



**Town of Coventry
Technical Review Committee Meeting
Tuesday, February 20, 2024 at 1:30 PM**

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

1. CALL TO ORDER / DETERMINATION OF A QUORUM

Administrative Officer McLean called the meeting to order at approximately 1:30 p.m.
Members Present: Doug McLean, Josh Chase, Joseph Levesque, Alex Berardo, Ron Flynn, Kevin McGee, Frank Brown, and Russ Lacaillade

2. EMERGENCY EVACUATION PLAN

3. APPROVAL OF MINUTES

3.1 January 16, 2024

Minute approval moved to next meeting. Motion was made to take items out of order.

4. NEW BUSINESS FOR DISCUSSION AND/OR RECOMMENDATION

4.1 **"Coventry Self Storage"**

*For comments to the Planning Commission
Preliminary Plan, Major Land Development*

Owner: Nooseneck Hill Coventry, LLC

Applicant: Kimley-Horn & Associates and Robinson & Cole

AP 10, Lot 31; Zone GB-1 (General Business)

1920 Nooseneck Hill Road

Applicant proposes to construct a 3-Story, 75,088 GSF Climate Controlled Self-Storage Building to an Existing Storage Building Development.

Chairman McLean stated that the owner provided a late arriving variance without an application that is fairly minor. Since the project is for self-storage spaces, it is not going to need a lot of space. However, the owner did not provide a separate application so they are not ready to be seen by the Planning Commission next week.

Principal Planner Berardo stated that the owners are seeking dimensional variance in order to fulfill the minimal number of street parking spaces that would be needed while also working with Engineer Levesque to get relief. Principal Berardo also mentioned that a Notice of Deficiency

was posted November 29th of last year which would require the owner to clarify if they plan to proceed with a sewer connection or a OWTS. Additionally, an updated Water Letter is needed, the trash collections are currently not in an ideal location, there is no indication of soil or ground water, and more clarification is required regarding deed restrictions.

Chief Brown mentioned that there was big problem with water pressure which could potentially not meet the Fire Flow requirements. *Discussion ensued.* The group agreed the owner would have to tackle the issues regarding water pressure and volume before approval.

Director McGee asked about storm drainage and noticed that the basement is all impervious surface which is 5ft deep at its lowest with roof drains but no outlet control structure for overflow. Engineer Levesque mentioned that the water would be unable to empty into the road due to elevation purposes and would only flow into the back of the property. Director McGee suggested a smaller basin so the water has someplace to go.

Chairman McLean stated concern for neighboring properties. Captain Lacaillaide warned that multiple fires have started on properties due to a dumpster being too close to a building and suggested the dumpster be moved to a farther location not in the front.

FORMAL TRC COMMENTS ON COVENTRY SELF STORAGE

The TOWN ENGINEER offered the following comments:

Submission of a Town of Coventry Soil Erosion and Sediment Control (SESC) Application will be required for the project.

A Town of Coventry Commercial Sewer Connection Application will be required for the proposed sewer connection. Additional information will be required for private downstream sewer infrastructure. Agreement with the owner of the private sewer line will need provided by the applicant.

Please add a typical section detail for the proposed drainage swale on the southwest area of the site.

Please add a typical section detail for the proposed infiltration basin.

The Office of the Town Engineer supports the applicant's request for a parking waiver.

The PRINCIPAL PLANNER offered the following comments:

Planning Staff is aware that the applicant is seeking a dimensional variance for relief from the required minimum number of loading spaces Planning Staff will provide analysis and draft findings prior to the Planning Commission's consideration of this variance.

The applicant also seeks a waiver from the Town Engineer for relief from providing the minimum number of off-street parking spaces.

As discussed in a Notice of Deficiency dated November 29, 2023, Planning Staff requires clarity regarding whether the applicant intends to proceed with a sewer connection or an OWTS.

The documentation provided for water service does not appear to constitute a formal approval from KWCA; additionally, it dates back to 12 months ago. The applicant will need to submit a water approval letter based on its revised plans.

Planning Staff have concerns with the proposed locations of the trash collection and snow storage areas. In the case of the former, Staff is concerned that adequate screening cannot be provided if the trash collection area is located at the front of the property and not fully enclosed, as the plan set currently shows.

Planning Staff sees no indication of soil or groundwater test holes in the Preliminary plan set. These details are required at this stage.

Planning Staff needs clarity on whether the property is subject to any deed restrictions, as the applicant appears to indicate this is the case in its checklist but made no further references to the item.

The PUBLIC WORKS DIRECTOR offered the following comments:

The only comment from this office regards the drainage. Whereas the site will remain private property and the ingress/egress is onto a state roadway, the proposed drainage is of concern.

The infiltration basin does not have any overflow mechanism proposed. With the roof drains, additional pavement, additional catch basin and drainage swale all emptying into the proposed infiltration basin.

As we have seen within the last few weeks, rain events that reach historic levels are becoming the norm, this infiltration basin will breach and potentially flood state roadway Route 3, Nooseneck Hill Road.

Any emergency overflow, with an outlet control structure and stone weir into another basin may in fact diffuse the intensity of a breach.

The FIRE REPRESENTATIVE offered the following comments:

Fire has concerns with KCWA's ability to provide the required water flow for the proposed building.

4.2 **“Proposed Equipment Garage/Commercial Storage Building”**

*For comments to the Administrative Officer
Preliminary Plan, Minor Land Development*

Owner/Applicant: Baird Properties, LLC

AP 35, Lot 31; Zone I-1 (Industrial)

53 Reservoir Road Applicant proposes to construct a 2,400 SF Equipment Garage/Commercial Storage Building.

Engineer Levesque stated that the Soil Erosion and Sediment Control application will be required for the project.

Principal Berardo expressed that planning staff are aware that the applicant's proposal requires dimensional relief for encroaching on side setbacks but can apply for relief due to the new Modification standards in the state law. This will allow them to fall within 5% of the by-right standard and enable administrative review and approval without an associated mailing component.

Administrative Officer McLean informed the group that building is encroaching by a foot and a half so Planning is preparing to provide the previously mentioned relief. Engineer Levesque asked about expansion and Principal Berardo confirmed expansion was possible.

Director McGee asked about the incorporation of tanks into the plan that are not present in others as well as moving the location of the porta potty towards the rear.

FORMAL TRC COMMENTS ON PROPOSED EQUIPMENT GARAGE/COMMERCIAL STORAGE BUILDING

The TOWN ENGINEER offered the following comments:

Submission of a Town of Coventry Soil Erosion and Sediment Control (SESC) Application will be required for the project.

The PRINCIPAL PLANNER offered the following comments:

Planning Staff is aware that the applicant's proposal requires dimensional relief for encroaching into the required side setbacks. The degree of encroachment falls within 5% of the by-right standard; thus, the applicant is applying for relief under the new Modification standards, which enables administrative review and approval without an associated mailing component. The administrative officer will evaluate the companion application for relief according to new state law standards.

The PUBLIC WORKS DIRECTOR offered the following comments:

Please confirm how the existing storage tanks and building on-site are being removed. If they are staying in place, they need to be shown on the Proposed Conditions plan sheet.

Additionally, the port-o-john should be located at the rear of the site.

4.3 **"Moo Cow Solar"**

For comments to the Planning Commission

Preliminary Plan, Major Land Development

Owners: NARYA LLC (Lot 27.1) & Moo Cow LLC (Lot 28)

Applicant: EDPR NA Distribution Generation LLC

AP 304, Lots 27.1 & 28; Zone RR-5 (Rural Residential)

2446 Victory Highway

Applicant proposes to construct a 4.4± MW Direct Current (DC) Ground-Mounted Major Solar Installation.

Chairman McLean stated that item will not be going to the February meeting due to the limited information on the proposed variance to site the panels onto a side setback.

Engineer Levesque stated that he needed more time to review the information.

Director McGee mentioned that a physical alteration permit was required as noted on February 7th and wanted to confirm the drainage calculations for the retention areas. Director McLean also checked to see if the group was aware that they would need a RIDOT Fiscal Alteration permit.

Captain Lacaillade stated that one of the previous houses struggled with accessibility and suggested a gravel road all the way around. Chairman McLean asked about what kind of gravel and how much width would be needed. Captain Lacaillade agreed 12 to 15 feet should be a good width. Engineer Levesque suggested keeping the road small since the trees would help with water infiltration. Director McLean also recommended bringing up a center lane cutting through the entire property with a turnaround at the end just so the occupant can decide what works best. Director McLean also made sure to check that the Crush Stone gravel would prevent adding impervious surface. Captain Lacaillade noted that a Knox Box should be used to control who goes through. The group agreed to remove the middle two panels to set the path with the turnaround at the eastern end.

Captain Lacaillade stated that a 10,000-gallon cistern would be needed as close to the entry point as possible. Engineer Levesque stated that new changes could potentially make it tougher to get a permit. Engineer Levesque also mentioned that if we were to move the panels north no wetlands would be impacted. Director McGee asked about gravel access to the cemeteries and the owner answered that no changes would be made.

FORMAL TRC COMMENTS ON MOO COW SOLAR

The TOWN ENGINEER offered the following comments:

The Town Engineer was not able to conduct a full review and prepare his comments in advance of the meeting, but confirmed he would send his comments afterwards.

The PRINCIPAL PLANNER offered the following comments:

Planning Staff is aware that the applicant has submitted their Preliminary Plan application without having state permits in hand and understands their justification is based in changes to state law that went into effect this year. Planning Staff seeks TRC members' input as to whether technical aspects of the project can be evaluated prior to review of state permits.

Planning staff is also aware that this proposal now includes a dimensional variance request to encroach into the (northern) side setback. Planning Staff will provide analysis and draft findings prior to the Planning Commission's consideration of this variance.

The PUBLIC WORKS DIRECTOR offered the following comments:

A Physical Alteration Permit will be required as Route 102 is a state owned roadway.

Please confirm the drainage calculations for the detention areas.

The FIRE REPRESENTATIVE offered the following comments:

A 10,000 gallon cistern will need to be installed, ideally as close to the entryway onto private property as possible, to aid in fire suppression. Fire requests an accompanying easement to access the cistern.

Additionally, for purposes of increased site accessibility, an access road passing through the center of the installation along an east-west alignment will be required.

5. ADJOURNMENT

Meeting adjourned at 2:38 pm.

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

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

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

Agenda Posted Thursday, February 15, 2024