



TOWN OF COVENTRY
Department of Planning & Development
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TECHNICAL REVIEW COMMITTEE REPORT

DATE: February 2, 2024
PROJECT NAME: "Bucks Horn Meadow"
PROPERTIES: AP 315, Lots 80 & 95
ADDRESS: Old Flat River Road
ZONE: RR-5 Residential
OWNER/APPLICANT: Padula Builders Inc. (Lot 80) and Padula Properties Inc (Lot 95)

This matter came before the Coventry Technical Review Committee at its January 16, 2024 meeting as a Major Subdivision (Residential Cluster Development) application in accordance with Article V, § C.4. of the Coventry Subdivision & Land Development Regulations. (Note that this project is vested under the Regulations as they existed prior to the January 1, 2024 revision.)

A revised Preliminary Plan application and plan were submitted for review on January 5, 2024. This phase of the project was originally placed on the Planning Commission's August 23, 2023 agenda, but was withdrawn at the applicant's request upon realization that state permits were not in hand. The applicant proposes to develop a 7-lot, cluster-style subdivision on the two lots which comprise the 53.2-acre subject parcel. 39.2 acres would be set aside as open space. Only 8.5 of the remaining 14 acres would be disturbed as a result of development.

The members of the Technical Review Committee reviewed the Preliminary plan set dated December 30, 2023 and offered the following comments:

TOWN ENGINEER

- Final Plan Submission approval contingent on the submission of a long-term Stormwater Management System Operation and Maintenance Plan (per Section 3.2.11 of the RI Stormwater Design and Installation Standards Manual (RISDISM)).
- Applicant must obtain a Soil Erosion and Sediment Control (SESC) Permit from the Office of the Town Engineer prior to any construction/land disturbance activities at the project site.

PRINCIPAL PLANNER

- Planning needs clarification on the percentage of open space that is deemed suitable for development.

- Planning recommends against the incorporation of a “cluster” mailbox into this project and will confirm consistency with potential USPS requirements.

PUBLIC WORKS DIRECTOR

No comments or concerns at this time.

FIRE REPRESENTATIVE

- Fire asked that the applicant refrain from installing a traffic island in the center of the proposed cul-de-sac to avoid creating any unnecessary obstacles to turning movements for large vehicles or other equipment.
- Fire advised that they will coordinate with the applicant on the location of the proposed cistern prior to Final Plan submittal.

POLICE CHIEF

No comments or concerns at this time.

PLANNING COMMISSION CHAIR

The Planning Commission Chair recused as this item will be heard before the Planning Commission.