

SITE ANALYSIS
FOR THE
WESTWOOD ESTATES
RECONFIGURATION
A.P. 43 LOTS 35 & 35.1, A.P. 32 LOT 32.1
#1A LIENA ROSE WAY
COVENTRY, RI

OWNER/APPLICANT:
HOMETOWN AMERICA COMMUNITIES
C/O: CHRISTOPHER COLEMAN
1A LIENA ROSE WAY
COVENTRY, RHODE ISLAND 02816
TELEPHONE: (312) 265-7144

PREPARED BY:



COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 Smith Street
Providence, RI 02908
Tel. (401) 273-6600, Fax (401) 273-6674
www.commonwealth-eng.com

MAY 2025

CEC PROJECT NO. 24067.00

Introduction

The following Site Analysis has been prepared for the Westwood Estates Reconfiguration project in Coventry, Rhode Island, as called for in the Master Plan checklist (item 51). This analysis also includes a section on the proposed phasing of the project (checklist item 50). The applicant is proposing to add new mobile home units (“units”) and to reconfigure existing units within the Westwood Estates Mobile Home park, with the overall goal to increase the total unit count in the park from 466 to 512 (a total increase of forty-six (46) units). The project will be implemented in two (2) main phases, as shall be discussed below.

Existing Conditions

The subject parcels that comprise the park (“park”) are collectively ≈ 219.4 acres in area, and the park is zoned as a Planned Unit Development (PUD) subject to the Residential Mobile Home District (RMD) standards and requirements. The park is already predominantly developed, with the existing 466 units serviced by a private roadway system, individual driveways, a combination of private sanitary sewers and on-site wastewater treatment systems (OWTS’s), and public water.

Abutting Properties: The properties abutting the park consist of multiple zones:

- I-1 (Industrial) – North of the park, and a small number of lots along the southwest corner of the park.
- GB (General Business) – One (1) parcel along the south line of the park.
- R-20 (Residential 20,000) – East and west of the park.

Refer to the Zoning Map (**Attachment 1**) enclosed herein.

Topography: The majority of the park topography is nearly flat to relatively mild, sloping from elevation ≈ 250 along the west side of the park to elevation ≈ 235 along the east side of the park (and the Mishnock River). There are no areas within the park that would be considered “steep” (i.e. slopes greater than 15%).

Soils: The park is underlain predominantly by Merrimac sandy loam, 0-3% slopes (MmA), as well as a smaller area of Deerfield loamy fine sand (Dc). These soils are classified as belonging to hydrologic soil group (HSG) A, are generally suitable for the type of development currently on the parcel, and are not typically subject to any of the following constraints: hydric soils, high water tables, shallow ledge/bedrock, steep ($>15\%$) slopes, or excessively erodible soils.

Flood Zones: Per the FEMA Flood Insurance Rate Maps (FIRM) for Kent County, Rhode Island, map numbers 44003C0104H & 44003C0112H, both effective October 2, 2015, the majority of the subject parcel lies within 'Zone X-Areas of Minimal Flood Hazard.' Some portions of the parcel are located in 'Zone X-0.2% Annual Chance Flood Hazard,' and some are located in 'Zone AE - Special Flood Hazard Area with Base Flood Elevation.'

Natural Resources in the Area: Per the RIDEM Environmental Resource Mapping:

- A portion of the park is situated within a Natural Heritage Area (centered $\approx 1,500$ ft northwest of the intersection of Milton Lane and Airport Road).

- The entirety of the park is located within a groundwater reservoir and groundwater recharge area (both associated with the Mishnock River/Big River Reservoir).
- No portion of the park is located in a sole source aquifer area.
- No portion of the park is located in either a community or non-community wellhead protection area.

Watercourses/Ponds/Wetlands: The park is adjacent to the Mishnock River (to the east) and a tributary stream thereto (to the south). These waterbodies and the wetlands adjacent thereto were previously flagged in 2015, and the current plans depict the flagging that was done at that time; it is not anticipated that the wetlands have changed appreciably since that time.

The park interior also contains multiple freshwater (swamp) wetland areas, the edges of which were flagged in March 2025 by Avizinis Environmental Services (AES); these delineations will be confirmed by RIDEM when permit plans are submitted to the DEM for the Preliminary Plan application. The applicable buffers and setbacks from the adjacent rivers and interior swamp wetlands have been depicted on the plans, and the wetland report for the March 2025 delineations is appended (**Attachment 2**) hereto.

Drainage Divides: Per the RIDEM Environmental Resource Mapping, the entirety of the park is located within the South Branch Pawtuxet River drainage basin.

Vegetation: As stated previously, the majority of the park is already developed with the existing units and the roadway system that services them. Those portions of subject property that have not been developed include fair condition open (grassed) space (predominantly within the interior of the park) and good-condition woods predominantly along the outer perimeter of the park.

Notable Site Features: There are no significant or notable site features within the park, no agricultural lands within the park, and no historic structures or districts within the park.

Transportation Network: The park is served by a private roadway network consisting of multiple bituminous asphalt paved roadways; individual units are served by variably-sized driveways connected to the park roads. There are three (3) existing park roadway connections to the adjacent public roads:

- Wright Way to Reservoir Road
- Popping John Lane to Airport Road
- Milton Lane to Airport Road

Water & Sanitary Sewers: The park is currently served by the Kent County Water Authority (KCWA) for water, and a portion of the park is served by a private sanitary sewer system that is connected the Town of Coventry sewer system. The units not connected to the sanitary sewer system are serviced instead by OWTS's.

Proposed Conditions

As stated previously, the project shall be constructed in two (2) main phases.

- **Phase 1** (which may be developed in sub-phases) shall consist of the construction of three (3) new private dead-end (cul-de-sac) roadways, and the construction of a total of thirty-five (35) new units along those roadways, as well as on newly-created lots in currently undeveloped areas along existing roadways (“infill” lots).
- **Phase 2** shall consist of the relocation/reorientation of eleven (11) existing units currently occupying multiple lots to allow for the siting of eleven (11) new units.

The total new unit count from both phases shall be forty-six (46) units.

Potable Water Source: The proposed new units will receive water service from water main extensions that will be connected to the existing KCWA system within the park. All new water main extensions and individual unit services shall be constructed in accordance with KCWA standards and requirements.

Wastewater Disposal System: The proposed new units will, to the extent practicable, be connected to new sanitary sewer extensions connected to the existing private sewer system, subject to available capacity within both the park’s private system and the Town system to which the private system is connected. Units for which connections to the private sewer system would be impracticable shall instead be serviced with onsite wastewater treatment systems (OWTS) designed in accordance with RIDEM standards and requirements.

Stormwater Management System: Stormwater management for runoff from the proposed new roadways/units shall be designed in accordance with the RI Stormwater Management Design and Installation Rules (SMDIR), supplemented with applicable Town requirements. Prospective stormwater management/treatment structure locations for each of the proposed roadway extensions are depicted on the plans.

Fire Suppression: The fire suppression requirements shall be coordinated with the Central Coventry Fire District (CCFD). It is noted that all of the proposed units shall be constructed in infill areas within the park, which are surrounded by existing units currently adequately serviced by the CCFD.

Parking: Each proposed unit new will be provided with two (2) driveway spaces; note that the driveways shall be designed as part of the preliminary submission.

% Structure Coverage: The proposed units will not exceed the maximum 20% lot coverage requirement.

Landscaping: A landscape plan will be provided at the time of Preliminary Submission.

Signs: Additional signs are not proposed as part of this project.

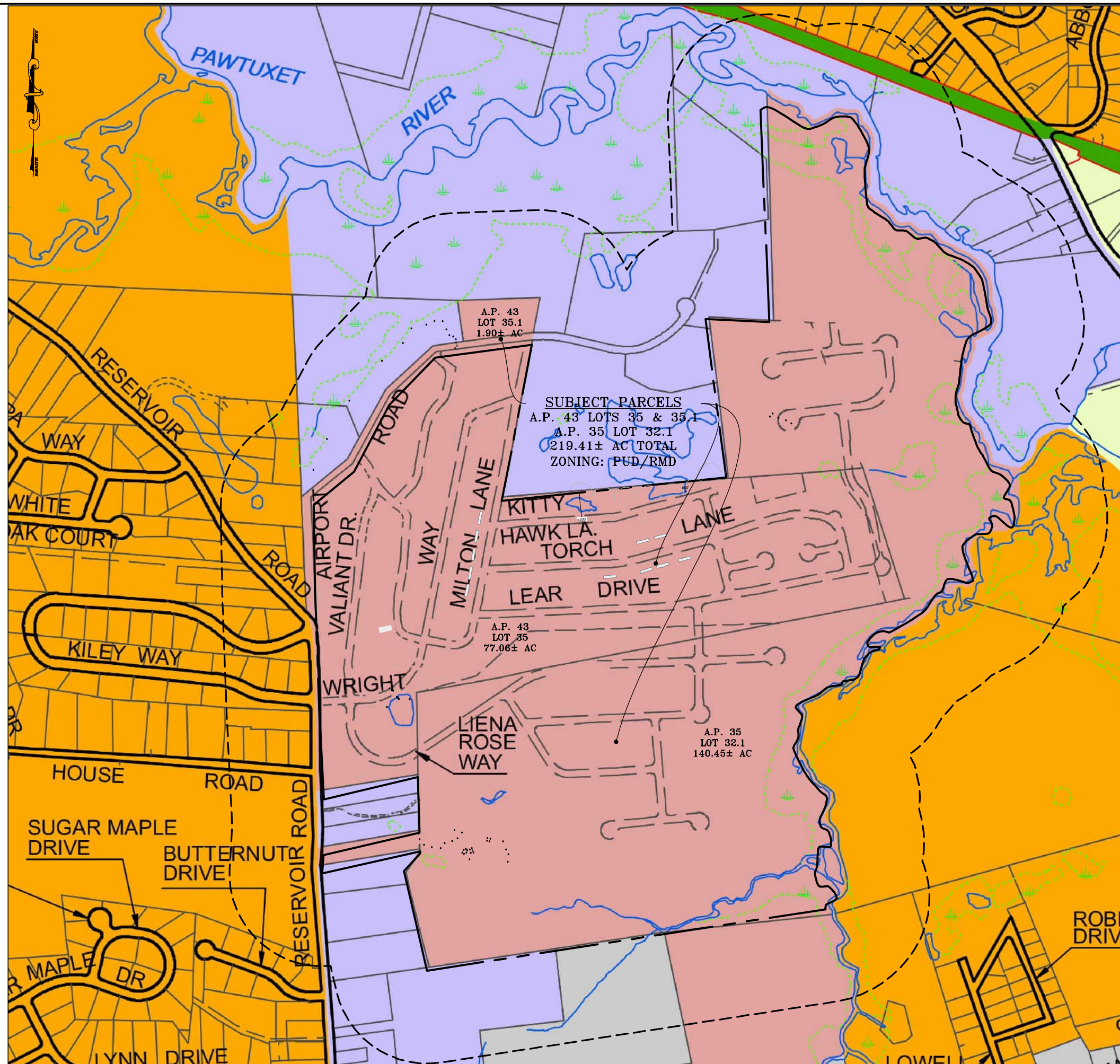
Building Height: The proposed residential dwellings will not exceed the maximum allowable height of thirty-five (35) feet.

Permits Required: Permits/approvals from the following State/local/public agencies/entities shall be required, and will be prepared/submitted during Preliminary Plan approval stage:

- RIDEM Freshwater Wetlands Permit
- RIDEM OWTS Preliminary Subdivision Suitability Determination
- Kent County Water Authority (KCWA)
- Coventry Sewer Subcommittee (Coventry Sewer)
- Central Coventry Fire District (CCFD)

Master Plan Checklist Waivers: This Master Plan submission requests waivers from a number of items in the Master Plan checklist; these waivers are listed on the cover sheet of the plans, and are noted in the checklist. Explanations/justifications for the waivers are also provided in the checklist.

ATTACHMENT 1 – COVENTRY ZONING MAP

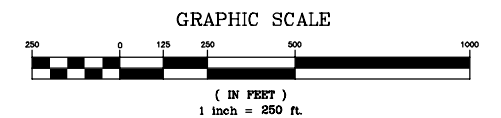


ZONING

- | | |
|--|--|
|  GW (Greenway - Trestle Trail) |  BP (Business Park) |
|  RR2 (Rural Residential - 2 Acres) |  GB (General Business) |
|  RR3 (Rural Residential - 3 Acres) |  GB1 (General Business - 1 Acre) |
|  RR5 (Rural Residential - 5 Acres) |  I1 (Industrial) |
|  SPD (Special Planning District) |  I2 (Industrial/Mill Complexes) |
|  VMC (Village Main Street Commercial) |  PD (Planned Development) |
|  VRC (Village Rural Commercial) |  R20 (Residential 20,000) |
| |  RMD (Residential Mobile Home District) |

REFERENCE NOTE:

1. UNDERLYING MAP IS TOWN OF COVENTRY, RHODE ISLAND ZONING MAP PRODUCED BY CAI TECHNOLOGIES, EFFECTIVE DATE JANUARY 1, 2015. THIS IS THE MOST CURRENT ZONING MAP AVAILABLE FROM THE TOWN OF COVENTRY WEB SITE.



APPLICANT/OWNER:
**HOMETOWN AMERICA
COMMUNITIES**
C/O: CHRISTOPHER COLEMAN
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WESTWOOD ESTATES
RECONFIGURATION PLAN
A.P. 43 LOTS 35 & 35.1
A.P. 35 LOT 32.1
1A LIENA ROSE WAY
COVENTRY, RHODE ISLAND
ZONING MAP

[illegible]

DRAWING ISSUE:

☐ CONCEPT

☐ CUSTOMER APPROVAL

☒ PERMITTING

☐ CONSTRUCTION

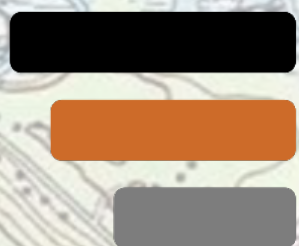
☐ AS-BUILT

☐ OTHER

ONLY PLANS ISSUED FOR CONSTRUCTION
SHALL BE USED FOR CONSTRUCTION

SCALE: 1"=250'		SHEET NO: ZONING MAP	
DRAWN BY: MCZ	DESIGN BY: MCZ	CHECKED BY: TJB	
DATE: MAY 2025		PROJECT NO.: 24067.00	

**ATTACHMENT 2 – AVIZINIS ENVIRONMENTAL SERVICES
MARCH 2025 WETLAND REPORT**



AVIZINIS
ENVIRONMENTAL
SERVICES INC

WETLAND REPORT

SITE LOCATION:

A.P. & Lots 43-35, 43-35.1, 35-32.31
1A Liena Rose Way (Westwood Estates)
Coventry, Rhode Island

PREPARED FOR:

Christopher Coleman
Hometown America Communities
CColeman@hometownamerica.net

PREPARED (March 11, 2025) BY:



Edward J. Avizinis, CPSS, PWS | President



INTRODUCTION

Avizinis Environmental Services, Inc., (AES), has completed the requested field work at the identified project areas within Westwood Estates at 1A Liena Rose Way in Coventry, Rhode Island. AES staff visited the site on March 6 and 10, 2025 to delineate the regulated wetlands that occur within the project areas.

Wetlands in Rhode Island are regulated by two agencies, the Department of Environmental Management (DEM), or the Coastal Resources Management Council (CRMC). The State of Rhode Island has created predetermined maps that identify which properties are under which regulatory agency. These maps identify that the project areas lie within DEM jurisdiction. Therefore, AES has delineated all onsite wetland features on the lot to meet the standards outlined in section 3.21 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250-RICR-150-15-3).

EXISTING CONDITIONS

The four project areas are located within Westwood Estates at 1A Liena Rose Way in Coventry, Rhode Island. The sites consist of the periphery of the mobile home park and most are at least partially wooded, with the exception being the central western site. The northwestern and the central western sites each have a large portion maintained as lawn. The southern branch of the Pawtuxet River runs to the north and east of the park, while a tributary to the Mishnock River runs to the south. All limits of wetland impacting the project areas have been delineated by AES.

The project area lies partially within Natural Heritage Area #99 as mapped on the DEM Environmental Resource Maps. This designation signifies that a rare, endangered, or species of concern has been sighted within the vicinity of the area. DEM has the authority to increase wetland buffer zone sizes in natural heritage areas if deemed important to the protection of the subject species. These maps also show a stormwater outfall lies just west of the southernmost project area. Local conservation land managed by the Town of Coventry for habitat protection lies just northwest of the northwestern project site.

A review of historic aerial photographs available from the DEM – Environmental Resource Maps, shows that as of the earliest available photographs taken in 1939, this region

was largely forested with a few farm fields in the western portion of the site. The fields had expanded significantly by the time of the imagery from 1951-1952 and again by the time of the imagery from 1962. The imagery from 1962 shows the first signs of the quarry to the north as well. By the time of the imagery from 1972, the quarry had expanded to its current extent, and the neighborhoods just west of the site had been completed. The imagery from 1981 shows the first signs of the site being used as a mobile home park, and it consistently expanded over the years until reaching its current extent in 2023. The pond delineated by the A-series of flags can first be seen on the imagery from 1988.

WETLAND FEATURES

AES has established nine wetland flag series within the project areas. Flagging labeled **A1 – A3** delineates the closest limit of a pond that lies along the southern edge of the central western project site. Flagging labeled **B1 – B12**, **E1 – E4**, **H1**, and **I1 – I5** delineate the closest limits of a large swamp associated with the southern branch of the Pawtuxet River that encircles the site and directly impacting the southern and northeastern project areas. Flagging labeled **C1 – C9**, **D1 – D5**, **F1 – F4**, and **G1 – G5** each delineate the closest limit of a small, isolated swamp within the southernmost project area.

Additionally, two areas subject to storm flowage (ASSFs) were GPS delineated, one within the central western project area draining into the pond and one north of the northwestern project area. ASSFs are areas that show evidence of surface flow but do not meet the definition of an intermittent stream. These features are regulated but not true wetland features.

REGULATORY SETBACKS

In accordance with wetland regulations (250-RICR-150-15-3), all freshwater wetlands will require a 100-foot Jurisdictional Area, and all rivers, streams, and intermittent streams require a 200-foot jurisdictional area. Any proposed alterations with this zone will require some degree of application and review by the DEM.

Furthermore, a separate buffer zone and construction setback will be required for the wetland. The buffer zone is a naturally vegetated or planted area left to naturalize that is

immediately contiguous with the wetland. The setback is a separate zone that limits the placement of structures.

The size of the buffer zone is based on numerous factors including wetland vegetative type, subtype, position within the watershed, and habitat types among other factors. The project area lies within River Protection Region 2. The wetland feature delineated by the B, E, H, and I-series of flags is a deciduous-dominated swamp that is greater than 10 acres in size and is not within a drinking water supply watershed. This wetland will therefore receive a 75-foot buffer zone per section 3.23.H.3.e. The wetland features delineated by the C, D, F, and G-series of flags are also deciduous-dominated swamps, but as each is less than an acre in size they are each only entitled to a 25-foot buffer zone per section 3.23.H.3.g.

The pond delineated by the A-series of flags is less than 10 acres but greater than $\frac{1}{4}$ acre in size. Per section 3.23.H.2.c., this pond is entitled to a 50-foot buffer zone.

The ASSFs do not require any regulatory setbacks.

In addition, a 20-foot construction setback shall be applied to the landward limit of the buffer. Certain construction activities are limited within the setback related to primary structures. Only a 5-foot construction setback pertains to accessory structures (section 3.71.C.1.).

AES Delineation and Regulatory Requirements

Flag Series	Classification	Jurisdictional Area* (ft)	Buffer Zone (ft)	Existing Buffer (ft)	Construction Setback (ft)
A1 – A3	Pond	100	50	variable extent of existing vegetation out to 50 ft	20
B1 – B12	Swamp	100	75	variable extent of existing vegetation out to 75 ft	20
C1 – C9	Swamp	100	25	variable extent of existing vegetation out to 25 ft	20
D1 – D5	Swamp	100	25	variable extent of existing vegetation out to 25 ft	20
E1 – E4	Swamp	100	75	variable extent of existing vegetation out to 75 ft	20
F1 – F4	Swamp	100	25	variable extent of existing vegetation out to 25 ft	20
G1 – G5	Swamp	100	25	variable extent of existing vegetation out to 25 ft	20
H1	Swamp	100	75	variable extent of existing vegetation out to 75 ft	20
I1 – I5	Swamp	100	75	variable extent of existing vegetation out to 75 ft	20

*Any area designated as flood plain (excluding X) shall be considered jurisdictional area.

CLOSING

Thank you for giving AES the opportunity to assist you with this project. Please review the attached wetland delineation map which represents the findings of our field work. AES staff have located the wetland flags and other pertinent site features with a Juniper GEOde submetric GPS/GNSS. Although this is not of survey quality it is useful for preliminary planning. This data has also been forwarded to you in conjunction with this report and is in the NAD 1983 RI State Plane format in case this information is useful to you. Please do not hesitate to contact AES should you have any questions on this report.

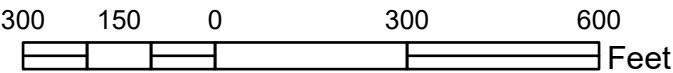
ATTACHMENTS

- 1) 2023 AERIAL MAP
- 2) USDA – NRCS SOIL SURVEY MAP
- 3) USGS TOPOGRAPHIC MAP
- 4) WETLAND DELINEATION MAP



2024 AERIAL MAP
A.P. & Lots 43-35, 43-35.1, 35-32.31
1A Liena Rose Way (Westwood Estates)
Coventry, Rhode Island

LEGEND



- General Notes:
1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for accurate site feature locations.
 2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
 3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.

Map created by: 
Patrick J. Loveland, GIS Specialist

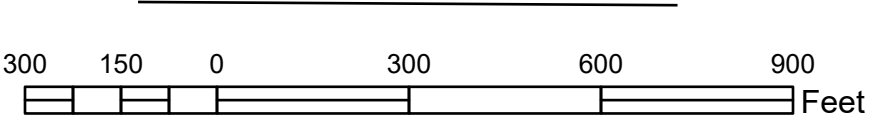
02/27/2025



USDA - NRCS SOIL SURVEY MAP
A.P. & Lots 43-35, 43-35.1, 35-32.31
1A Liena Rose Way (Westwood Estates)
Coventry, Rhode Island

LEGEND

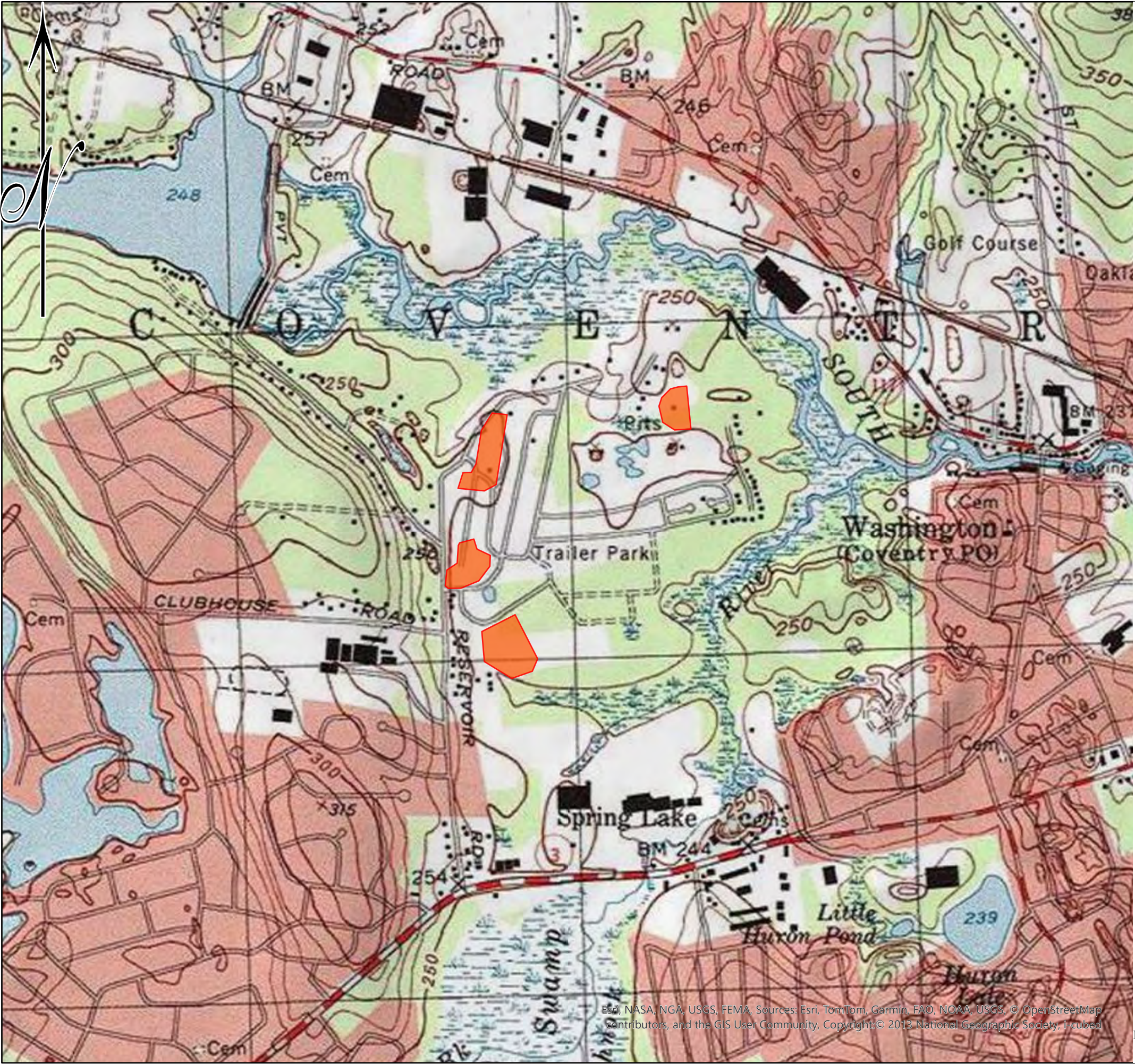
- ChB - Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony
- Dc - Deerfield loamy fine sand, 0 to 3 percent slopes
- MmA - Merrimac fine sandy loam, 0 to 3 percent slopes
- MmB - Merrimac fine sandy loam, 3 to 8 percent slopes
- Nt - Ninigret fine sandy loam, 0 to 3 percent slopes
- Sb - Scarboro mucky fine sandy loam, 0 to 3 percent slopes
- Ss - Sudbury sandy loam
- SwA - Swansea muck, 0 to 1 percent slopes
- UD - Udorthents-Urban land complex
- WgB - Windsor loamy sand, 3 to 8 percent slopes



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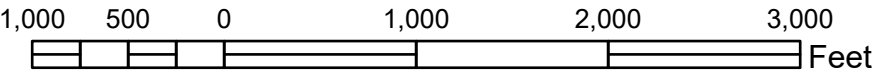
Map created by:

Patrick J. Loveland
Patrick J. Loveland, GIS Specialist



USGS TOPOGRAPHIC MAP
A.P. & Lots 43-35, 43-35.1, 35-32.31
1A Liena Rose Way (Westwood Estates)
Coventry, Rhode Island

LEGEND
PROJECT AREA

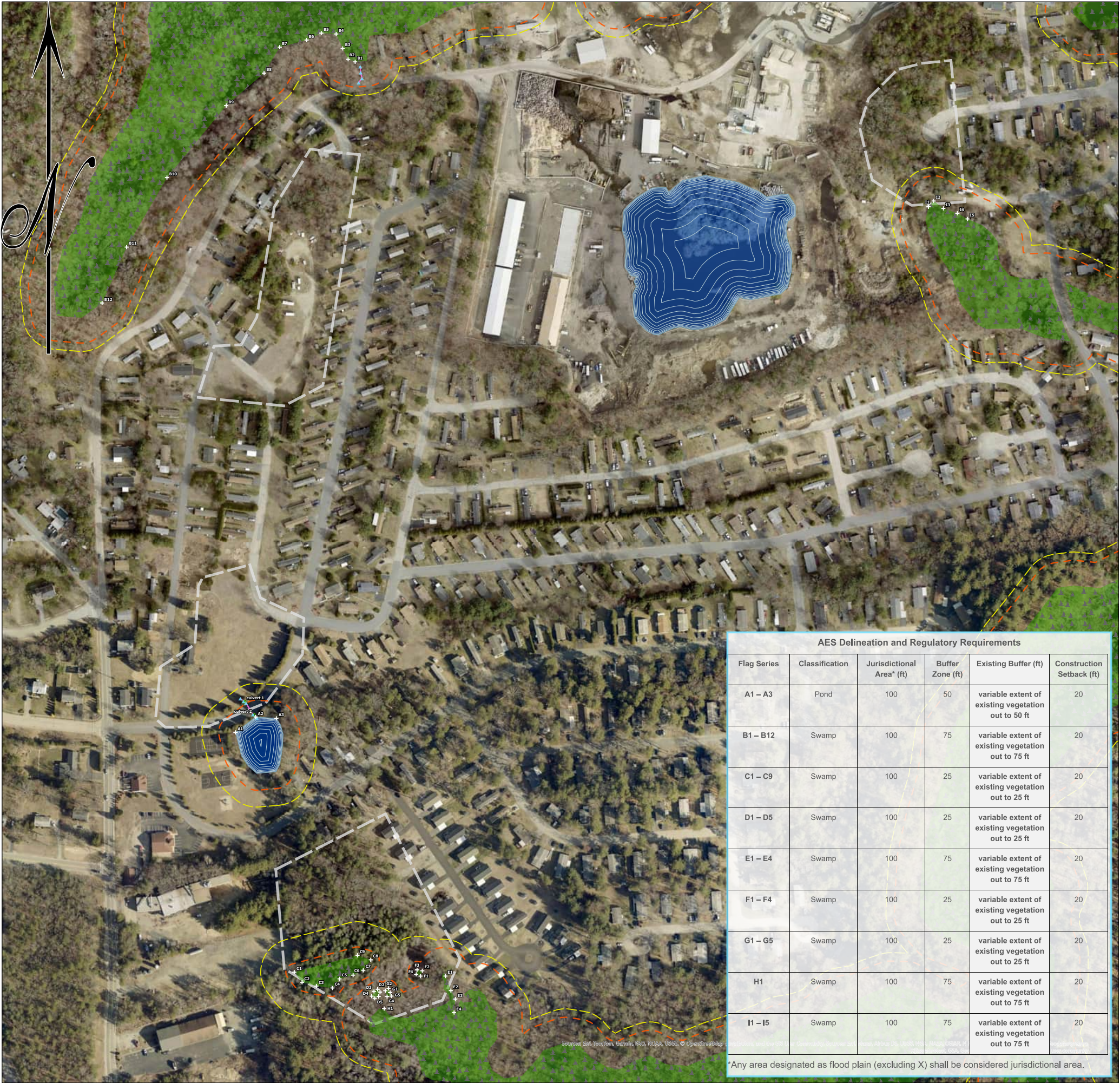


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3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.

Patrick J. Loveland

Map created by: Patrick J. Loveland, GIS Specialist

02/27/2025



2025 WETLAND DELINEATION MAP
A.P. & Lots 43-35, 43-35.1, 35-32.31
1A Liena Rose Way (Westwood Estates)
Coventry, Rhode Island

LEGEND


- PROJECT AREA
- GPS BENCHMARK
- AES DRAINAGE DELINEATION
- AES WETLAND FLAG
- WETLAND FEATURE
- BUFFER ZONE
- JURISDICTIONAL AREA
- AREA SUBJECT TO STORM FLOWAGE (ASSF)
- POND




General Notes:
1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for an accurate site plan.
2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.
4. Site features located with a Juniper Geode Submetric GNSS receiver with SWmaps data collection software. Non-delineated wetland edges have not been field verified and are depicted for graphic purposes only. The required 20-foot construction setbacks are not shown on this map.

AES Delineation and Regulatory Requirements					
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*Any area designated as flood plain (excluding X) shall be considered jurisdictional area.

Delineation performed by: 
Edward J. Avizinis, CPSS, PWS 03/10/2025

Map created by: 
Patrick J. Loveland, GIS Specialist 03/11/2025

