Grubbing	1	LS	\$28,000.00	\$28,000.00	100.00%	20.00%	\$5,600.00	
Toasail Strip/Reck Strip	1	LS	\$84,000.00	\$84,000.00	100.00%	20.00%	\$12,800.00	
Cut Fill R.O.W. & Fine Grade	1	LS	\$36,000.00	\$36,000.00	76.00%	39.00%	\$14,040.00	Multiple piles of material stockpiled in ROW
Loam & Seed ROW	1	LS	\$30,000.00	\$30,000.00	0.00%	100.00%	\$30,000.00	
Landscaping	1	LS	\$23,750.00	\$23,750.00	0.00%	100.00%	\$23,750.00	
Cistern	1	LS	\$60,000.00	\$60,000.00	100.00%	20.00%	\$12,000.00	
			Subtotal=	\$265,250.00			\$114,330.00	
Utilities								
Electric/Communication	1	LS	\$35,000.00	\$35,000.00	100.00%	20.00%	\$7,000.00	
			Subtotal=	\$35,000.00			\$7,000.00	
Drainage								
Pipe, MHs and C&S	1	LS	\$99,000.00	\$99,000.00	100.00%	20.00%	\$19,800.00	
Basin A	1	LS	\$0.00	\$0.00	0.00%	0.00%	\$0.00	
Basin B	1	LS	\$0.00	\$0.00	0.00%	0.00%	\$0.00	
Basin C	1	LS	\$0.00	\$0.00	0.00%	0.00%	\$0.00	
			Subtotal=	\$99,000.00			\$19,800.00	
Roadway								
Subbase	1	LS	\$35,000.00	\$35,000.00	100.00%	20.00%	\$7,000.00	
Binder	1	LS	\$53,000.00	\$53,000.00	100.00%	20.00%	\$12,600.00	
Top	1	LS	\$60,000.00	\$60,000.00	0.00%	100.00%	\$60,000.00	
Sidewalks	1	LS	\$31,500.00	\$31,500.00	0.00%	100.00%	\$31,500.00	
			Subtotal=	\$189,500.00			\$111,100.00	
			ORIGINAL TOTAL=	\$588,750.00			UPDATED TOTAL=	\$252,230.00

EXHIBIT D

INST: 00000473
BK: 2293 Ps: 824

**DECISION
APPROVAL OF BOND REDUCTION FOR PHASES 1 AND 2
"THE OAKS AT HOPE FURNACE"**

DATE OF HEARING: November 15, 2023
APPLICANT: Hope Furnace Land Company, LLC
OWNER: D2 Homes, LLC
SITE LOCATION: Hope Furnace Road
AP 89, Lot 3 & AP 97, Lot 6
ZONING DISTRICT: RR-2
TYPE OF PROJECT: 32-Lot Residential Cluster Development

This matter originally came before the Planning Commission on July 27, 2022 for approval of a project Phasing Plan and the setting of a bond for the subject subdivision.

The applicant was authorized to construct the development in three (3) phases. Phase 1 would be comprised of ten lots (lots #1-5 and #28-32); Phase 2 would be comprised of an additional nine lots (#6-8, #17, and #23-27); and Phase 3 would be comprised of the remaining thirteen lots (#9-16 and #18-22).

The Planning Commission set the total bond amount for infrastructure construction work at \$1,739,050.00, itemized by phase as shown below:

Phase 1: \$949,750.00
Phase 2: \$200,550.00
Phase 3: \$588,750.00

Through a decision dated May 24, 2023, the Planning Commission subsequently reduced the Phase 1 maintenance bond to a retention balance to \$593,750.00, the first such reduction for the project.

In a memo to the Planning Commission dated November 7, 2023, Town Engineer Joseph Levesque, P.E. summarized his inspection of the project's construction status and recommended a second bond reduction be approved. This reduction would reduce the Phase 1 maintenance bond from \$593,750.00 to \$473,200.00; the Phase 2 maintenance bond would also be reduced from its original \$200,550.00 to a new retention balance of \$98,410.00.

Consistent with the Town Engineer's report and recommendation, upon motion made by Member Kenney, and seconded by Member Reyes, the Planning Commission voted

INST: 00000473
BK: 2293 Ps: 825

unanimously to reduce the Phase 1 maintenance bond to a new retention balance of \$473,200.00 and to reduce the Phase 2 maintenance bond to a new retention balance of \$98,410.00.

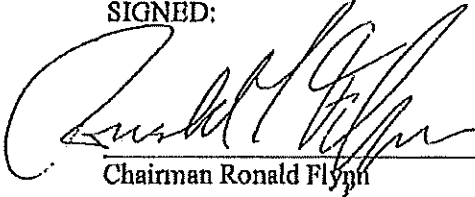
The following votes were cast on this matter:

Chairman Ronald Flynn	Aye
Secretary Glenn Anderson	Aye
Member Michael Burke	Aye
Member James Kenney II	Aye
Member John Preiss	Aye
Member Kevin Reyes	Aye
Member Chuck Smith	Aye

TOWN OF COVENTRY, R.I.
Jan 30, 2024 02:56P
JOANNE P. AMITRANO, TOWN CLERK

Seven Ayes, No Nays. Motion passes.

SIGNED:


Chairman Ronald Flynn

1-30-24
Date

Pursuant to Article XII. Appeals, Subsection A. Procedure for Appeals to the Board of Appeal of the Coventry Subdivision Regulations, the decision of the Planning Commission herein may be appealed in writing by any party aggrieved by said decision to the Coventry Board of Appeal. Any such appeal shall be made within 20 days of the day of the decision is recorded and posted in the Town Clerk's Office.

Chairman Ronald Flynn
Vice Chair Richard Kalunian
Secretary Glenn Anderson
John Preiss
Sherry Elderkin
James Kenney II
Kevin Reyes
Chuck Smith
Michael Burke

**Planning Commission
Meeting Minutes
Wednesday November 15, 2023
1670 Flat River Road
Coventry, RI 02816**

**Meeting Convened via Zoom Video Conference and
Broadcasted and Telephonically for the Public**

The meeting was called to order at 6:39 p.m. by Chairman Ronald Flynn.

Members Present: Chairman Ronald Flynn, Secretary Glenn Anderson, Michael Burke, Chuck Smith, Kevin Reyes, John Preiss, and James Kenney II

Members Absent: Vice Chair Richard Kalunian, Sherry Elderkin,

Also Present: Assistant Town Solicitor David Igliozi, Planning Director Doug McLean, Principal Planner Alex Berardo

**Emergency Evacuation Instructions
Pledge of Allegiance**

Chairman Flynn announced a moment of silence in recognition of former Planning Commission Chairman Russell Crossman, who served the town for over fifteen years.

APPROVAL OF MINUTES

September 26, 2023, Meeting Minutes

September 27, 2023, Meeting Minutes

October 18, 2023, Special Meeting Minutes

A motion was made by Member Smith to approve the minutes from September 26, 2023, Workshop Minutes. Member Reyes seconded the motion. All voted Aye. Motion carries.

A motion was made by Member Kenney to approve the minutes from September 27, 2023, Regular Meeting. Member Reyes seconded the motion. All voted Aye. Motion carries.

A motion was made by Member Kenney to approve the minutes from October 18, 2023, Special Meeting. Member Reyes seconded the motion. All voted Aye. Motion carries.

APPROVAL OF 2024 MEETING CALENDAR

A motion was made by Member Preiss to approve the Planning Commission Meeting Calendar 2024, as written. Member Kenney seconded the motion. All voted Aye. Motion carries.

RATIFICATION OF DECISIONS

"1 Ken Ray Drive Plat"

Owners: FXS Construction Inc.

Applicant: Same

Ratification for Preliminary Approval of a Proposed 2-Lot Minor Subdivision with 1 Existing House and 1 Garage

AP 45, Lot 5; Zone VMC

1 Ken Ray Drive

A motion was made by Member Smith to approve the Ratification for Preliminary Approval of a Proposed 2-Lot Minor Subdivision with 1 Existing House and 1 Garage. "1 Ken Ray Drive Plat"

Owners: FXS Construction Inc. Applicant: Same. AP 45, Lot 5; Zone VMC. 1 Ken Ray Drive.

The motion was seconded by Member Kenney. All voted Aye. Motion carries.

1 YEAR EXTENSION REQUEST OF PRIOR APPROVAL

1 Year Extension Request of Approval: "The Huntley Building"

Owners: D & S Development Group, LLC & Steven R. Gorman

Applicant: D & S Development Group, LLC, c/o David J. Gorman

Previously Approved Development Plan Review and Administrative Merger of Lots 67 & 68 to Construct a 4-Unit Commercial Storage Building

AP 38, Lots 67 & 68; Zone GB

Arizona Street

Attorney Thomas Cronin, 1070 Main Street, Coventry, came forward to explain the status, delayed due to the expense and availability of supplies. There were no questions at this time.

A motion was made by Member Smith to approve the 1 Year Extension Request for "The Huntley Building".

Owners: D & S Development Group, LLC & Steven R. Gorman. Applicant: D & S Development Group, LLC, c/o David J. Gorman. Previously Approved Development Plan Review and Administrative Merger of Lots 67 & 68 to Construct a 4-Unit Commercial Storage Building. AP 38, Lots 67 & 68; Zone GB. Arizona Street. The motion was seconded by Member Reyes. All voted Aye. Motion carries.

BOND REDUCTION

"The Oaks at Hope Furnace"

Owner: D2 Homes, LLC

Applicant: Hope Furnace Land Company, LLC

Bond Reduction for Approved and Recorded Phases of 32-Lot Cluster Subdivision w/Street Creation
AP 97, Lot 6 & AP 89, Lot 3; Zone RR2
Hope Furnace Road

The Town Engineer recommends the maintenance bonds be reduced to the following:

Phase 1 to be reduced by \$120,550.00 to a retention balance of \$473,200.00.

Phase 2 to be reduced by \$102,140.00 to a retention balance of \$98,410.00.

Chairman Flynn asked if the numbers written are correct. Director McLean confirmed the numbers are correct.

A motion was made by Member Kenney to approve the Bond Reduction for Approved and Recorded Phases of 32-Lot Cluster Subdivision w/Street Creation for "The Oaks at Hope Furnace". Owner: D2 Homes, LLC.

Applicant: Hope Furnace Land Company, LLC. AP 97, Lot 6 & AP 89, Lot 3; Zone RR2. Hope Furnace Road.

The Town Engineer recommends the maintenance bonds be reduced to the following:

Phase 1 to be reduced by \$120,550.00 to a retention balance of \$473,200.00.

Phase 2 to be reduced by \$102,140.00 to a retention balance of \$98,410.00.

The motion was seconded by Member Reyes. All voted Aye. Motion carries.

"The Oaks at Hope Furnace"

Owner: D2 Homes, LLC

Applicant: Hope Furnace Land Company, LLC

Reduction to Bond Setting for Approved, but not yet Recorded, Phase of 32-Lot Cluster Subdivision w/Street Creation

AP 97, Lot 6 & AP 89, Lot 3; Zone RR2

Hope Furnace Road

The Town Engineer recommends the maintenance bond estimate be reduced to the following:

Phase 3 to be reduced by \$336,520.00 to an estimated retention balance of \$252,230.00.

A motion was made by Member Smith to approve the Bond Reduction for Approved, but not yet Recorded, Phase of 32-Lot Cluster Subdivision w/Street Creation. "The Oaks at Hope Furnace". Owner: D2 Homes, LLC.

Applicant: Hope Furnace Land Company, LLC. AP 97, Lot 6 & AP 89, Lot 3; Zone RR2. Hope Furnace Road.

The Town Engineer recommends the maintenance bond estimate be reduced to the following:

Phase 3 to be reduced by \$336,520.00 to an estimated retention balance of \$252,230.00.

The motion was seconded by Member Kenney. All voted Aye. Motion carries.

RECOMMENDATION TO ZONING FOR SPECIAL USE PERMIT

"Zabatta Garage - 270 Hopkins Hill Road"

Owners: Joseph Zabatta

Applicant: Same

Requesting a Special Use Permit for a 30' X 60' Steel Garage Associated with the Existing Non-conforming Residential Use in an Industrial Zone

AP 21, Lot 101; I-1 (Industrial 1)

Attorney Thomas Cronin, 1070 Main Street, Coventry, came forward to explain the plan and answer questions.

Attorney Cronin described the details of the property and the pre-existing non-conforming house that is located

EXHIBIT E



TOWN OF COVENTRY
OFFICE OF THE TOWN ENGINEER
1675 Flat River Road, Coventry, RI 02816
Tel. 401-822-9182 Fax. 401-822-6236

INSPECTION REPORT

Inspector:	Joe Levesque/Mike Montijo
Contractor:	D2 Homes, LLC and William Anthony Excavating, Inc.
Date and Time:	1:30PM, 10/31/2024
Project:	The Oaks @ Hope Furnace
Location of Work:	Phases I, II and III
Description of Work:	Phase I Substantial Completion Inspection and Phases II & III Progress Inspection
[55F, 0in of rainfall in last 24hr]	
1) A significant amount of unneeded silt sock is remaining on-site. 2) No trash rack exists in Outlet Control Structure OCS-C4 (WQ Infiltration Pond C) as shown in detail on Sheet 20 of 28 of the plans. 3) Phase I – Numerous sections of the area between road and sidewalk need loam and seed. 4) WQ Infiltration Ponds B & C appear to have minimal sediment. 5) A section of the east side of Pretreatment Swale B side slope has collapsed. A boulder was exposed at the area of collapse. 6) Asphalt millings were noted on the surface of the 12' wide pond access road adjacent to Pretreatment Swale B. Asphalt millings are not an approved material. 7) End of Pipe-B6 @ WQ Infiltration Pond B is crushed. 8) Crack in sidewalk noted - 12 sections south of mailboxes. 9) Crack in sidewalk noted – Front of #4 Cassidy Trail. 10) Loam and seed repair required in front of #6 and #12 Cassidy Trail.	

- 11) Ledge outcrop in right-of way in front of Lot 15 noted.
- 12) End section of Drainage Pipe – B6 (where it discharges into WQ Infiltration Pond B) is damaged.
- 13) Excessive silt buildup in Sediment Forebay A.
- 14) Rutting is starting to form on the surface of the Infiltration Pond A access road.
- 15) Significant structural issues noted in sections of the overflow weir of Infiltration Pond A. The largest eroded section was approximately 12'x20' in area. A second eroded section was approximately 6'x15' in area. Boulders as large as 4' were observed. All fines have washed out of the eroded areas and have settled at the bottom of Infiltration Pond A. Additional areas of rutting were observed in the weir. Additional investigation required to determine extent of structural issues in entire drainage system.
- 16) The Infiltration Pond A overflow area (east of Infiltration Pond A) was noted to have numerous large sinkholes. In excess of thirteen (13) separate areas were counted. Some of the sinkholes were approximately 5 ft deep and some were quite large in area. Large boulders were noted in all of the sink holes.

END OF COMMENTS

EXHIBIT F



William Anthony Excavating, Inc.

RI Contractors Registration #6341 • RI Utility Contractor #38541 • Minority MBCN #1084

August 7, 2025

D2Homes LLC
Scrabbletown Road,
Coventry, RI 02816

Mr. Deblois,

(Revised)As requested regarding the Inspection Report by the Town of Coventry dated 10/31/24 @ 1:30 PM the following has now been completed by William Anthony Excavating Inc;

1. Silt sock was removed
 2. Trash Rack was installed
 3. Loam was installed at edge of roadway
 6. Asphalt millings were removed
 7. Repaired WZ inlet pipe at Basin B
 - 8&9. Sidewalk repaired (total of 5 sections)
 10. Loam at #6&12 Cassidy
 12. Drain pipe end repaired
 13. Forebay repaired of silt, removed and replaced Rip Rap
 14. Rutting smoothed out at Access Road Basin A
 16. Sinkholes repaired
- Items 4,5&15 to be addressed by Diprete Engineering

Respectfully,

Tony Raposo
President



William Anthony Excavating, Inc.

RI Contractors Registration #6341 • RI Utility Contractor #38541 • Minority MBCN #1084

August 7, 2025

D2Homes LLC
Scrabletown Road,
Coventry, RI 02816

Mr. Deblois,

As requested regarding the Inspection Report by the Town of Coventry dated 10/31/24 @ 1:30 PM, items #8&9 Sidewalk repairs (5 sections) have now been completed by William Anthony Excavating Inc as of today.

Respectfully,

Tony Raposo
President

EXHIBIT G



DiPrete Engineering

July 23, 2025

Town of Coventry
Joe Levesque, Department of Public Works
1675 Flat River Road
Coventry, RI 02816

**RE: The Oaks at Hope Furnace
Hope Furnace Road
Coventry, RI
DE Project #: 0161-219**

Dear Mr. Levesque,

On behalf of our client Hope Furnace Land Company, LLC., DiPrete Engineering has performed site observations to monitor progress on addressing the comments in your Inspection Report, dated 10/31/24.

Based on visual site observations, we have determined that, to the best of our knowledge and belief, the corrective work required to address comments 1 through 7 and 10 through 16 has been completed in general conformance with the approved design plans. Items 8 and 9 relating to the sidewalk will be addressed under separate cover.

Specifically, regarding item 15, DiPrete Engineering worked with the contractor and owner to determine the course of action to resolve the erosion. This included the installation of erosion control mats and removal of silts from the sand filter to increase the functionality of the sand filter.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.

Audie Osgood, PE, LEED AP
Senior Project Manager
aosgood@diprete-eng.com

cc: Hope Furnace Land Company, LLC.

EXHIBIT H

Subdivision: The Oaks at Hope Furnace

Date: 8/12/2025
Number of Lots: 9 (Phase II)
Developer 02 Homes
c/o Robert DeBlois (401-268-5357)

Phase 2 Progress Update: August 2025

Address: 420 Scrabbletown Road
North Kingstown, RI
Date Recorded: October 24, 2023
Phase 2 Bond Amount currently held = \$98,410.00

Task	Quantity	Qauntity	Total	% complete Nov 2023	% bond remaining Nov 2023	\$ Remaining Nov. 2023	% Complete Aug 2025	% bond remaining Aug 2025	\$ remaining August 2025
General Items:									
Erosion Control/Layout/Gen	1		\$13,000.00	63.00%	50.00%	\$6,500.00	100%	10%	\$1,300.00
As-Built Survey/Bounds	1		\$750.00	0.00%	100.00%	\$750.00	0%	100%	\$750.00
Clearing & Grubbing	1		\$10,000.00	100.00%	20.00%	\$2,000.00	100%	0%	\$0.00
Topsoil Strip/Rock Strip	1		\$35,000.00	100.00%	20.00%	\$7,000.00	100%	0%	\$0.00
Cut Fill R.O.W. & Fine Grade	1		\$15,000.00	95.00%	24.00%	\$3,600.00	100%	10%	\$1,500.00
Loam & Seed ROW	1		\$15,000.00	0.00%	100.00%	\$15,000.00	65%	35%	\$5,250.00
Landscaping	1		\$9,250.00	0.00%	100.00%	\$9,250.00	100%	10%	\$925.00
Cistern	1		\$0.00	0.00%	100.00%	\$0.00	not applicable	0%	\$0.00
Subtotal									\$9,725
		Qauntity	Total	% complete Nov 2023	% bond remaining Nov 2023	\$ Remaining Nov. 2023	% Complete Aug 2025	% bond remaining Aug 2025	\$ remaining August 2025
Utilities									
Electric/Communication	1		\$15,000.00	100.00%	20%	\$3,000.00	100%	0%	\$0.00
Subtotal=									\$0.00
		Qauntity	Total	% complete Nov 2023	% bond remaining Nov 2023	\$ Remaining Nov. 2023	% Complete Aug 2025	% bond remaining Aug 2025	\$ remaining August 2025
Drainage:									
Pipe, MHs and CBs			\$0.00	0.00%	100.00%	\$0.00			
Basin A			\$0.00	0.00%	100.00%	\$0.00			
Basin B			\$0.00	0.00%	100.00%	\$0.00			
Basin C			\$0.00	0.00%	100.00%	\$0.00			
			\$0.00			\$0.00	n/a	0	0
		Qauntity	Total	% complete Nov 2023	% bond remaining Nov 2023	\$ Remaining Nov. 2023	% Complete Aug 2025	% bond remaining Aug 2025	\$ remaining August 2025
Roadway									
Subbase	1		\$13,300.00	100.00%	20.00%	\$2,660.00	100%	0%	\$0.00
Binder	1		\$32,000.00	100.00%	20.00%	\$6,400.00	100%	0%	\$0.00
Top	1		\$30,000.00	0.00%	100.00%	\$30,000.00	0%	100%	\$30,000.00
Sidewalks	1		\$12,250.00	0.00%	100.00%	\$12,250.00	95%	10%	\$1,250.00
Subtotal									\$31,250.00
UPDATED TOTAL=	\$40,975								

EXHIBIT I

Subdivision: The Oaks at Hope Furnace Phase 3 Progress Update: November 2023

Number of Lots: 13 (Phase III)

Developer: D2 Homes Address: 420 Scrabbletown Road Bond Estimate Reduction

c/o Robert DeBlois (401-268-5357) North Kingstown, RI

Bond amount currently held: \$252,230

Date Recorded: August 2, 2024

[illegible]