



HOMETOWN AMERICA

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HOMETOWN AMERICA, L.L.C.
ADDITIONAL HOME SITES NARRATIVE

Westwood Estates
Coventry, RI
July 26, 2024
Revised July 30, 2024
Revised August 12, 2024

To the Town of Coventry, Rhode Island,

In response to your request for a concept site plan including lot locations, roadways, and conceptual drainage, we would like to clarify the nature of our proposal. As depicted on **Ex A and B**, there is ample room for the development of homesites in the vacant areas whether its 1 home to 2 conversion or using the vacant land once slated for apartments. Upon increase licensed approval, details engineering submittals will follow.

As detailed in **Exhibit A**, we propose an expansion of our operating license to include 46 homes, which is three fewer than the allowable number, aligning with your suggestion in your email.

Regarding the conceptual site plan, we aim to optimize the use of space, particularly in lots that currently have only one homesite but can accommodate two. Our objective is to fill in the vacant lots in a manner consistent with the historical actions of the previous owner and maximizing vacant land once slated for apartments, **See Ex B**

As noted in **Exhibit D** Commonwealth Engineering indicates that increases to stormwater runoff will be mitigated in accordance with local laws with BMP's and swales.

We hope this clarifies our intent and look forward to your support in approving our proposal administratively as this is not a variance to your ordinance.



Exhibit A

Existing community map

1/1 Lieno - Rose Way
 Coventry, RI 02816
 Phone: 401-822-7718
 Fax: 312-604-3192

Westwood
 ESTATES



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COMMUNITY AMENITIES:

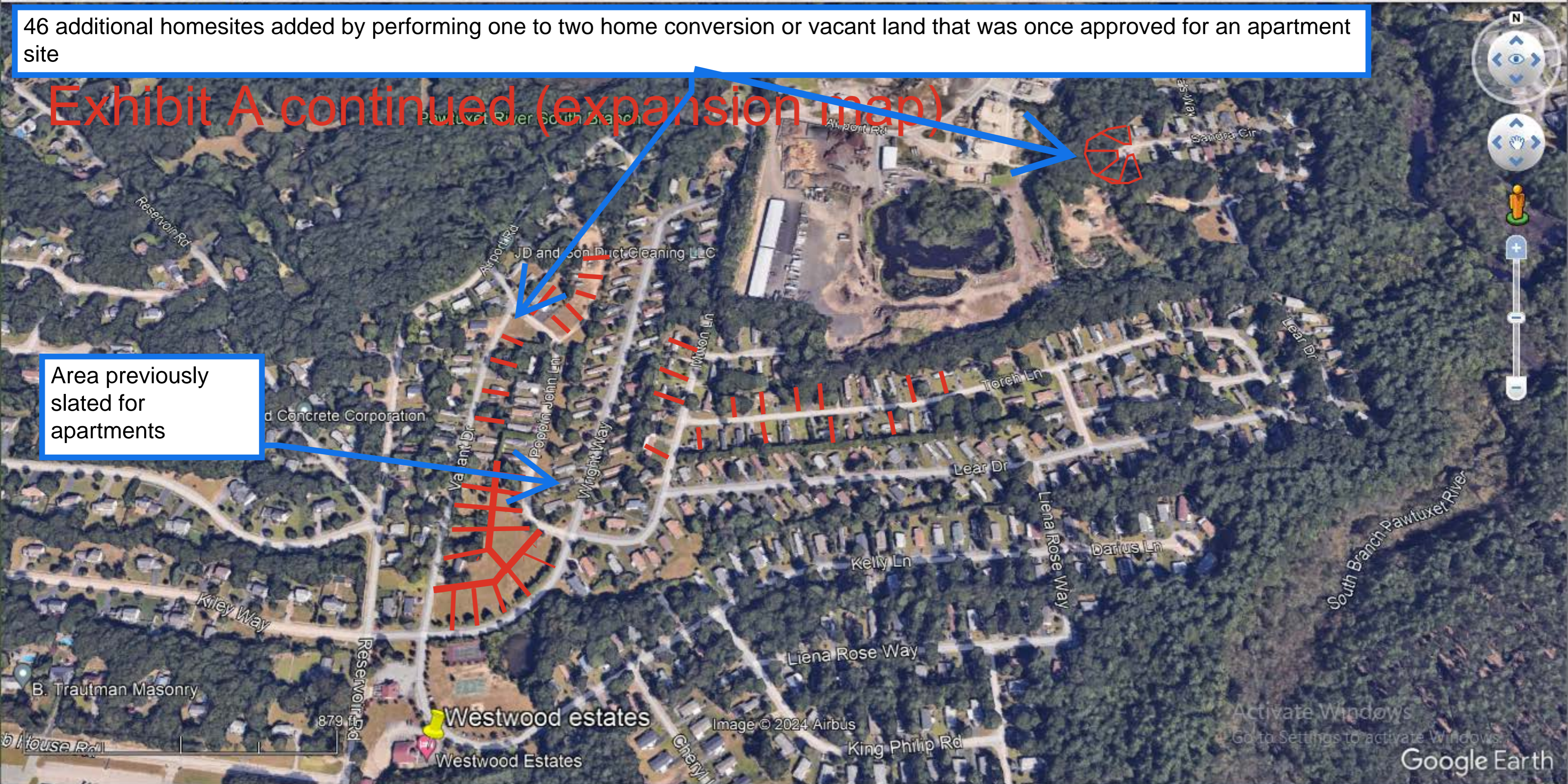
- Tennis Court (A)
- Basketball Court (B)
- Clubhouse (C)
- Playground (Coming Spring 2019) (D)
- Nature trail (E)



46 additional homesites added by performing one to two home conversion or vacant land that was once approved for an apartment site

Exhibit A continued (expansion map)

Area previously slated for apartments



Ex A (continued)



Two homes replaced one parallel set home.

Exhibit B

Westwood Estates



Example of future expansion home site adding two from one north and south of Torch Ln, typ

Example of previously completed homesite maximization north and south of Lear Dr, typ

Torch Lane

Lear Drive



Exhibit C Correspondence

From: [Josh Chase](#)
To: [Christopher Coleman](#)
Cc: [Doug McLean](#)
Subject: Westwood Estates expansion
Date: Friday, June 21, 2024 1:48:52 PM

CAUTION: This message was sent by an external sender, please use caution when clicking on links or opening attachments!

Christopher,

In looking through our code, it looks like the following path is the way to go. The first step would be to come in for a Pre-Application meeting with the TRC on July 15th. For that meeting we would need materials by noon on June 28. A narrative, conceptual site plan including where the lots are, roadways, and conceptual drainage would be required. This is a meeting of the department heads that is primarily to set down in writing first impressions of the project. From there you will go before the Zoning Board of Review for any Variances. The variances would be a little more complicated. There are several aspects of the zoning code that you would have to seek relief for; see code below. Following the ZBR you would go before the Planning Commission for an Advisory Recommendation to the Town Council who is ultimately the authority for granting more units.

<https://ecode360.com/32720797>. Specifically:

Density requirements.

(1) Maximum density requirements for a residential mobile home district shall be two mobile homes per acre. Density shall be computed by dividing the total number of mobile homes by total useable acreage of the development.

(2) There shall be a maximum of 200 mobile homes per RMD (Residential Mobile Development).

Referring to (1), we calculate the total area of the site to be 213.61 acres. Note that this is total area, not just total useable acreage. You would have to do an analysis to find out the actual useable acreage if you don't already have this information. Our calculations using the total area give you a total max number of MH units allowed at 427 units, which you are already in excess of. The actual number will be, of course, much lower once the unusable acreage is removed.

Referring to (2), we understand that there are several phases of this project, our info currently shows 3. You will have to show that there are not over 200 homes in each phase.

Given the US Census numbers and our research, the total number of MH allowed is 1142. Currently we have 1095 MH in Town, leaving 47 approved lots available. We are reserving one lot for other mobile home parks as needed, leaving 46 home lots available. Please base your conceptual plan on this number.

If you have any further questions, let me know.

Josh Chase
Planning Technician
Town of Coventry
1670 Flat River Rd.

Exhibit D



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

DATE: July 30, 2024

PROJECT: Westwood Estates
Off Reservoir Rd. & Airport Rd., Coventry, RI

RE: Stormwater Narrative for Additional Homesites
CE&C #P23001.00

The applicant is proposing to increase homesite density by purchasing homes parallel to roadways and making them perpendicular. No significant impervious surfaces are proposed except for dwelling roofs and driveways.

Increases to stormwater runoff will be mitigated in accordance with Town of Coventry stormwater regulations by incorporating best management practices such as infiltration systems and vegetated swales. Designs and details for these BMPs will be provided at later stages of the local approval process.

Sincerely yours
COMMONWEALTH ENGINEERS & CONSULTANTS, INC.

Timothy Behan, P.E.
Managing Engineer

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