

## 1.0 LAND USE

### 1.1 INTRODUCTION: A FUTURE LAND USE VISION FOR COVENTRY

The Future Land Use Map (FLUM) is a required element for all Rhode Island comprehensive plans, based on the statewide land use plan laid out in *Land Use 2025*, produced by Rhode Island’s Statewide Planning Program. The State of Rhode Island asks communities to produce a Future Land Use Map (FLUM) in their Comprehensive Plans which shows what desired land uses will look like in 20 years’ time. Map 1.1 is Coventry’s FLUM, created with input from Town Staff, the public, and the consultant team. The FLUM should conform with density requirements based on the land use categories identified in *Land Use 2025* (see Table 1.1) but should also reflect each community’s vision for how development will look over the next twenty years.

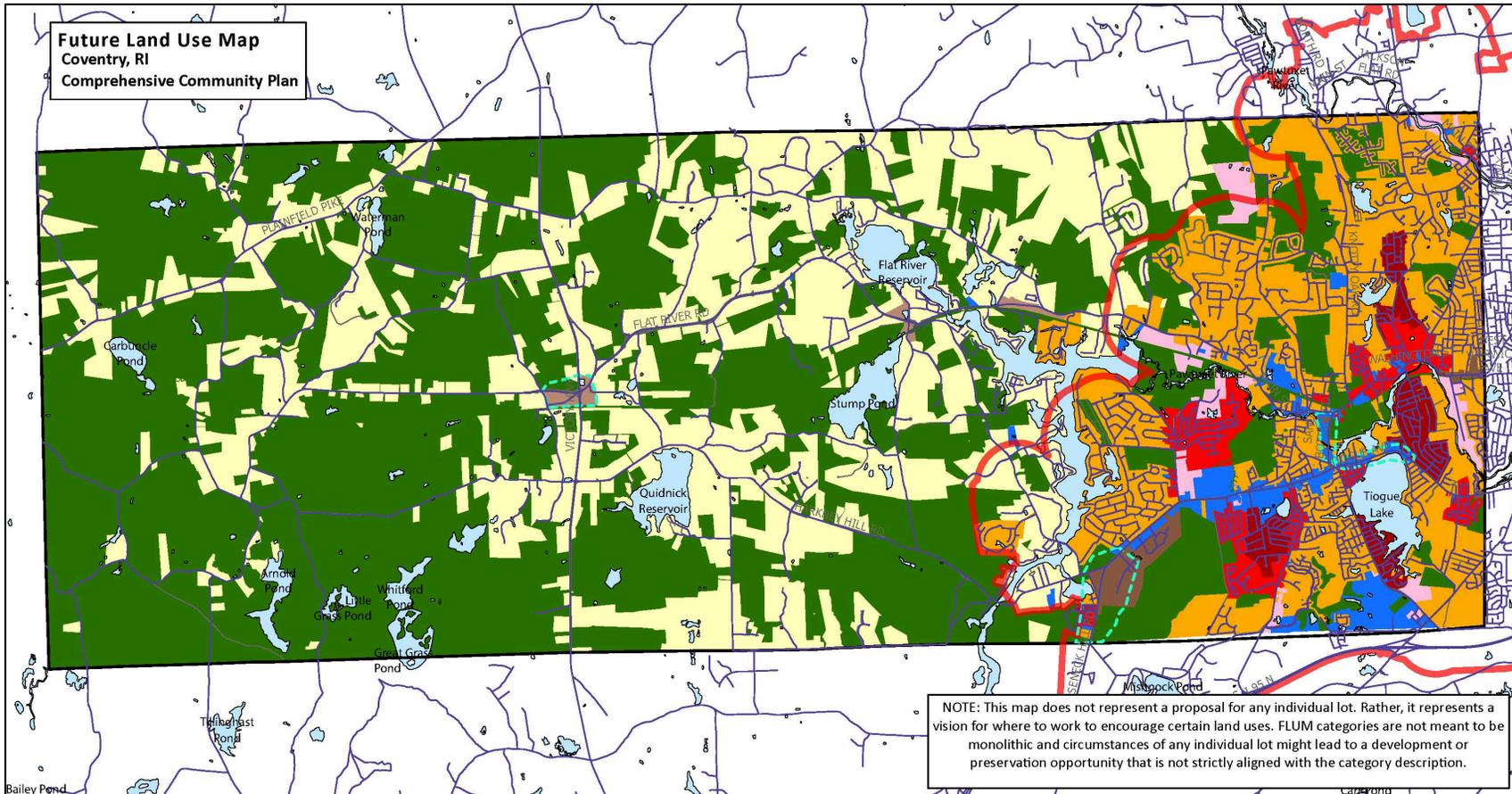
While, by necessity, every square foot of land in Coventry has been assigned a color on the FLUM, the map should not be taken to constitute a literal development proposal on any individual lot. Rather, the FLUM is a type of vision statement for the Town, showing what kind of development should be encouraged in what area. If new and unforeseen opportunities to better meet Coventry’s goals and aspirations emerge in the years ahead it may be entirely appropriate to deviate from the guidelines of this section. The goals laid out in the FLUM may be met through rezoning, other kinds of regulatory reform, policy and leadership decisions from Town government, or other effective methods.

#### 1.1.1 MINIMUM DENSITIES

FLUM standards describe minimum and maximum residential densities, and density can and will vary within areas with the same designation. For example, areas described as “Medium Density” should have regulations that encourage residential development of at least one unit per acre, but there will likely be variations in existing density between different neighborhoods. New residential development and redevelopment at a density of 5 units per acre or more should be encouraged in sewered areas, whereas medium density areas are not high-priority targets for zoning changes to allow more density than already exists.

#### 1.1.2 URBAN SERVICES BOUNDARY

Drawn from *Land Use 2025*, the Urban Services Boundary designates areas with access to existing public services and infrastructure where new development can be accommodated. In Coventry, the Urban Services Boundary matches up roughly with the divide between the east and west parts of Town (see Map 1.1)



NOTE: This map does not represent a proposal for any individual lot. Rather, it represents a vision for where to work to encourage certain land uses. FLUM categories are not meant to be monolithic and circumstances of any individual lot might lead to a development or preservation opportunity that is not strictly aligned with the category description.

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Source: Town of Coventry, Assessor's Database 2020  
RIGIS

This map is intended for planning purposes only  
Date: 12/22/2022



**Legend**

- Urban Services Boundary
- Lakes and Ponds
- Residential 1 or fewer units/acre
- Residential 5+ units/acre
- Residential 1-4 units/acre
- Open Space, Forest, Agriculture
- Mixed Use
- Mixed Use - Village
- Commercial
- Light Industrial
- Potential Future Sewered Areas
- - - Area Study Locations

**Map 1.1. FUTURE LAND USE MAP**

1.1.3 RURAL GROWTH CENTERS

While *Land Use 2025* encourages the concentration of growth in areas that are already substantially developed, the plan recognizes the need for smaller local centers in rural areas. That plan defines growth centers as:

*“having ‘a core of commercial and community services, residential development, and natural and built landmarks and boundaries that provide a sense of place,’ making them dynamic and efficient centers for development.”<sup>1</sup>*

Coventry has one designated rural growth center at Summit Village, which is represented on the FLUM as a “Mixed Use – Village” area to the west. This FLUM category fits the intent of the rural growth center by maintaining a primarily commercial character while allowing for some new mixed-use development.

1.1.4 RECOMMENDED STUDY AREAS

As discussed in this chapter, Coventry covers a large land area with many neighborhoods, villages, and corridors with drastically different streetscapes, development patterns, and history. Many Coventry residents feel that the Town lacks a center or traditional downtown. The Town should initiate a series of supplementary small-area studies throughout the life of this Comprehensive Plan to better plan for the future of its most unique areas. Although others may be considered, the highest-priority areas highlighted on the FLUM are:

- Summit Village (Rural Growth Center)
- Southern Tiogue Ave – Potential Sewer Expansion
- Tiogue Ave – North of Lake Tiogue
- Sandy Bottom Road Corridor

1.2 FUTURE LAND USE CATEGORIES

This section describes each of the land use categories shown on Map 1.1 “Future Land Use Map” and the basic rationale for how parcels were classified. Table 1.1 provides a brief summary of the contents of this section.

<b>FLUM Category</b>	<b>Proposed Residential Density</b>	<b>Existing Regulations</b>	<b>Proposed Changes</b>
<i>Low Density Residential</i>	<i>1 dwelling units per 2-5 acres</i>	Mostly RR5 and RR3 with some RR2; primarily	None

<sup>1</sup> “Land Use 2025: Rhode Island State Land Use Policies and Plan.” Rhode Island Department of Administration Division of Planning Statewide Planning Program. 2006.

		single-family and agricultural uses.	
<i>Medium Density Residential</i>	<i>Minimum 1 dwelling unit per acre.</i>	Located mostly in R20, which meets the standard, although RR2 does not.	Consider the zoning of RR2 districts within the urban services boundary. Otherwise, the R20 district already complies.
<i>High Density Residential</i>	<i>Minimum 5 dwelling units per acre.</i>	Located in R20 or commercial districts, no zoning district in Coventry meets the density requirement.	Rezone to allow multifamily by right in these areas, tied to sewer access.
<i>Open Space &amp; Agriculture</i>	<b><i>Maximum 1 dwelling unit per acre.</i></b>	No existing zoning specifically for preservation – all zoned residential.	Create an Open Space & Agriculture overlay to address sensitive rural areas. Residential densities in these areas are already below the maximum.  For open space in eastern Coventry, encourage conservation restrictions on valuable properties without them.
<i>Commercial</i>	<i>None</i>	Existing GB and BP zones	None
<i>Light Industrial</i>	<i>None</i>	Parcels with existing industrial uses.	None
<i>Mixed-Use – High Density</i>	<i>Minimum 5 dwelling units per acre.</i>	Located along main roads within the Urban Services Boundary in areas that would otherwise be HDR or Commercial.	Village Commercial districts already allow mixed-use, but it should be considered in other commercial areas.  Set as a receiving area for TDR
<i>Mixed-Use Village</i>	<i>2 units per acre</i>	Corresponds with VRC	Village Commercial districts already allow mixed-use; review regulations to encourage mixed-use in other zones.
<i>Source: Rhode Island Comprehensive Planning Standards Manual; Coventry Zoning Bylaw</i>			

### 1.2.1 MEDIUM DENSITY RESIDENTIAL (MDR)

*Land Use 2025* calls for most new development to be focused within the Urban Services Boundary at moderate to high densities. MDR is the “default” land use category for residential land within the boundary without access to sewer. The R20 district already meets MDR minimum density requirements and does not require any amendments to meet FLUM

objectives. The Town should, however, consider rezoning areas zoned RR-2 inside of the Urban Services Boundary to R20.

### 1.2.2 HIGH DENSITY SEWERED RESIDENTIAL (HDSR)

For parcels that do not tie into a larger wastewater treatment system, the need to reserve space for on-site treatment significantly limits residential density. Areas in the Urban Services Boundary with access to sewer should allow residential development of 5 units per acre by right, whereas other areas within the urban services boundary. Areas shown as HDSR are either already served by sewer or are adjacent to existing sewer infrastructure and could potentially be connected if a project demanded.

HDSR areas are mostly in the R20 District, which allows one dwelling unit per 20,000 square foot lot by right. To comply with minimum density requirements without changing minimum lot size, up to three units per lot would have to be allowed by right. This might be accomplished through adoption of an overlay district tied to sewer availability.

### 1.2.3 FUTURE HDSR

The Town is developing a 2022-2023 Sewer Facility Plan Update concurrently with this Comprehensive Plan, which will include recommendations on high-priority areas to consider the expansion of sewer services. Coventry utilizes only a small proportion of the wastewater processing capacity it purchases from West Warwick, and the Town must consider the potential development benefits of sewer expansion with the costs. The FLUM incorporates the draft findings of the sewer plan<sup>2</sup> to designate some of the most likely future high-density growth areas. These areas, once sewered, will fall under the same set of recommendations as HDSR.

### 1.2.4 LOW DENSITY RESIDENTIAL (LDR)

LDR areas are the more suburban or rural parts of Coventry where single-family homes on larger lots are the norm. The residential densities currently allowed in these areas already meet the statewide standard of a maximum of 1 unit per acre, so no changes are required.

### 1.2.5 MIXED USE – HIGH DENSITY (MUHD)

This designation is applied to HDSR areas where a combination of commercial and residential uses should be encouraged at the same level of density as nearby HDSR areas. Most of Coventry's existing sewer infrastructure is located in primarily commercial areas, and it is important to maintain and strengthen the Town's commercial base. However, a residential element can be a key factor in making a project financially feasible for a developer and will also help the Town reach its affordable housing goals. Therefore, allowing mixed-use by right in certain areas of eastern Coventry is appropriate. Both vertical (commercial uses on the ground

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<sup>2</sup> As of November 2022.

floor and residential uses above) and horizontal (different uses located in different structures on the same property) mixed-use should be considered.

### 1.2.6 MIXED USE – VILLAGE

The MUV category is based on Coventry’s existing Village Commercial zones, which already allow some mixed-use development. The Mixed-Use Higher Density category describes sewered or potentially sewered areas that could support large-scale multifamily development, but development in MUV areas should be smaller-scale and designed to visually bolster the local character and act as rural and suburban centers. Residential density should be greater than the surrounding rural or suburban areas, but exact standards would vary between different MUV sites and should be based on studies of local wastewater capacity.

### 1.2.7 COMMERCIAL

The FLUM imagines that Coventry has retained its commercial land, either as purely commercial or mixed-use areas. The Town should work to strengthen its commercial base along Main Street and in the Centre of New England and consider extending the Tiogue Ave. commercial corridor. Most areas targeted for the expansion of commercial uses are classified under one of the two mixed-use categories.

### 1.2.8 LIGHT INDUSTRIAL

The days of heavy industry are behind Coventry, but some less intensive industrial uses such as light manufacturing or biomedical facilities remain in Town. Like commercial uses, the FLUM assumes that existing industrial uses will continue in their current locations. Unlike commercial, light industrial uses should not be expanded without careful consideration as they can have significant impacts on neighboring properties.

### 1.2.9 OPEN SPACE AND AGRICULTURE

The residents of Coventry value their natural outdoor spaces throughout the Town and the historic agricultural landscape of western Coventry. The Open Space and Agriculture (OSA) designation encourages the preservation of land as-is and includes all existing permanently protected open space as well as parcels that are currently classified as “Open Space, Forests, and Agriculture” by the Town’s Assessor.

Most of the land shown as OSA on the FLUM is zoned for single-family residential development without any conservation protections. While the Town cannot, through zoning, deprive landowners in these areas of all productive economic use of their property, it can offer incentives to redirect development away from environmentally sensitive and undisturbed areas into places designated for higher-intensity development. The main tool the Town should consider is a transfer of development rights (TDR) program, in which property owners can transfer their development rights to a different property elsewhere in Town. For example, the

owner of an environmentally sensitive property in west Coventry where a single-family home could be constructed by right might be incentivized to transfer or sell the right to build that unit to a buildable parcel in eastern Coventry where infrastructure could support an additional unit. Under such a program, more land could be conserved without reducing the total amount of housing that can be built in Coventry.

### 1.3 INTRODUCTION TO LAND USE

Land use is a unique comprehensive plan element in that it examines the trends of other elements and asks: *where* is this happening, and why? This section explores the history of where residential, commercial, and industrial development have taken place in Coventry and lays out a vision for where the community would like to encourage development in the future.

### 1.4 OVERVIEW OF EXISTING CONDITIONS

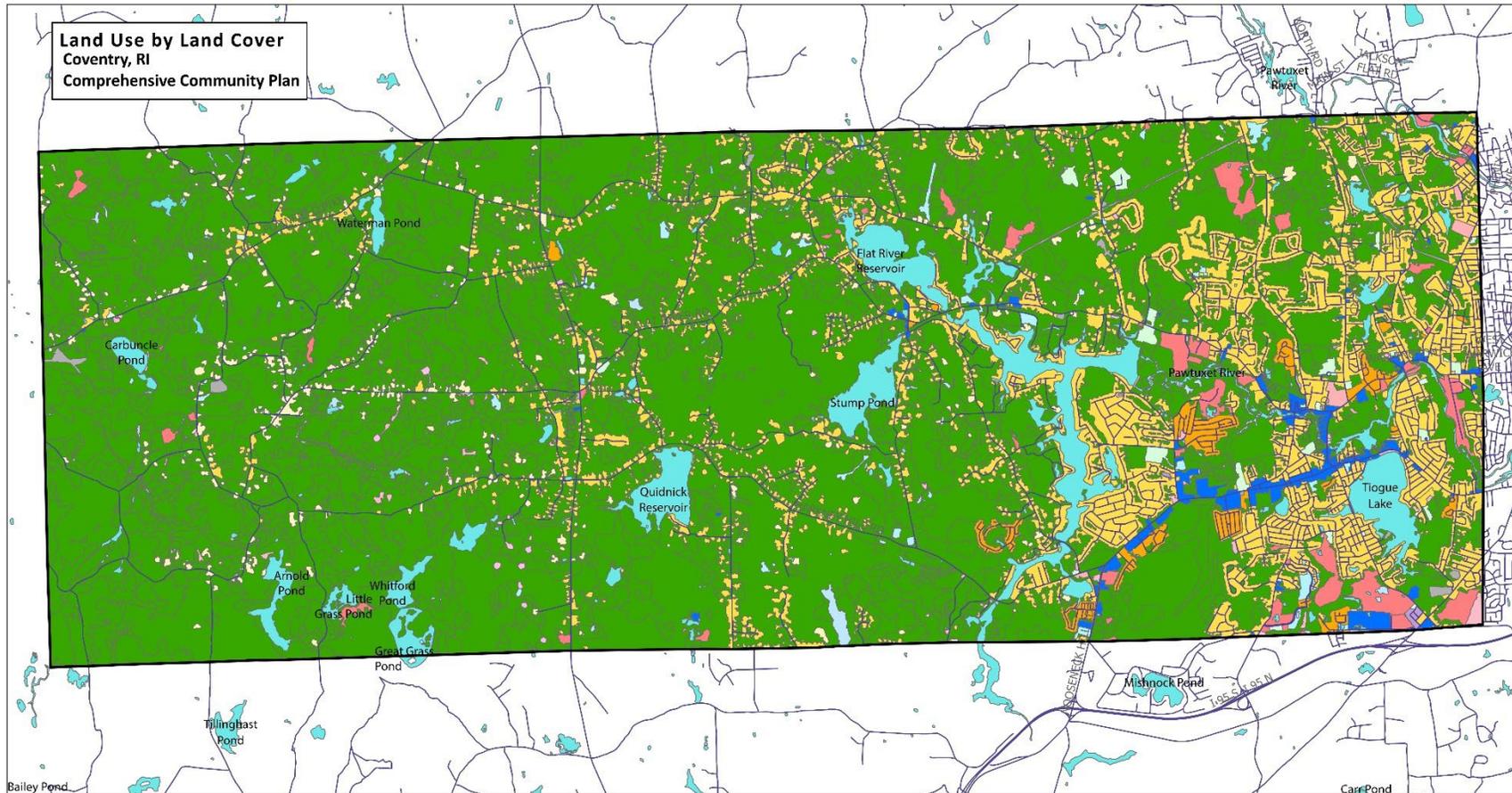
#### 1.4.1 EXISTING LAND USE TRENDS

##### 1.4.1.1 TOWN-WIDE LAND USE PATTERNS

In 2022, Coventry is a primarily residential community, but in the thousands of years humans have inhabited the area it has seen a diverse array of uses and development patterns across its 62 square miles.

The Shawomet, a community of the Narragansett people, fished, hunted, gathered, and grew crops along Coventry's rivers. When European settlers arrived and founded the Town of Coventry 300 years ago, they engaged in many of the same agricultural activities. After incorporating in 1741, the nineteenth century saw the town embrace industry with major mill development in the east. Today's Coventry is comprised of a loose grouping of villages, centers, and neighborhoods, each with a unique character, but the Town lacks a central downtown. Textile mills, rural agricultural homesteads, and modern suburban subdivisions have all contributed to the Town's look and feel, to varying degrees from neighborhood to neighborhood.

Map 1.2 shows the current land uses in Coventry using the latest satellite land cover data to differentiate between developed and undeveloped land, and describes the specific type of use for each area of developed land. Table 1.2 lists each use category by its total land area.



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Source: RIGIS, Land Use by Land Cover 2020.

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Date: 8/3/2022



**Legend**

- Municipal Boundary
- Roads
- Lakes and Ponds
- Low Density Residential (>2 acre lots)
- Medium Low Density Residential (1/8 to 2 acre lots)
- High Density Residential (<1/8 acre lots)
- Commercial
- Industrial
- Mixed Use
- Forest, farms, and other open land
- Institutional (schools, hospitals, churches, etc.)
- Vacant and other land
- Utilities and transit

**Map 1.2. LAND USE BY LAND COVER**

Land Use	Acres	% of land
Forests (all)	26,598.47	66.5%
Residential (all)	6,812.68	17.0%
Water	2,186.17	5.5%
Agriculture (utilized and unutilized)	1,430.18	3.6%
Wetlands	781.19	2.0%
Industrial & Mining	629.00	1.6%
Commercial	428.84	1.1%
Recreation (Developed)	220.4	0.6%
Vacant & Open Land (Urban)	295.36	0.7%
Institutional (schools, nonprofits, etc.)	174.33	0.4%
Utilities & Energy	123.95	0.3%
Other	290.87	0.7%
Total	39,971.44	100.0%

*Source: RIGIS*

Over two-thirds of the land in Coventry is forested, and only about 21 percent is developed (not including agricultural land like fields and pastures). Table 1.3 lists the uses for only this developed land, showing that the vast majority of development in Coventry has been for housing.

Use	#	%
Residential (all)	6,812.7	81.2%
Industrial & Mining	629.0	7.5%
Commercial	428.8	5.1%
Recreation (Developed)	220.4	2.6%
Institutional (schools, nonprofits, etc.)	174.3	2.1%
Utilities & Energy	124.0	1.5%
Total Developed Area	8,389.2	21.0%

*Source: RIGIS*

The land use data in Table 1.2 and Table 1.3 was updated for the year 2020 as this plan was being drafted, allowing for a comparison between 2011 and 2020 data to see how land use patterns have changed in Coventry over the last decade. Changes were slow but showed steady development, as residential land increased while forested areas decreased, both by several hundred acres.

Land use patterns are far from uniform across Coventry, especially between the urban and suburban neighborhoods of east Coventry and the rural communities of west Coventry. Most of

the developed land in Table 1.2 and Table 1.3 is in east Coventry, whereas most forestland is in the west.

In the east, industrial villages like Anthony developed in the nineteenth century, bringing with it high-density residential development to house workers. Today, little active industrial activity remains in town, but east Coventry remains the Town's commercial center, including the large mixed-use Centre of New England development along the border with West Greenwich and East Greenwich.

Most land in west Coventry remains undeveloped largely due to the areas' agricultural history, although few active farms remain today. New development in the western part of town takes the form of single-family homes on large lots in keeping with the area's rural character. The only notable commercial area in west Coventry is the Summit Village traffic circle, but even this center is largely undeveloped with only a handful of small businesses.

#### 1.4.1.2 RESIDENTIAL DEVELOPMENT

Once an industrial center in its own right, Coventry transitioned into a suburban commuter community in the postwar years of the twentieth century. The clusters of residences that developed around mill villages were mainly built before World War I, whereas many of the subdivisions in Town were built between 1970 and 1990. Most single-family subdivisions up to the present day have been built in the previously undeveloped parts of east Coventry and in Central Coventry.

West Coventry is characterized by low-density residential development along major roads, with few subdivisions. Homes in this area are larger and newer, on average, than homes in the east, with a median year built of 1980. West Coventry also has clusters of historic buildings in village centers, but most existing housing was built post-1970. Map 1.3 shows the Town's residential parcels by the year the primary building was constructed.

While Coventry has few apartment buildings, the 2010's saw two major mill redevelopment projects in Anthony and Harris villages that added 279 rental units. Several large condominium projects were constructed since 2010, notably adding hundreds of units to the Centre of New England site in the southeast. Coventry has several large mobile home parks in the eastern part of town, containing around 700 total manufactured homes. Two of these developments, Ramblewood Estates and Mapleroot Village, have permanent restrictions on some units making them affordable to low-income households<sup>3</sup>.

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<sup>3</sup> In Rhode Island state law, an affordable homeownership unit is a housing unit where housing payments (including mortgage payments, taxes, and insurance) make up no more than 30 percent of a household's total income, for households with 120 percent or less of the area median income.

#### 1.4.1.3 COMMERCIAL DEVELOPMENT

Coventry's commercial activity is centered on Tiogue Avenue/Route 3, an automobile-oriented corridor lined with national fast food restaurant chains, medium-sized retail establishments, banks, gas stations, and some notable local businesses, though national business are more common. There are also a couple of large commercial plazas nearby off Main Street/Route 117. This area is characterized by "strip" style development with little to no landscaping or cohesive design.

The other major commercial area is the Centre of New England complex, located on Coventry's southern border with direct access to Interstate 95. This 420 acre mixed-use development is anchored by big-box retailers like Wal-Mart and BJ's and includes restaurants, hotels, and office space used by smaller local businesses, however much of the original 2003 buildout plan remains undeveloped. The Centre of New England is partially located in East Greenwich and West Greenwich, but the largest retailers are in Coventry. Most of Coventry's businesses are adjacent to major transit corridors like Route 3 and I-95, although there are some scattered commercial sites elsewhere in east Coventry and along Flat River Road.

#### 1.4.1.4 INDUSTRIAL DEVELOPMENT

While the industrial revolution of the eighteenth century gave rise to the distinctive brick mill buildings and dense worker housing development in the villages of east Coventry, little active industrial activity remains in those areas today. Coventry has a technology-oriented industrial park south of Route 117 by the West Warwick border, and the historic village of Harris in the northeast has several large mill buildings that have been redeveloped to house modern light industrial uses. Coventry has several active quarries scattered throughout Town that are also considered industrial land.

#### 1.4.1.5 OPEN SPACE

Most of the land in Coventry is undeveloped, although only a fraction of that land is permanently protected from development. Map 1.1 shows the permanently protected land that is closed off to any future development. State and local conservation land constitute about 7,640 acres, or about 19 percent of Coventry's land. The largest conservation areas are the Big River Management Area on the West Greenwich border and the Nicholas Farm Management Area on the Connecticut border. State and federal environmental regulations also limit the ability to develop land adjacent to bodies of water, wetlands, and other sensitive natural habitats.

1.4.1.6 LAND USE BY TAX PARCEL

Table 1.4 uses local Tax Assessor data<sup>4</sup> to provide an alternate view of land use in Coventry (also shown on Map 1.3). The Assessor’s Database classifies each tax parcel under one primary use, whereas land cover data differentiates between developed and undeveloped land on a single parcel. Assessors are also concerned with different land use categories than those in Table 1.2. Land Use by Land Cover, especially those with tax implications such as government or nonprofit land. Comparing Table 1.4 and Table 1.2, the total area of open space is much greater than the area of parcels that contain *only* open space, indicating that much of Coventry’s forestland and farmland is on parcels that also contain a primary structure. These parcels are mostly large lots with a single residential structure where most of the land area has remained forested.

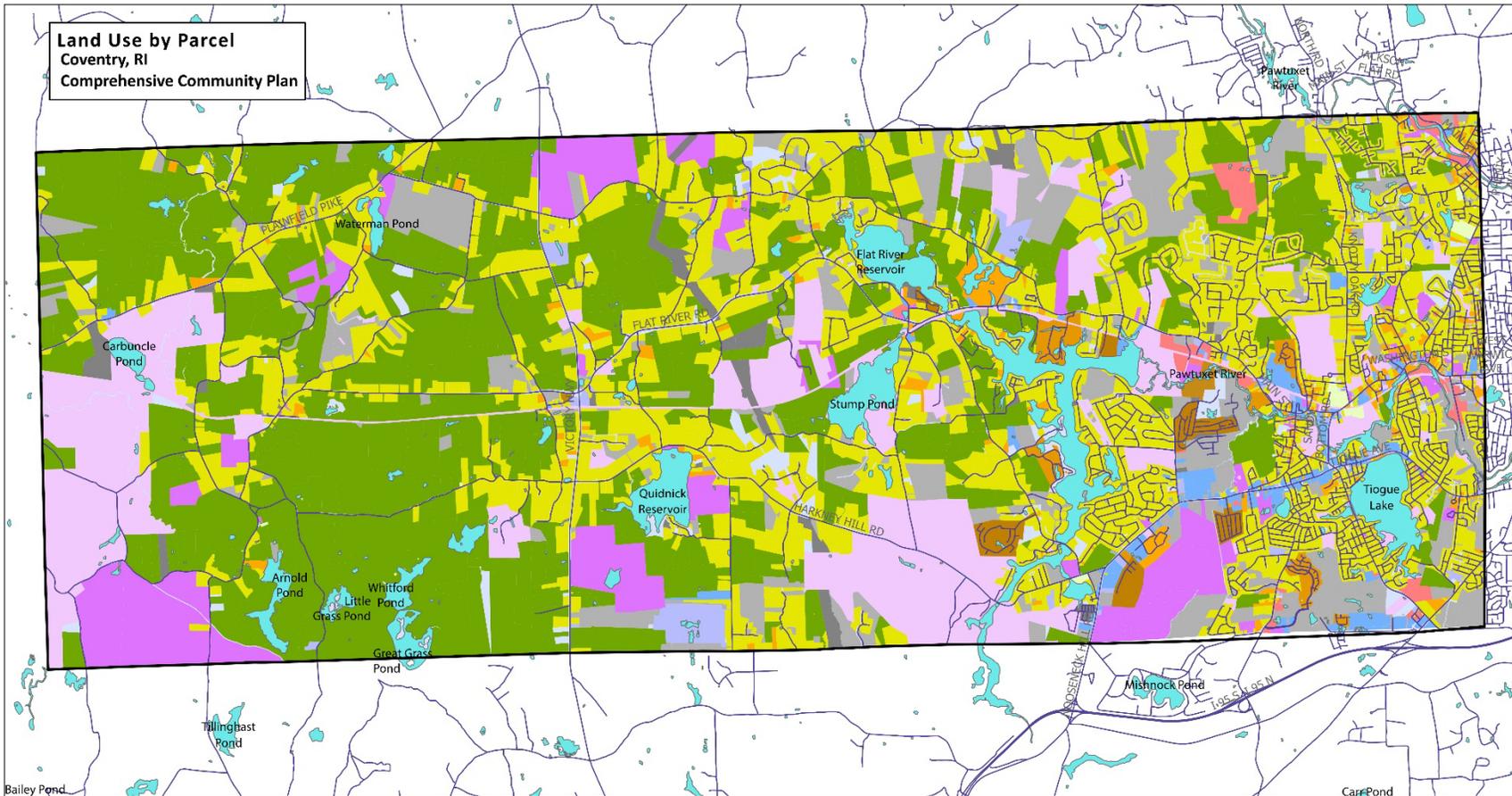
Table 1.4 shows that nearly 20 percent of Coventry is owned by the municipal or state government, and that about 10 percent of land is considered vacant. Vacant land is potentially developable with no permanent legal protections, as opposed to conservation land that can never be built upon. It is possible that vacant land may be difficult or impossible to develop for other reasons, such as not meeting the dimensional requirements in Coventry’s zoning ordinance. Map 1.3 shows that most vacant parcels are in east Coventry, although large pieces of vacant land are found throughout Town. Some Town-owned parcels may also be vacant with some development potential, depending on local policy.

**Table 1.4. Land Use by Tax Parcel**

Land Use	Acres	% of total
Open Space (inc. farm/forest)	12,680.5	35.5%
Single-family residential	10,299.8	28.8%
Municipal land	3,750.9	10.5%
Vacant land	3,383.1	9.5%
State Land	2,652.6	7.4%
2+ family residential	646.2	1.8%
Other Developed	598.1	1.7%
Commercial	486.2	1.4%
Mixed use - commercial/residential	360.0	1.0%
Industrial	278.7	0.8%
Utilities & Infrastructure	232.5	0.7%
Schools	179.9	0.5%
Churches/Religious	92.2	0.3%
Cemetery	65.7	0.2%
Seasonal/Beach Property	22.6	0.1%
<b>Total</b>	<b>35,729.0</b>	<b>100.0%</b>

*Source: Coventry Tax Assessor’s Office, 2020*

<sup>4</sup> Most recently updated in 2020.



Land Use by Parcel  
Coventry, RI  
Comprehensive Community Plan

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Source: Town of Coventry, Assessor's Database 2020 RIGIS



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**Legend**

- Municipal Boundary
  - Roads
  - Lakes and Ponds
- Single-Family Residential
  - Commercial
  - Forest/Farm/Open Space
  - Industrial
  - Mixed-Use
- Utilities, Infrastructure, and other developed land
  - Vacant
  - Mobile Home
  - Multi-Family Residential
  - Government-Owned Land
  - Non-profit

Map 1.3. LAND USE BY PARCEL

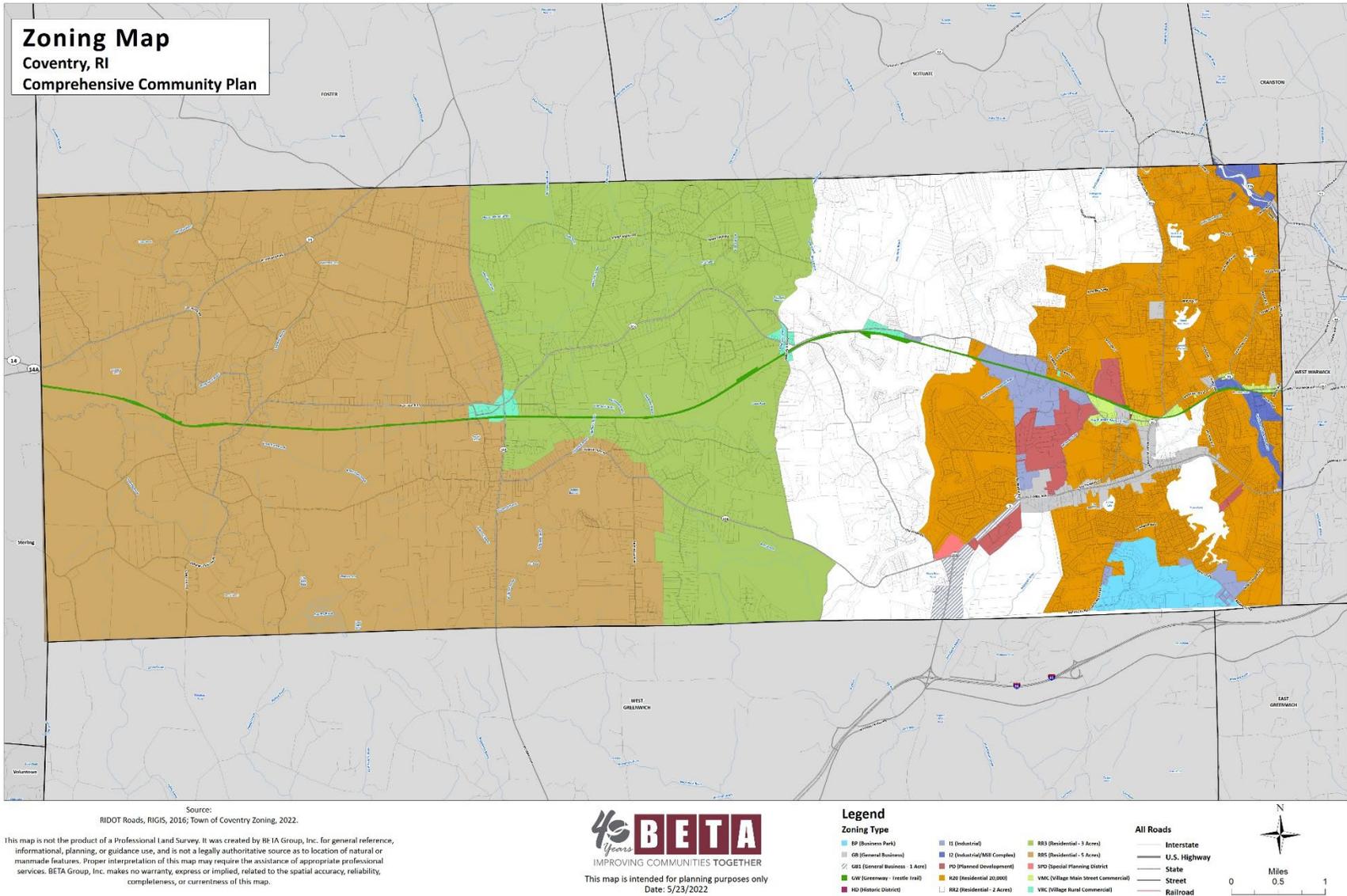
## 1.5 ZONING DISTRICTS

A Town’s zoning ordinance is its primary tool for regulating land use within its borders. Zoning shapes land use in two main ways:

- Regulating built form by requiring new construction conform to certain dimensional standards, such as the distance between buildings and lot lines or how much of a lot can be rendered impervious. These regulations affect the look and character of an area.
- Regulating allowable uses, ensuring that only activities compatible with the surrounding area can be proposed.

Zoning splits municipalities up into different zoning districts, where different sets of regulations apply. In this way, a town can require that, for example, only commercial uses may be proposed in a certain area, or new buildings must be sited far back from the road in another.

Coventry has twelve zoning districts on its zoning map (see Map 1.4), with an additional two “floating” zoning districts and two “overlay” districts (see “Other Districts” section). Table 1.5 lists each zoning district by major use type (residential, commercial, and industrial) alongside selected dimensional regulations that are representative of the district’s built form.



Map 1.4. Zoning districts

**Table 1.5. Summary of Regular Zoning Districts**

District Name	Min. lot area	Frontage (feet)	Setbacks (front/side/rear)
<b>Residential Districts</b>			
Rural Residential 5 (RR5)	5 acres	300	100/85/150
Rural Residential 3 (RR3)	3 acres	225	50*/50/90
Rural Residential 2 (RR2)			
Residential (R20)	20,000 sq. feet	120**	35/20/40**
<b>Commercial Districts</b>			
Village Rural Commercial (VRC)	40,000 sq. feet	125	20/15/25
Village Main Street Commercial (VMC)	7,500 sq. feet	80	10/10/20
General Business (GB)	15,000 sq. feet	125	10/10/30
General Business 1 (GB-1)	1 acre	200	10/10/40
<b>Industrial Districts</b>			
Industrial 1 (I1)	60,000 sq. feet	150	50/30/50
Industrial/Mill Complexes (I2)	N/A	N/A	50/30/50
<i>*Does not include floating zones or overlay districts</i>			
<i>**Dimensional standards in R20 are more intensive for single-family dwellings without public water and for two-family dwellings</i>			
<i>Source: Town of Coventry Zoning Ordinance</i>			

### 1.5.1 RESIDENTIAL ZONING DISTRICTS

Coventry is overwhelmingly zoned for residential development. The Town’s four residential zoning districts comprise 94 percent of its total area (see Table 1.6), meaning that barring other regulatory restrictions single-family homes are allowed “by right”<sup>5</sup> almost anywhere. No non-residential district comprises more than 1.1 percent of the Town’s total area.

**Table 1.6. Coventry Zoning Districts by Area**

District	Area (acres)	%
Rural Residential-5 (RR5)	16,483.2	41.7%
Rural Residential-3 (RR3)	7,761.9	19.7%
Rural Residential-2 (RR2)	7,197.6	18.2%
Residential-20 (R20)	5,859.3	14.8%
Planned Development (PD)	436.2	1.1%
Business Park (BP)	419.6	1.1%

<sup>5</sup> A use allowed by right is one that does not require any special permissions from the Town. An as-of-right use must be permitted to move forward so long as all other applicable legal standards are met.

Industrial (I1)	389.4	1.0%
General Business (GB)	358.8	0.9%
Industrial/Mill Complexes (I2)	184.1	0.5%
General Business-1 (GB1)	182.6	0.5%
Village Rural Commercial (VRC)	119.5	0.3%
Village Main Street Commercial (VMC)	91.5	0.2%
<b>Total</b>	<b>39,483.7</b>	<b>100.0%</b>
<i>Source: Town of Coventry</i>		

Coventry’s residential zoning districts clearly delineate the divide between east and west. The **Residential (R20) District** covers the areas in east Coventry where traditional mill village settlement patterns dominated before zoning was adopted. R20 allows the densest residential development in Coventry (see Table 1.5). Notably, the R20 district has more intensive dimensional standards for lots without access to municipal water.

Almost 80 percent of Coventry’s land is zoned under one of the three “rural residential” zones, including nearly all land west of the Flat River Reservoir. All three zones are similar in intent and differ mainly in their dimensional requirements, allowing more density in the east and less in the west. The zoning ordinances assume that rural residential districts will not have access to municipal water or sewer services and will therefore require larger lots to accommodate private wastewater systems. Most land in the rural residential zones is undeveloped forest or farmland.

The number in each rural resident district name is the minimum buildable lot size, in acres; for example, the **Rural Residential 5 (RR5) District** requires a five-acre lot to construct a single-family dwelling and requires the largest setbacks from property lines of any residential district (see Table 1.5). RR5 is the largest district in Town, covering west Coventry, and is “designed to preserve the rural character of the Town and to preserve and protect environmentally sensitive land.”<sup>6</sup> A few non-residential uses related to agriculture and other customarily rural activities like logging and traditional craftsmanship are permitted, and some agriculturally oriented commercial uses like garden supply shops can be allowed by special permit.

**Rural Residential 3 (RR3) District** covers most of Central Coventry, and like RR5 discourages intensive development to protect the environment and groundwater reserves. Use regulations are less permissive than the RR5 district but may still allow select non-residential uses consistent with a rural character. **Rural Residential 2 (RR2) District** covers part of Central Coventry and the less-developed parts of east Coventry. Most of the non-residential uses permitted in the more rural districts are prohibited here, and many of the neighborhoods are more suburban in character than rural.

<sup>6</sup> Coventry Zoning Ordinance

### 1.5.2 COMMERCIAL ZONING DISTRICTS

All of Coventry's commercial zoning districts are in the east, except for the Village Rural Commercial district at Summit Village, home to a few small businesses. Most of Tiogue Avenue is zoned **General Business (GB)**, Coventry's primary commercial district. The lower part of Route 3 near West Greenwich, including Nooseneck Road, is zoned as **General Business 1 (GB-1)**, which allows the same uses as the GB District but with somewhat more intensive dimensional regulations. Most common types of retail, restaurants, and supermarkets are allowed by right in GB and GB-1.

**Village Rural Commercial (VRC)** and **Village Main Street Commercial (VMC)** are "traditional mixed use village nodes" that follow older, more traditional commercial development patterns than the GB District. The VMC District is located along Main Street in the traditional commercial centers of east Coventry's mill villages. VMC mixes with the GB District west of the intersection of Main Street and Sandy Bottom Road. The VRC District is in the Summit Village area at the Route 117/102 intersection in west Coventry.

Both village commercial districts allow commercial, residential, and mixed-use development, subject to special design and development standards meant to preserve the historic character of the area. Some limited retail uses are allowed by right, and multifamily apartments above commercial space are allowed by special permit.

The **Business Park (BP)** District is contiguous with the Centre of New England development on Coventry's southern border. The BP District denotes "major commercial, office and industrial centers,"<sup>7</sup> and allows the most intensive uses of any commercial district with many types of light manufacturing and industrial storage allowed by right. The zoning also states "Proposals shall ensure a coordinated development plan where uses, traffic controls, open space needs, buffering, and site appropriateness can be evaluated."

### 1.5.3 INDUSTRIAL ZONING DISTRICTS

Coventry has two primarily industrial zoning districts, both located in east Coventry. The **I1 District** is located largely south of Route 117, east of the easternmost point of the Flat River Reservoir. I1 is home to several industrial-oriented retail facilities, light manufacturing, and an asphalt quarry. The **I2 District** is designed to facilitate redevelopment of historic mill sites. Coventry's two I2 districts are located in the northeast corner of town by the old Harris Mill complex and along the Pawtuxet River near the border with West Warwick. Both I2 districts have seen major residential mill redevelopment projects but still host modern industrial parks and complexes. Most types of manufacturing allowed in Town are allowed in both industrial districts, although I1 is more permissive. The original intent of the Mill Redevelopment District, discussed below, was to replace the I2 district and prioritize reuse of mill structures for

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<sup>7</sup> Coventry Zoning Ordinance

residential use. However, this vision was never properly adopted for these areas and the original I2 district remains.

#### 1.5.4 OTHER ZONING DISTRICTS

The **Planned Development District (PD)** allows a wide variety of residential, commercial, and industrial uses including mixed-use and multi-family developments. Projects proposed in the PD zone are called **Land Development Projects (LDP)**.

LDPs are a flexible type of application that can be applied to “residential, commercial, institutional, recreational, open space, and/or mixed uses.”<sup>8</sup> The Planning Commission has discretion in approving LDPs if the applicant can demonstrate that deviating from the dimensional regulations of underlying zoning will not have a negative impact on the surrounding area and will further important Town goals.<sup>9</sup> Some use regulations may also be waived, such as proposing a residential development in a non-residential zone. At least 40 percent of an LDP site must be preserved as open space.

Three sites are currently zoned as PD, all in east Coventry and all residential: the Washington Village condo development, Woodland Manor apartments, and the Westwood Estates mobile home park.

Coventry has one “floating district,” **Residential Mobile Home (RMH) District**, that does not currently appear on the zoning map (Map 1.4) to regulate mobile home parks. A mobile home park in the RMH district requires a minimum of ten acres, and at least 10 percent of land must be set aside as open space.

The **Special Planning District (SPD)** is one of two overlay districts, a “second layer” of zoning regulations that are applied in addition to the underlying zoning district. The SPD was adopted specifically to “revitalize and develop Tiogue Avenue/Nooseneck Hill Road and Sandy Bottom Road so as to dramatically improve the functioning and appearance of this arterial corridor, create redevelopment opportunities and create jobs.”<sup>10</sup> The district is especially concerned with the appearance and visual character of Coventry’s main commercial corridor, and requires a design review process by the Planning Commission to avoid further “strip” style development. The SPD has no impact on the allowed uses in the district.

The **Floodplain Overlay District**<sup>11</sup> was established in the flood hazard areas identified by FEMA to prevent an increase in flood risk due to new development in environmentally sensitive areas.

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<sup>8</sup> Coventry Zoning Ordinance

<sup>9</sup> Factors for the Commission to consider in making this determination include impact on public services, impact on public health, whether the proposed design is appropriate for the site, and unique characteristics of the site that might allow it support additional density, among others.

<sup>10</sup> Coventry Zoning Ordinance

<sup>11</sup> Established in Coventry’s general ordinance rather than its zoning ordinance.

Development proposals in the Floodplain Overlay District must comply with additional design and construction standards, including elevating new buildings above the base flood elevation and designing septic systems to avoid contaminating nearby water bodies.

#### 1.5.5 OTHER ZONING REGULATIONS

A **Residential Cluster Development (RCD)** is an alternate approach to the traditional suburban subdivision that prioritizes creative design to preserve as much of the natural environment as possible. Buildings are clustered together at a higher density in a smaller portion of the property than would otherwise be allowed, allowing more land to remain undeveloped and minimizing impervious surfaces like driveways. An RCD may be proposed in any residential district, with the total number of units not to exceed what would otherwise be permissible in the district. However, a developer can earn a density bonus of up to 20 percent more units by preserving at least half of the site as open space or preserving particularly valuable historic or natural features. Minimum lot size of 20 acres in the RR5 District, 10 acres in the RR2 District, and 5 acres in the R20 District are required.

**Accessory Dwelling Units** are small residential units that may be added to an existing dwelling or parcel. They may be either attached to the main structure or detached. The ADUs must be subordinate to the main dwelling and the overall size the ADU can be built is regulated by the number of bedrooms.

**Minimum parking requirements** can have a significant effect on the viability of a project. As an example, Coventry requires two parking spaces per unit for all residential uses, which significantly increases the amount of land required for projects with a large number of units. Most retail uses require one parking space per 150 or 200 square feet of gross floor area, depending on the total gross floor area.

## 1.6 FLUM FINDINGS

Residents have expressed their desire to avoid further development of West and Central Coventry to maintain the areas' rural character. While this desire seems at odds with the designation of Summit Village as a rural growth center, it remains to be seen whether residents would accept carefully planned development that is mindful of local character and history while improving west Coventry's access to goods and services.

## 1.7 NEEDS AND OPPORTUNITIES

- Coventry did not adopt zoning ordinances until 1981, so many lot lines were drawn and structures were built before zoning regulations were enforced in the Town and may not comply with those regulations as they exist today. These "nonconforming" structures or lots require a variance from the Zoning Board for any extension or expansion, no matter how minor. Planning staff report that as a result, the Board must hear many applications for inconsequential alterations on nonconforming properties.

- Planning staff report that the current Table of Uses has caused the Planning Commission difficulties. It is simultaneously too detailed, containing many unusual uses that are rarely or never proposed, and missing some key uses that has made interpretation difficult.
- Public input collected for the Comprehensive Plan update process and past planning efforts indicate a desire to see most undeveloped land preserved as-is, and a focus on redevelopment and reuse in urban areas.
- There are opportunities to expand commercial and mixed-use development along corridors like Route 3, especially if adequate sewer access becomes available.

### 1.7.1 BUILD-OUT ANALYSIS

The following build-out analysis attempts to estimate the amount of development that is possible in Coventry using assumptions based on current conditions. To produce an estimate of the number of residential units and the associated population growth, Table 1.7 shows the total land area for each zoning district where residential uses are allowed by right. Dividing the total land area (minus an assumed proportion of undevelopable land) by the minimum lot size required per unit gives a count of the theoretical maximum number of units that could be legally constructed in that district. Multiplying the predicted number of units by Coventry's average household size gives a rough estimate of how many residents might be expected to live in the new homes.

The build-out analysis is obviously not without its flaws. The entire exercise is based on assumptions: that the maximum allowable density for each of Coventry's zoning districts will not change, that the average household size will not change, that no more land will be permanently protected, etc.

**Table 1.7. Residential Build-out Analysis**

Land Use Category	Total Land Area (acres)	Buildable Land Area*	Percent Land Area	Max.Res Density	Res. Develop Potential (units)	Population capacity**
RR5	16,483	12,362	41.7%	0.20	2,472	5,935
RR3	7,762	5,821	19.7%	0.33	1,921	4,610
RR2	7,198	5,398	18.2%	0.50	2,699	6,478
R-20	5,859	4,394	14.8%	2.18	9,579	22,992
PD	436	327	1.1%	-	-	-
Commercial	1,172	879	3.0%	-	-	-
Industrial	574	430	1.5%	-	-	-
<b>Total</b>	<b>39,484</b>	<b>29,643</b>	<b>100.0%</b>	<b>-</b>	<b>16,671</b>	<b>43,845</b>

\* Buildable Land Areas reflect a 25% reduction from Total Land Area due to wetlands, roads, and other unbuildable areas.  
 \*\* Average population per household in Coventry derived from 2020 Census is 2.63 persons/household.  
 Source: Town of Coventry

Table 1.8 recreates the build-out analysis in Table 1.7 using the residential densities proposed on the Future Land Use Map (FLUM). In this alternative scenario, despite a slight majority of the

Town's land area being set aside to preserve as open space, the estimated number of units at buildout increased. This is primarily due to the increased residential density allowed in east Coventry. There is no guarantee that this many units will ever be built in Town or when such a buildout might be reached, but Tables 1.7 and 1.8 suggest that Coventry can both protect its natural resources and open space while growing its population and economy.

<b>FLUM Category</b>	<b>Land Area (acres)</b>	<b>% of land</b>	<b>Est. Res. Density</b>	<b>Est. Units at Buildout*</b>	<b>% of units at buildout</b>	<b>Population at Buildout**</b>
Open Space	19,676.55	50.9%	0	0	0.0%	-
Low Density	11,293.02	29.2%	0.4	3,614	19.6%	9,504
Medium Density	5,044.12	13.1%	2	8,071	43.8%	21,226
High Density	729.01	1.9%	6	3,499	19.0%	9,203
Commercial	727.02	1.9%	0	0	0.0%	-
Future Sewer	414.96	1.1%	6	1,992	10.8%	5,238
Light Industrial	395.08	1.0%	0	0	0.0%	-
Mixed-Use – High Density	256.31	0.7%	5	1,025	5.6%	2,696
Mixed-Use -Village	94.38	0.2%	3	227	1.2%	596
<b>Total</b>	<b>38,630.45</b>	<b>100%</b>	<b>N/A</b>	<b>18,427</b>	<b>100%</b>	<b>48,463</b>
*Excludes 20% of land to account for setbacks, open space, etc.						
**Based on the 2020 average household size of 2.63						

## 1.8 GOALS, POLICIES, AND ACTIONS

A complete list of goals, policies, and actions regarding the economic development of Coventry, Rhode Island can be found in Volume 1 of the 2026 Coventry Comprehensive Plan.

## 2.0 NATURAL RESOURCES AND CONSERVATION

### 2.1 INTRODUCTION

The results of the 2018 and 2022 Comprehensive Plan Survey indicate residents and stakeholders believe that protection and improvement of Coventry’s natural resources should be one of the top considerations with respect to planning for the future. Natural resources support the daily lives of Coventry’s residents and play a significant role in defining the character of the Town. Soils support septic systems for wastewater disposal and stormwater infiltration, as well as agriculture operations, while groundwater aquifers supply drinking water. Forests support development through providing wood for construction lumber and can assist in supplementing fossil fuels through producing firewood for home heating. Fields, forests, rivers, streams and lakes provide the ideal setting for hiking, hunting, playing and relaxing – activities that contribute to higher quality mental and physical health. Wetlands and floodplains also provide key roles in the protection of drinking water sources and the built environment by retaining toxicants and floodwaters.

Good planning incorporates an understanding of the connectedness between human activity and the surrounding environment. Over time, Coventry’s housing, industrial, and commercial development to the east has grown denser without significant investment in quality infill development, attractive streetscapes, vibrant parks, and playgrounds. As a result, many residents and prospective residents with financial flexibility are seeking new residential construction on previously undeveloped lands. This increase in demand for new residential construction is both pushing large-scale development westward and resulting in additional densely-clustered developments around delicate water bodies. With the increasing demand for renewable energy production, large parcels that historically supported farming or contiguous forest land have been cleared and graded, erasing the pre-existing habitats and disrupting natural drainage. As this pattern continues, fragile ecosystems are becoming threatened or lost.



**Figure 1 Tiogue Lake from near Tiogue Avenue**

Coventry’s historic response to this trend has been to use its zoning regulations to reduce housing density in Coventry’s central and western districts, however, this response requires re-imagining to focus on the Town’s goals and vision for the future. Reversing ecological decline to sustain the natural resources that residents value requires the adoption of modern planning techniques that identify, prioritize, and protect fragile ecosystems.

This element summarizes Coventry’s natural resources including soils, surface waters, wetlands, groundwater, habitat, natural vegetation, protected open space, and other environmental features that support each residents’ life every day. This section also offers indicators of environmental trends that are largely (but not always) the result of development impacts, and a summary of resources at the federal and state level that can support local conservation measures. Finally, Town staff recommends policies

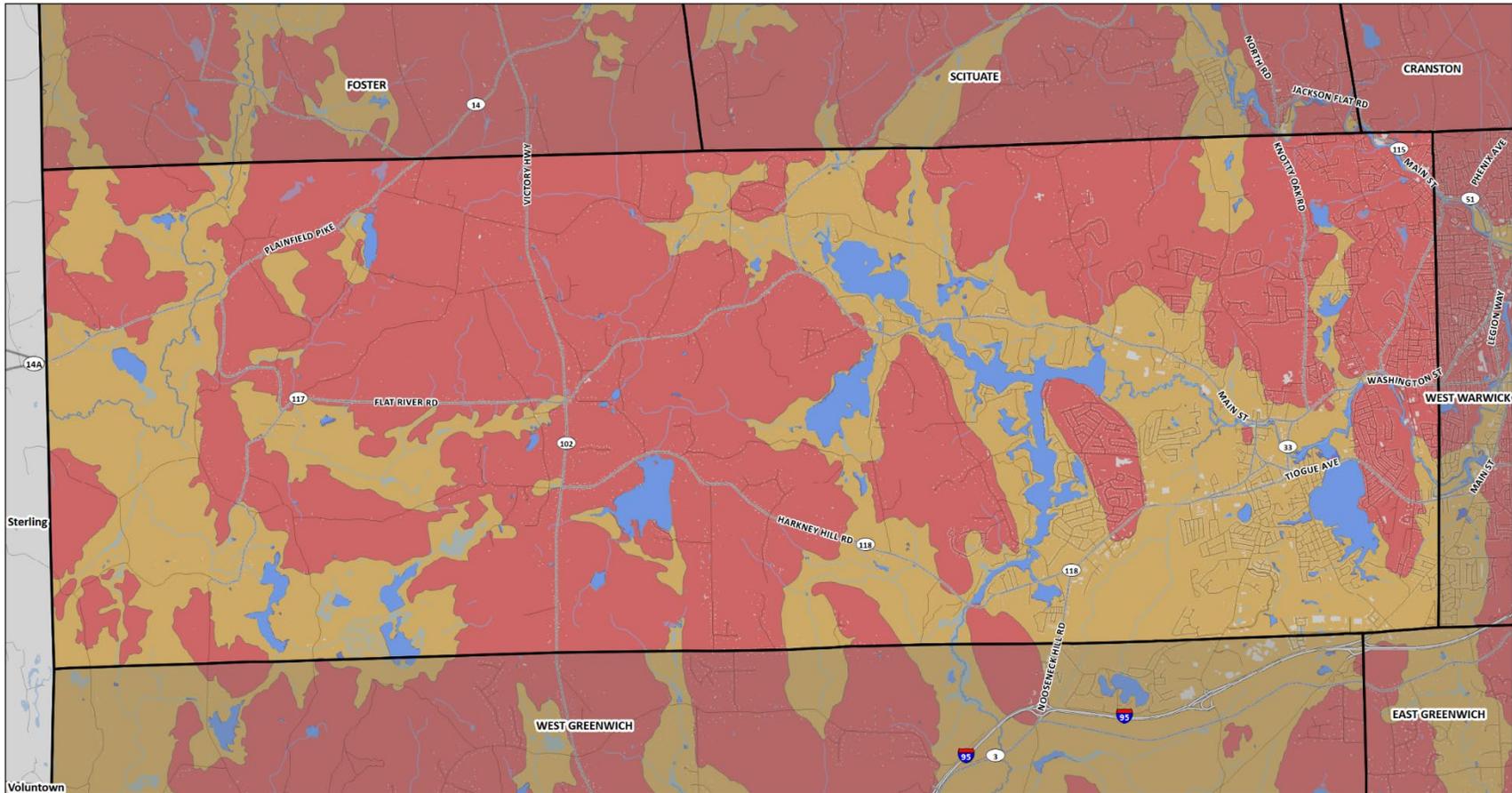
intended to provide a framework to incorporate protecting natural resources and conserving ecologically-significant open space as integral to Coventry's future growth.

## 2.2 OVERVIEW OF EXISTING CONDITIONS

### 2.2.1 SOILS

Rhode Island was covered by glacial ice sheets several thousand feet thick during the Pleistocene Epoch, which began 2.5 to 3 million years ago. As the glacier moved south, it picked up older glacier deposits, bedrock and soil. The final deposition of glacial material occurred 10,000 to 12,000 years ago. The meltwater from the receding glacier carried eroded material, forming a landscape of kames, eskers, terraces, and outwash plains.

The surficial geology in Coventry is categorized as till and outwash plains (Map 2.1), with approximately 22,988 acres consisting of till and 15,165 acres of outwash. Areas of till are generally located in central and northeast Coventry, while areas surrounding major waterbodies in the southeast and western portions of the Town consist of outwash. Bedrock geology in Coventry consists of primarily of granite bedrock in the center of Town, with alkali-feldspar granite to the east and fine-grained granite and augen granite gneiss to the west.



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIGIS Glacial Deposits, 1989.

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Date: 10/12/2022



**Surficial Geology**

- Outwash
- Till
- Water
- Interstate Road
- State Road
- Local Road

Map 2.1 Surficial Geology

## 2.2.1.1 INVENTORY OF SOIL TYPES

Construction is directly related to soils, as certain types of soils can support site development and septic systems better than others. Soils that are more easily developed are said to represent a “minimal constraint to development,” while soils that are hydric (i.e. those that are permanently or seasonally saturated with water) require more engineering and design for septic systems. Stony soils are described as “challenging soils for development” and involve detailed site design to reduce erosion.

The USDA Natural Resources Conservation Service (NRCS) Soil Survey describes the type and nature of soils in the country. The NRCS resurveyed Coventry in 2017-2018. Soils found from central Coventry west to the Connecticut line represent much of the town’s developable land. These soils support septic systems for low and moderately dense residential development. Soils that represent a moderate constraint to development are generally found in the north central section of town, and much of this area remains undeveloped. Challenging soils are disbursed in central and western Coventry. As expected, Coventry’s soils have not changed since the last comprehensive plan; however, soil *classifications* have changed and the availability of soils data as well as analyses of development possibilities are now readily available and mapped on the USDA Soil Survey website.

The USDA, NRCS Soil Survey of Rhode Island lists 75 soil classification within the approximate 39,745 land acres that comprise the Town of Coventry. Of these soil classifications, eight are most prominent. Each one covers more than 1,000 acres and, combined, they account for approximately 50 percent of the surface area of the town. They are listed in Table 2.1.

**Table 2.1 Predominant Soil Classifications**

Map Unit Name	Acres	Percent of Coventry	Constraint to Development	Hydrologic Soil Group / Depth to Seasonal High Water
Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	4,964	12.4%	Moderate	B, > 6 feet
Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	3,828	9.6%	Severe	D, 0 feet, Hydric
Hinckley loamy sand, 8 to 15 percent slopes	2,731	6.8%	Bedrock and/or slope	A, > 6 feet
Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	2,170	5.4%	Moderate	B, > 6 feet
Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	1,854	4.6%	Moderate	B, > 6 feet
Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	1,601	4%	Seasonal high-water table	D, 1.5 feet
Canton and Charlton fine sandy loams, 3 to 15 percent slopes, very rocky	1,400	3.5%	Moderate	B, > 6 feet, Bedrock
Swansea muck, 0 to 1 percent slopes	1,142	2.9%	Severe (hydric)	D, 0 feet, Hydric

Source: 2018 USDA, Soil Conservation Services, Web Soil Survey

Each of these soil groups, and the remaining soil groups which make up smaller percentages of Coventry, provide different development constraints from the perspective of the comprehensive planning process.

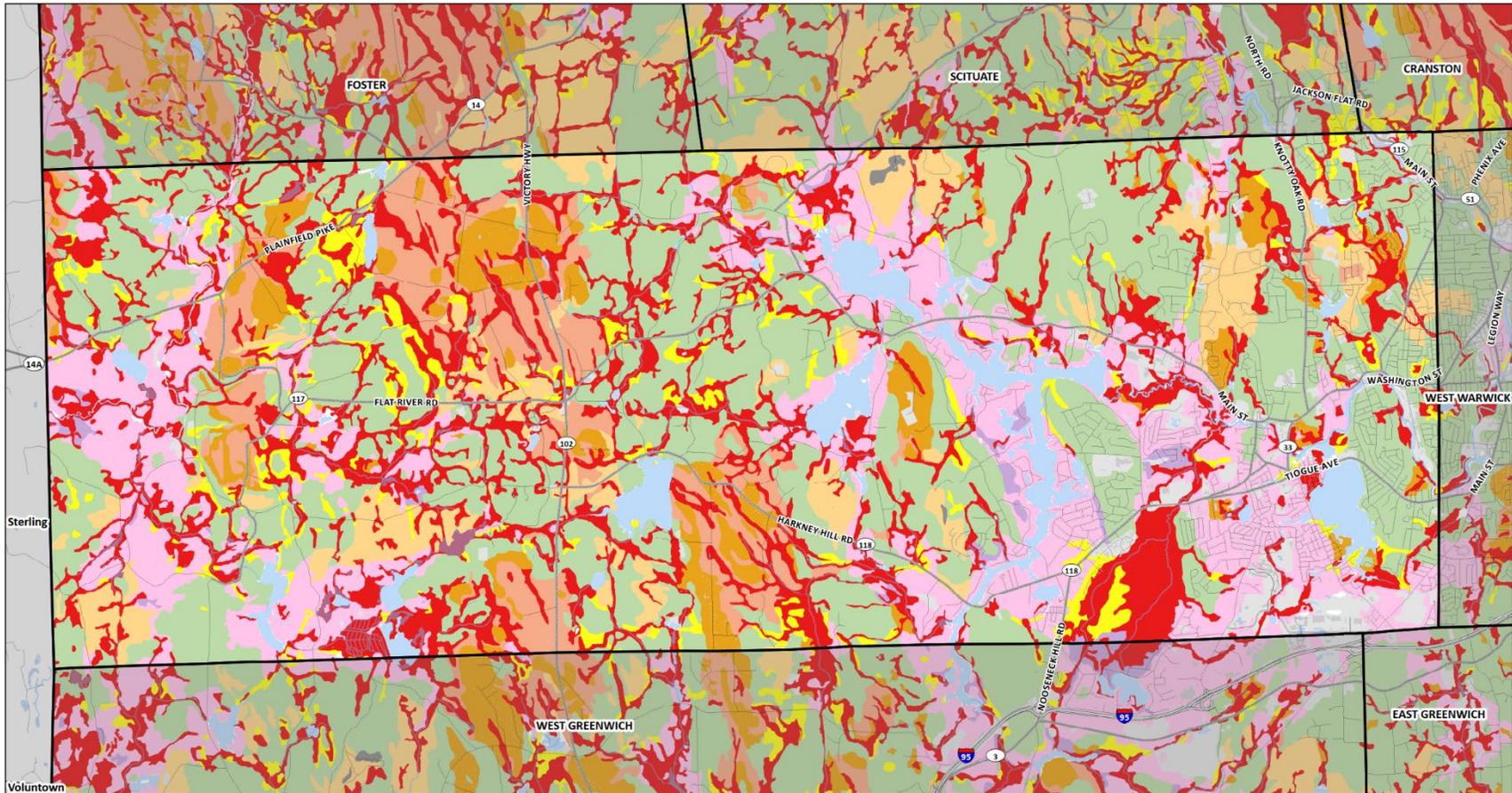
Based on the NRCS Mapping, the majority of the soils in undeveloped areas classified as having only Moderate Constraint to development are primarily mapped in north-central and western Coventry, having a total area of approximately 20,840 acres.

Coventry soils, as classified by their constraints to development, are depicted in Map 2.2 and Map 2.3.

#### 2.2.1.2 AGRICULTURAL SOILS

Prime Farmland Soils are those with the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. Conservation of these soils is a priority at both the federal and state levels and has recently become a more significant planning consideration as government agencies and residents recognize Rhode Island's dependency on other states and countries for food. Without many local food sources, the state and its residents are more vulnerable should food import lines become disrupted in the future. The USDA NRCS has identified Prime Farmland Soils and Soils of Statewide Importance, which are shown on the Map 2.4.

According to NRCS, the Town of Coventry has 4,294 acres of Prime Agricultural Soils, and 5,853 acres of Soils of Statewide Importance. Together, these soils represent approximately 25% of the total land area of the Town. About 24% of Coventry's agricultural soils fall within a state or local conservation area and are protected from development, which means that 76% is developed or has the potential to be developed. In addition, as discussed in the Land Use Chapter, farmed and un-farmed agricultural land makes up 3.6% of the land area in Coventry (approximately 1,430 acres - Map 2.5). Protection of prime agricultural soils for agricultural uses and protection of existing agricultural land in the zoning ordinance and land development review process is vital to preserve the quality of agricultural land as a critical food source and a growing economic development sector.



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIGIS Soils, 2020.

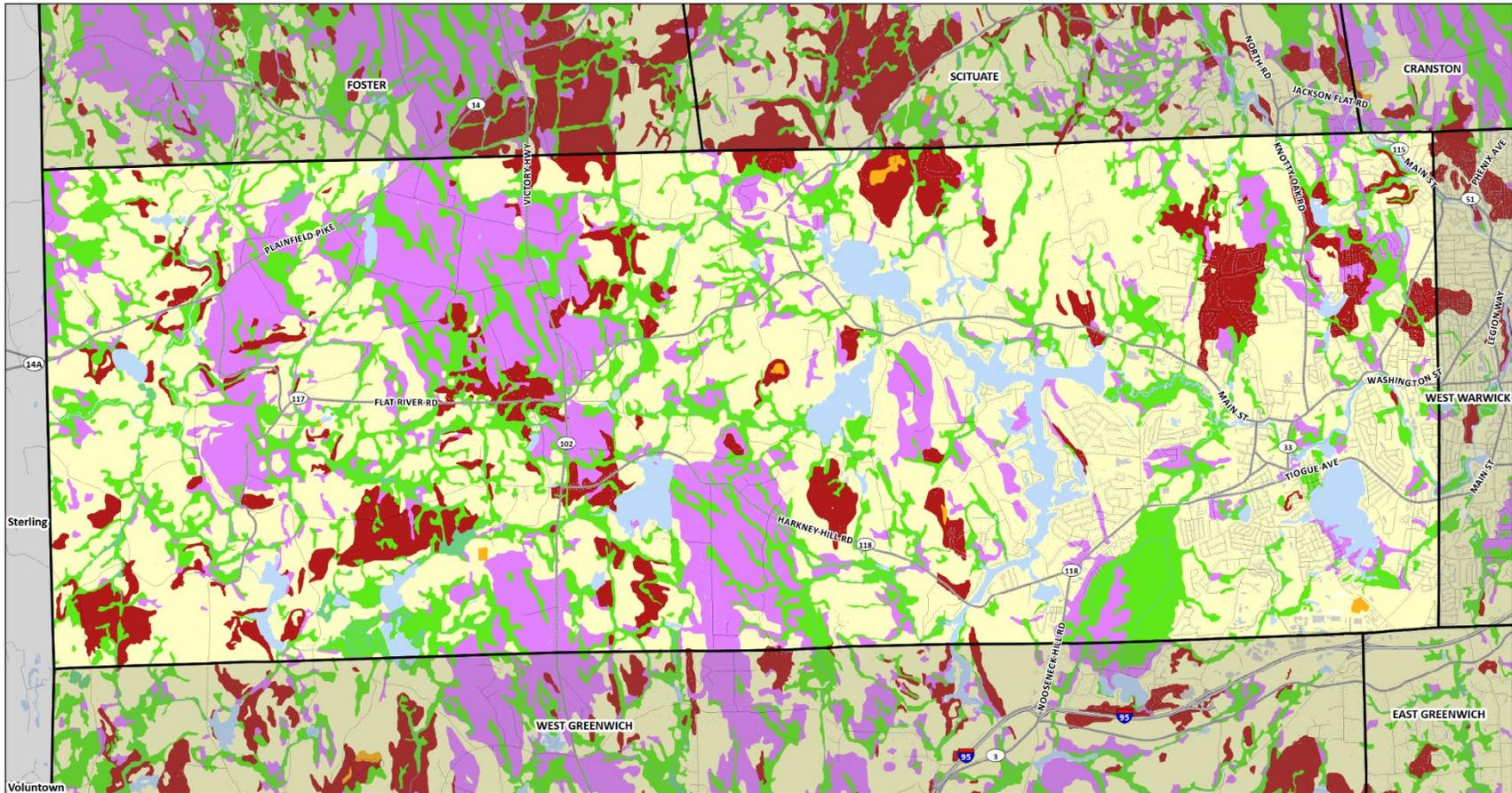
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**Soil Classification and Depth to Seasonal High Groundwater**

- |                       |                               |                   |
|-----------------------|-------------------------------|-------------------|
| ■ A, > 6 ft.          | ■ C, 1.4 ft; C, 1.4 - 1.9 ft. | — Interstate Road |
| ■ A, 1.5 ft           | ■ D, 1.5 ft                   | — State Road      |
| ■ B, > 6 ft.          | ■ D, 0 ft., HYDRIC            | — Local Road      |
| ■ B, 1.5 ft           | ■ NR, > 6 ft., Bedrock        |                   |
| ■ B, > 6 ft., Bedrock | ■ Variable                    |                   |

Map 2.2. Soil Classification and Depth to Seasonal High Groundwater



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIGIS Soils, 2020.

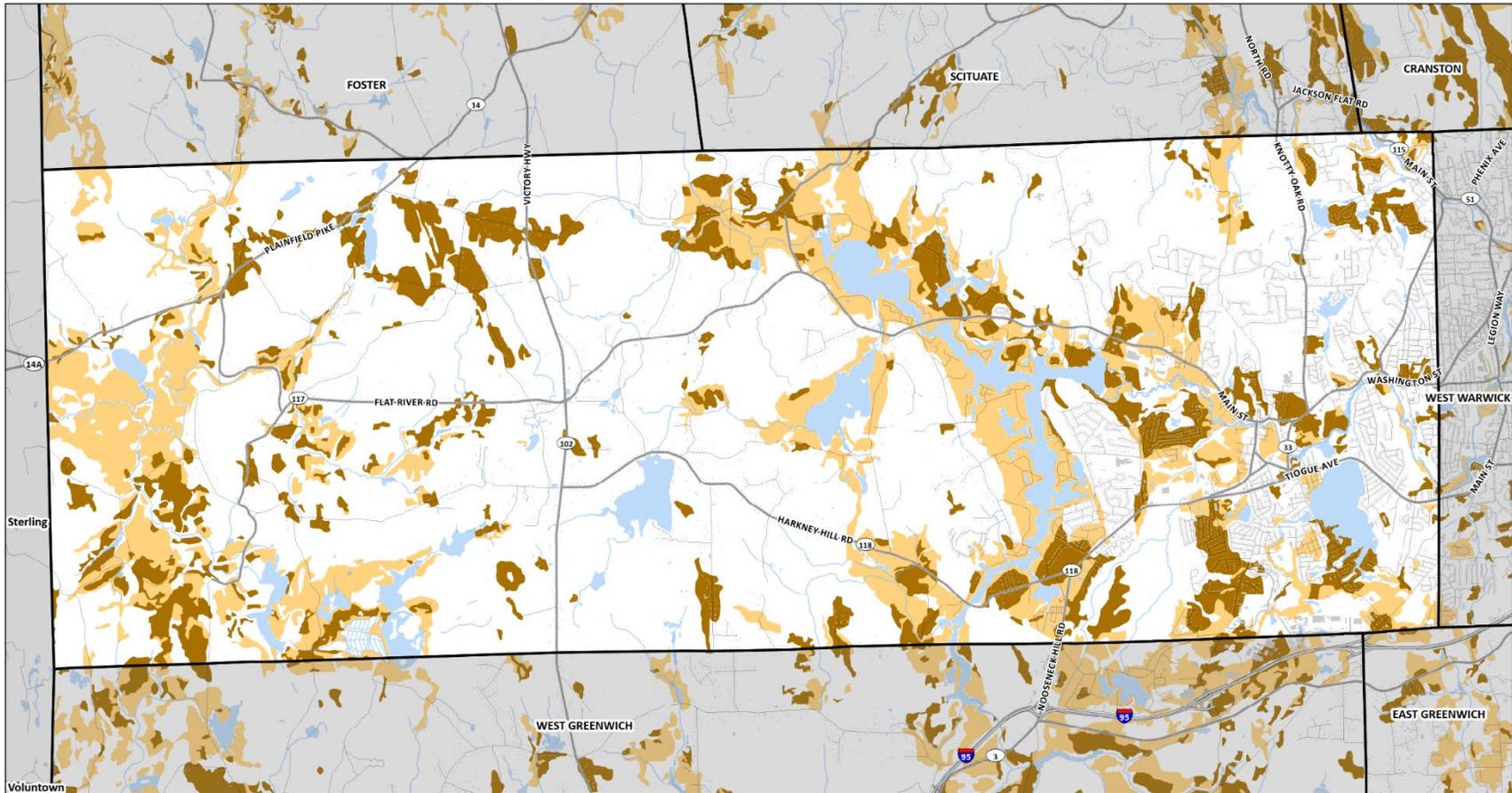
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**Restrictive Soil Description**

- All Others - Severe Constraints (Rock, Sand, Etc.)
  - Bedrock and/or Slope Constraints (> 15% Slope)
  - Hydric Soils - Severe Constraints (0-18in. Depth)
  - Moderate Constraints to Development
  - Seasonal High Water Table (19-42in. Depth)
- Interstate Road
  - State Road
  - Local Road

Map 2.3. Restrictive Soil Description



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIGIS Soils, 2020.

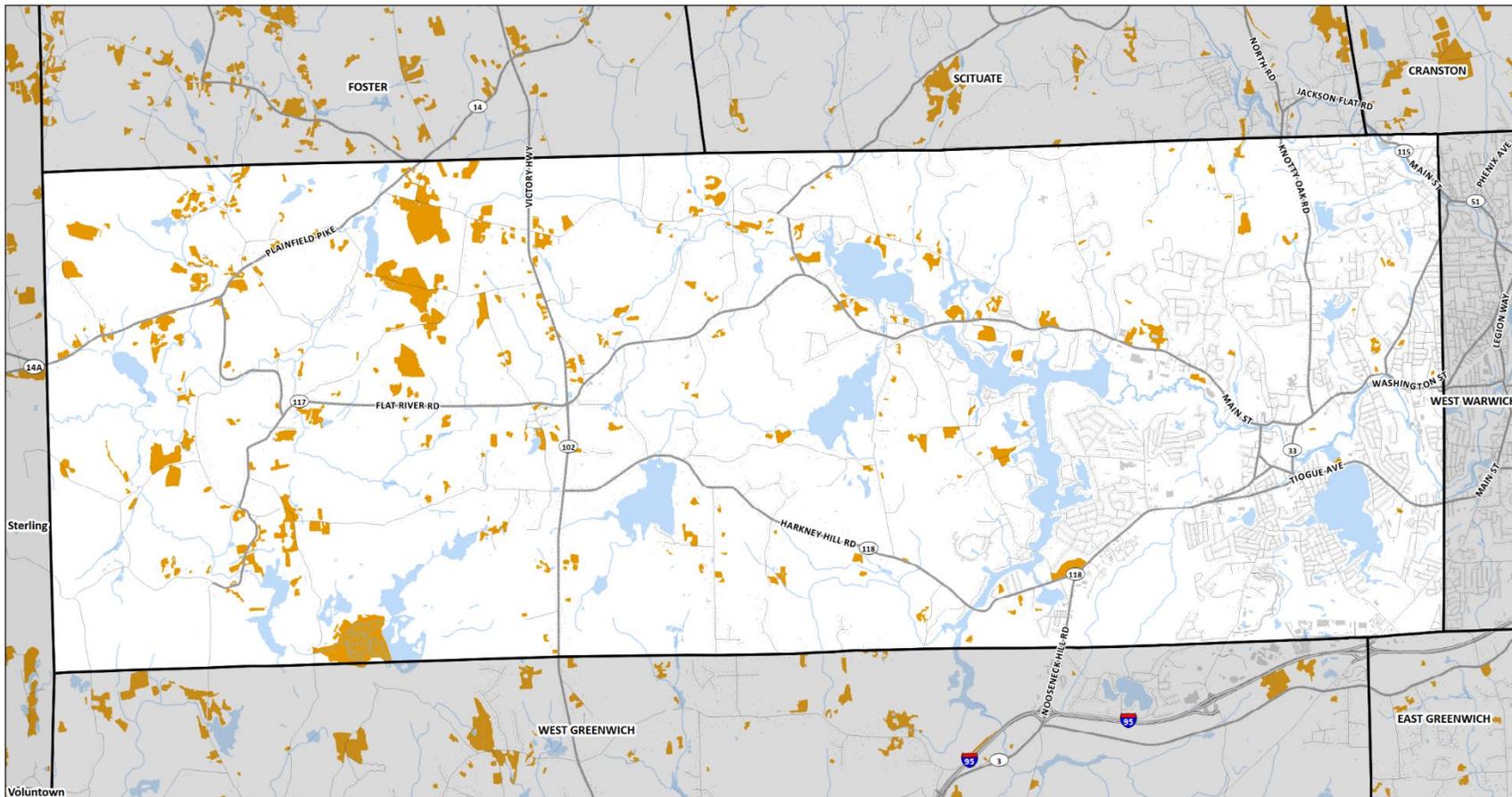
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**Agricultural Soils**

- Prime farmland
- Statewide Important
- Interstate Road
- State Road
- Local Road

Map 2.4. Agricultural Soils



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
Land Use Land Cover, RIGIS, 2020.

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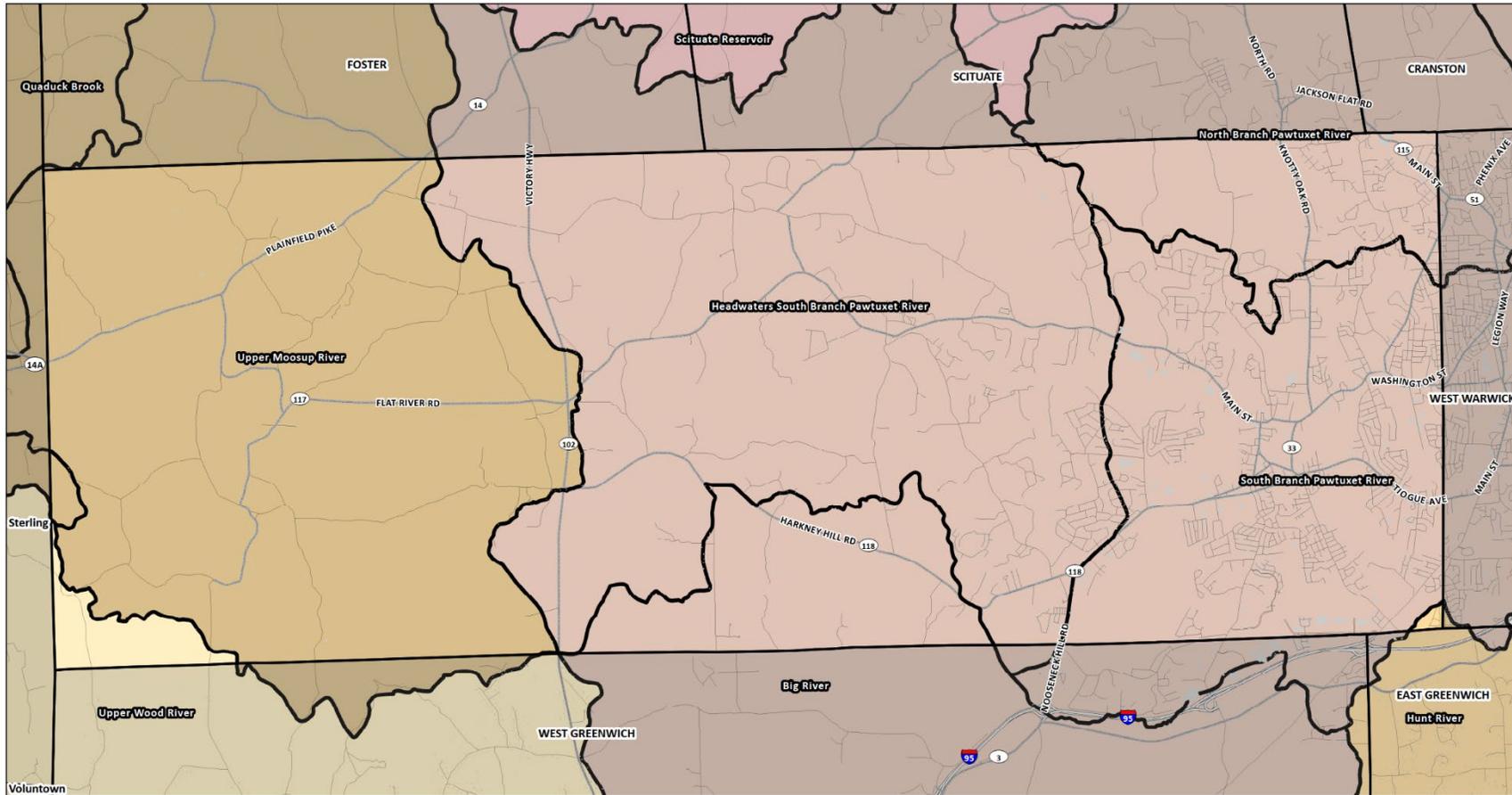


- Agricultural Land
- Interstate Road
- State Road
- Local Road

Map 2.5. Agricultural Land

*2.2.2 SURFACE WATERS: PONDS, RIVERS, STREAMS AND WATERSHEDS*

Although Coventry is not one of Rhode Island's "coastal towns," its vast network of more than twenty lakes, reservoirs, and ponds, totaling about 1,850 acres of surface water, contributes significantly to its character and supports recreational opportunities, scenic vistas, and quality of life. These bodies of water also provide wildlife habitat and form a part of a larger regional ecological system. At the macro level, the Town can look at development and its impact on the watershed. A watershed is the land area that drains into rivers, streams, lakes or estuaries. Most of eastern Coventry is located in the Pawtuxet River Watershed (66.0 %), while the western portion of Coventry is mostly within the watershed of the Quinebaug River (32.5 %). Small portions of Coventry are also within the Wood-Pawcatuck Rivers Watershed (1.4 %) and Hunt River Watershed (0.1 %) (Map 2.6. Watersheds in Coventry).



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIGIS RI Watershed Boundary Dataset RI HUC 12, 2007.

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Date: 10/12/2022



**Watershed**

- Hunt River
- Pawtuxet River
- Quinebaug River
- Scituate Reservoir
- Wood-Pawcatuck Rivers

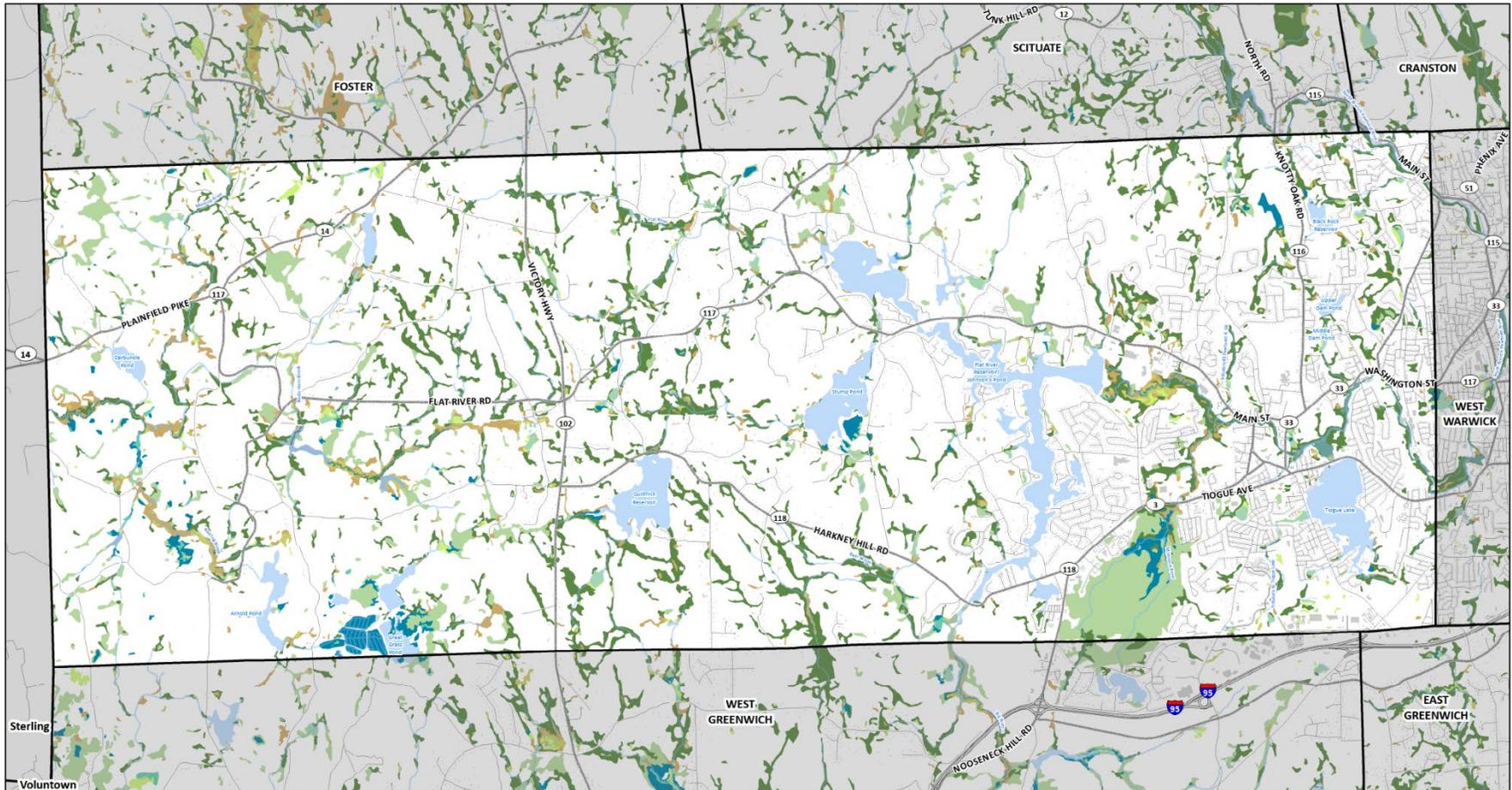
Sub-Watershed

Interstate Road

State Road

Local Road

Map 2.6. Watersheds in Coventry



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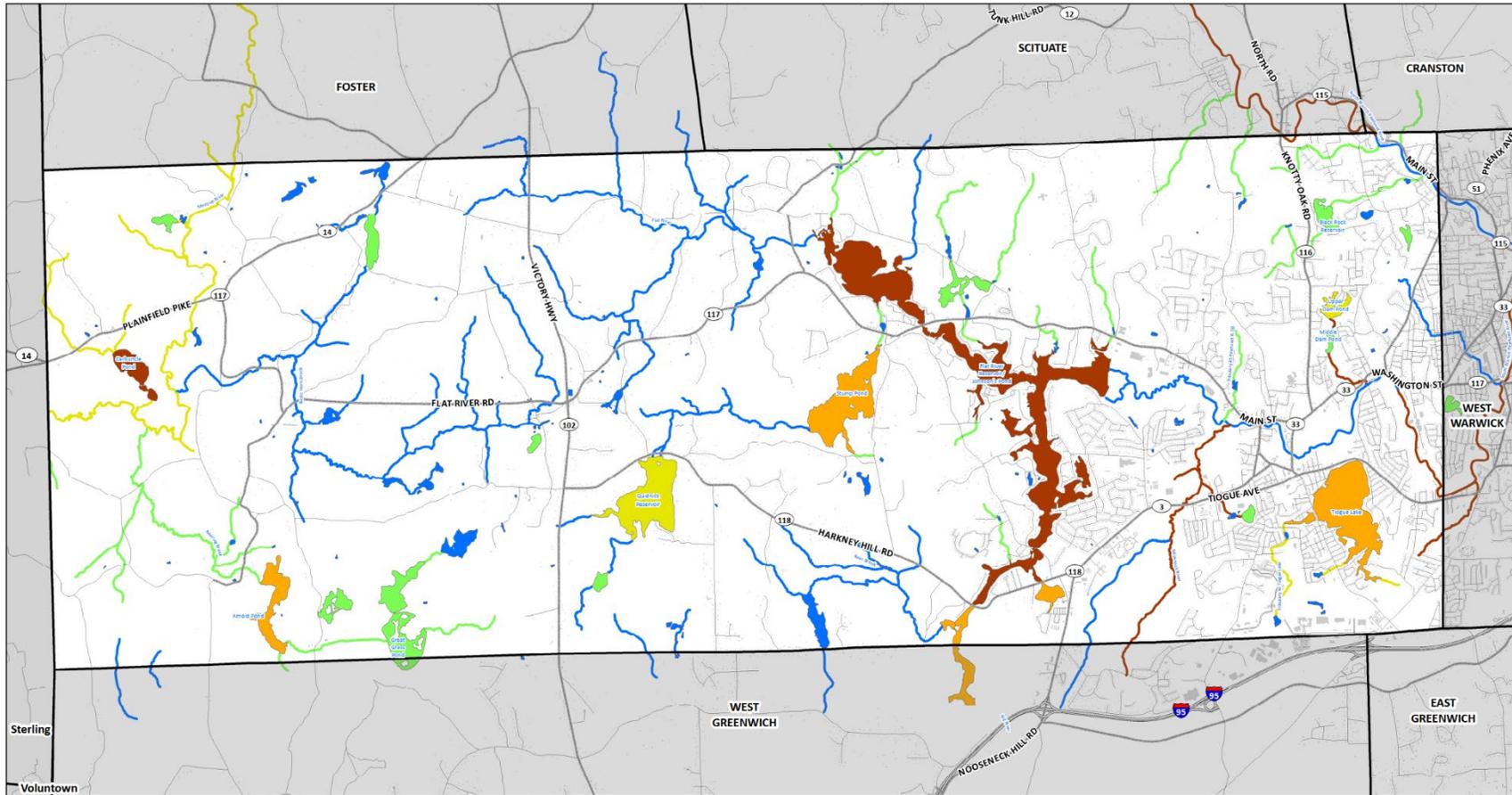
Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIGIS Wetlands, 1993.  
RIGIS Rivers and Streams,  
RI Integrated Water Quality  
Monitoring Assessment, 2021.  
RIGIS Lakes, Ponds, and Reservoirs,  
RI Integrated Water Quality  
Monitoring Assessment, 2021.

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Date: 2/10/2023



- Wetlands and Surface Water**
- Emergent Wetland: Marsh/Wet Meadow
  - Palustrine Open Water
  - ⚡ Interstate Road
  - Emergent Wetland: Emergent Fen
  - Riverine Nontidal Open Water
  - ⚡ State Road
  - Forested Wetland: Coniferous
  - Scrub-Shrub Swamp
  - ⚡ Local Road
  - Forested Wetland: Deciduous
  - Scrub-Shrub Wetland: Shrub Fen
  - Forested Wetland: Dead

Map 2.7. Wetlands and Surface Water



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
RI Integrated Water Quality  
Monitoring Assessment, 2022.  
RIGIS Lakes, Ponds, and Reservoirs,  
RI Integrated Water Quality  
Monitoring Assessment, 2022.

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**Water Quality Category**

- 2 - Attaining some designated uses; No use is threatened; Insufficient or no data is available to assess other designated uses
- 3 - Insufficient or no data is available to assess any of the designated uses
- 4A - Impaired or threatened for 1 or more designated use but does not require a TMDL, TMDL already completed
- 4C - Impaired or threatened for 1 or more designated use but does not require a TMDL, Impairment is not caused by a pollutant
- 5 - Impaired or threatened for 1 or more designated uses and requires a TMDL plan

- Interstate Road
- State Road
- Local Road

Map 2.8. Water Quality

Chapter 2: Natural Resources

Coventry, Rhode Island

Surface waters include streams, rivers, lakes, reservoirs, and includes all flowing surface water, from the tiniest brook to rapid rivers (Map 2.7. Wetlands and Surface Water). Many of Coventry’s surface waters are impaired – that is, they have been negatively affected by over-development and/or pollution from industrial uses, as defined and classified by the RI Department of Environmental Management (Map 2.8. Water Quality). Five waterbodies and waterways have Approved Total Mass Daily Loads (TMDLs) established. The most recent report of water designation was published in March 2024. RIDEM notes the following conditions for a Coventry’s surface waters<sup>1</sup>:

A TMDL is “the maximum amount of a pollutant that a waterbody can receive and still meet water quality standards. The term also refers to the waterbody-specific studies completed to determine the allowable pollutant levels and the pollution control activities needed to restore water quality.” (State of Rhode Island 2024 Impaired Waters Report, April 2024)

- The **Flat River Reservoir**, also known as **Johnson's Pond**, is impaired due to mercury in fish tissue and fish consumption is not supported. A 2035 TMDL schedule for restoration is noted for this impairment. Fish and wildlife habitat are impaired due to the presence of non-native aquatic plants (not pollution). However, a TMDL was not required for fish and wildlife.
- **Stump Pond**, just upstream of the and hydrologically connected to Flat River Reservoir, was determined to be impaired due to non-native invasive aquatic plants. A TMDL was not required for this impairment.
- **Maple Root Pond**, also hydrologically connected to the Flat River Reservoir, is impaired due to the presence of non-native aquatic species and no TMDL is required.
- **Quidnick Reservoir**, like Flat River Reservoir, is impaired due to mercury in fish tissue, accordingly, this waterbody does not support fish consumption. A TMDL was prepared for the Quidnick Reservoir in 2007.
- The **Mishnock River** and tributaries are listed as impaired because of the presence of enterococcus, a type of bacteria which can cause urinary tract infections, bacteremia, bacterial endocarditis, diverticulitis, and meningitis. For this reason, RIDEM states that this River and its tributaries cannot support recreation, however, this River does support Fish and Wildlife habitat. According to the 2021 Impaired Waters Assessment, a TMDL is anticipated in 2030.
- The **Pawtuxet River South Branch**, runs from the Flat River Reservoir, past the Quidnick Dye Mill Dam, to its confluence with the North Branch. From the Quidnick Dye Mill dam to its confluence with the North Branch, this River is impaired due to the presence of lead. A TMDL for lead is

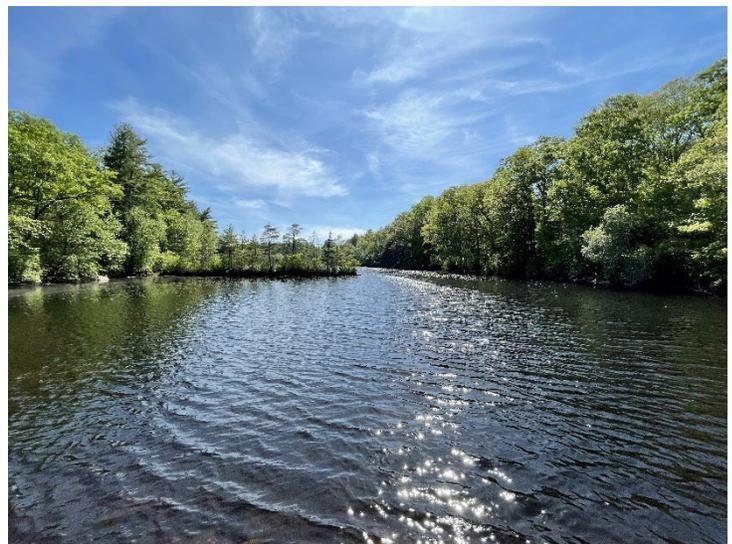


Figure 2 Johnson’s Pond from Zeke’s Bridge

<sup>1</sup> Note: While this is not an exhaustive list of Coventry’s surface waters, this list is intended to provide an overview of the condition of surface waters in Town.

anticipated in 2026. Fish and wildlife habitat are not supported (fish consumption was not assessed), however, recreation is supported. The affected branch of the river runs through Warwick, West Warwick and Coventry. Upstream of the Quidnick Dye Mill, the river is listed as a Category 2 waterbody, meaning some designated uses are supported.

- An **Unnamed Tributary (#3) of the South Branch of the Pawtuxet River** (about .62 miles) is listed as impaired for both lead and enterococcus, so fish and wildlife habitat and recreational activities are not supported.
- The **Pawtuxet River North Branch** (.5 miles) from the Gainer Memorial Dam to the Arkwright Bridge is impaired for both lead and mercury in fish tissue, and thus fish and wildlife habitat and fish consumption are not supported (but recreation is not impacted). TMDLs are anticipated in 2026 for lead and 2028 for mercury.
- **Carbuncle Pond** (38.9 acres) is listed as not supporting fish and wildlife habitat due to the presence of invasive aquatic plants (not pollution). This waterbody is also impaired by mercury in fish tissue, so fish consumption is not supported. A TMDL for mercury in fish tissue is anticipated in 2025. Recreation is listed as fully supporting.
- **Tiogue Lake** is listed as impaired for aquatic invasive plants and non-native fish, shellfish or zooplankton, and accordingly, does not support fish and wildlife. With 215 acres of surface water surrounded by high density residential development, this body of water is significant in how it is affected by nearby development, and the potential harm that bacteria could bring to swimmers. Beach closures occurred over recent summers for extended periods after spikes of bacteria were measured in testing.
- **Tributaries to Tiogue Lake** are listed as impaired for the presence of enterococcus, and accordingly, do not support recreation. A TMDL was approved for enterococcus in 2011 for these waterbodies.
- **Big River** was, for decades, the proposed location of a water supply reservoir, but the project lacked federal support. Presently, the state's Big River lands and waters are used for recreational purposes, primarily fishing and boating via a boat ramp at Zeke's Bridge. The Big River property also includes the Coventry Pines Country Club, which is leased to the operator by the state, and is heavily utilized for hiking, mountain biking, and sledding in the winter, among other recreational uses (see Recreation and Open Space Chapter, Section 3.3.1).
- Other major rivers in Coventry include: **Moosup River, Roaring Brook, Flat River, Bucks Horn Brook, and Bear Brook.**
- Other major lakes and ponds in Coventry include: **Arnold Pond, Great Grass Pond, Black Rock Reservoir, Upper Dam Pond, and Lower Dam Pond.**

**Johnson's Pond (Flat River Reservoir)** is one of the Town's most significant natural resources, providing critical ecological functions and supporting diverse habitats that sustain local biodiversity. The Pond also plays a key role in maintaining water quality and hydrological balance within the region. It provides essential habitat for aquatic and terrestrial species, including fish, birds, amphibians, and invertebrates. Vegetated shorelines and nearshore areas offer foraging, nesting, and refuge sites, contributing to natural biodiversity and ecological resilience. However, several harmful cyanobacteria (blue-green algae) blooms have been documented in the summers/late fall of 2021, 2022, and 2025, posing risks to animals, people, aquatic organisms, and ecosystem functions. The most significant bloom in 2022 produced visible signs of

distress, including bubbling scum across the water’s surface and vivid green streaks lining the shoreline.<sup>2</sup> In response to these blooms, RIDEM issued four advisories (one in 2021, one in 2022, and two in 2025) recommending the public avoid contact with Johnson’s Pond. Due to these outbreaks, Johnson’s Pond is a priority waterbody of concern, especially during mid-summer to early fall when warm, nutrient-rich conditions promote bloom formation. Maintaining the health of Johnson’s Pond is vital to protecting the Town’s natural resources and local biodiversity.

**Coventry’s water bodies are an invaluable, irreplaceable resource demanding restorative and quality control action by the Town on behalf of residents and visitors.** Land use restrictions and protection of buffers zones, combined with ongoing monitoring for water quality, are necessary to begin to restore and preserve these amenities. In particular, strict enforcement of regulations for stormwater management, erosion and sedimentation control, septic system design, and non-point source discharges are essential to protecting and improving water quality.

### 2.2.3 WETLANDS

**Coventry’s wetlands are vital to the community’s ecological system. They retain stormwater runoff (which reduces flooding), retain excess nutrients, provide habitat for wildlife, and help groundwater resources recharge.** Wetlands comprise about 15% percent of Coventry and occur throughout the town complementing drainage patterns, rivers, streams and surface water bodies. Their individual character ranges from narrow and linear in nature to broad irregular shaped parcels of up to several hundred acres. Several of the larger water bodies and wetlands are located in proximity to the Town’s southern boundary at Mishnock Swamp, Great Grass Pond and Whitford Pond (Map 2.7. Wetlands and Surface Water).

Because of the sensitive nature and importance of wetlands to the overall ecosystem, strong state and federal regulations have been put in place for their protection. The Rhode Island Freshwater Wetlands Act (Rhode Island General Laws Sections 2-1-18 et. seq.) and the RI Department of Environmental Management’s Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act are the primary regulations dealing with the enforcement of wetlands protection, alteration and permitting in Rhode Island.

Wetlands are not considered buildable without special permitting and oversight by the RI DEM.

### 2.2.4 AQUIFERS AND GROUNDWATER

**Groundwater resources, or aquifers, provide one of the primary sources of drinking water for Coventry residents (and are significant source for water statewide). While a significant portion of the eastern part of Coventry receives its water from the Kent County Water Authority (KCWA) (Map 2.9. Kent County**



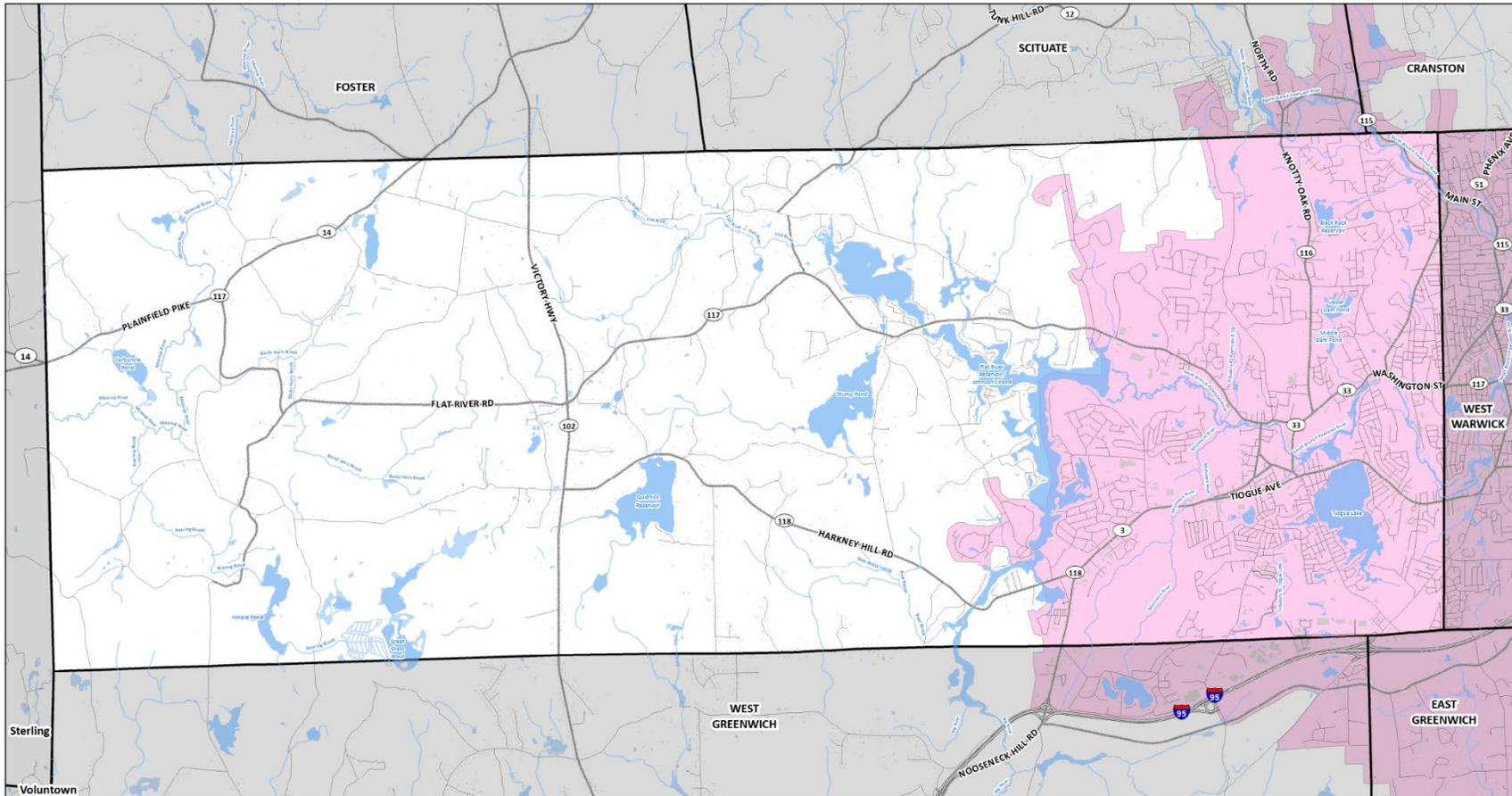
**Figure 3 Wetlands near Upper Dam Pond / Breezy Lake**

<sup>2</sup> RIDEM Cyanobacteria Monitoring Program 2022 Report. Available at: <https://dem.ri.gov/sites/g/files/xkgbur861/files/2023-06/cyano22.pdf>.

Water District), **the KCWA draws some of its water from groundwater in Coventry.** The remaining Coventry residents and businesses receive potable water from private or community wells.

An aquifer is an underground layer of saturated rock, rock fractures, or unconsolidated materials (gravel, sand, or silt) that allows water to move through it, supplying wells and springs. Each aquifer has a different water capacity and is influenced by climate. For example, in years where Coventry experiences wet weather, the aquifers will “recharge” their supply while during droughts there is insufficient precipitation to recharge the aquifer. To avoid withdrawing more water from the aquifer than can be recharged, groundwater supplies must be carefully examined as a major factor in how future development within the Town is managed. Additionally, climate changes in the coming decades may increase periods of drought, so aquifers may not be able to recharge enough to meet consumption.

Groundwater resources are also altered by over-development and contamination, representing a threat to public health and sensitive environments. Over a decade ago, the Rhode Island Water Resources Board mapped 21 aquifers that have the potential to supply future and existing public water systems. The Mishnock Groundwater Reservoir and its surrounding recharge area, as well as the aquifer tributary to the Spring Lake Wellhead, located in east-central Coventry (Map 2.10), are extremely vulnerable to contamination from a wide variety of pollution sources.



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
Kent County Water Supply District, 2022.

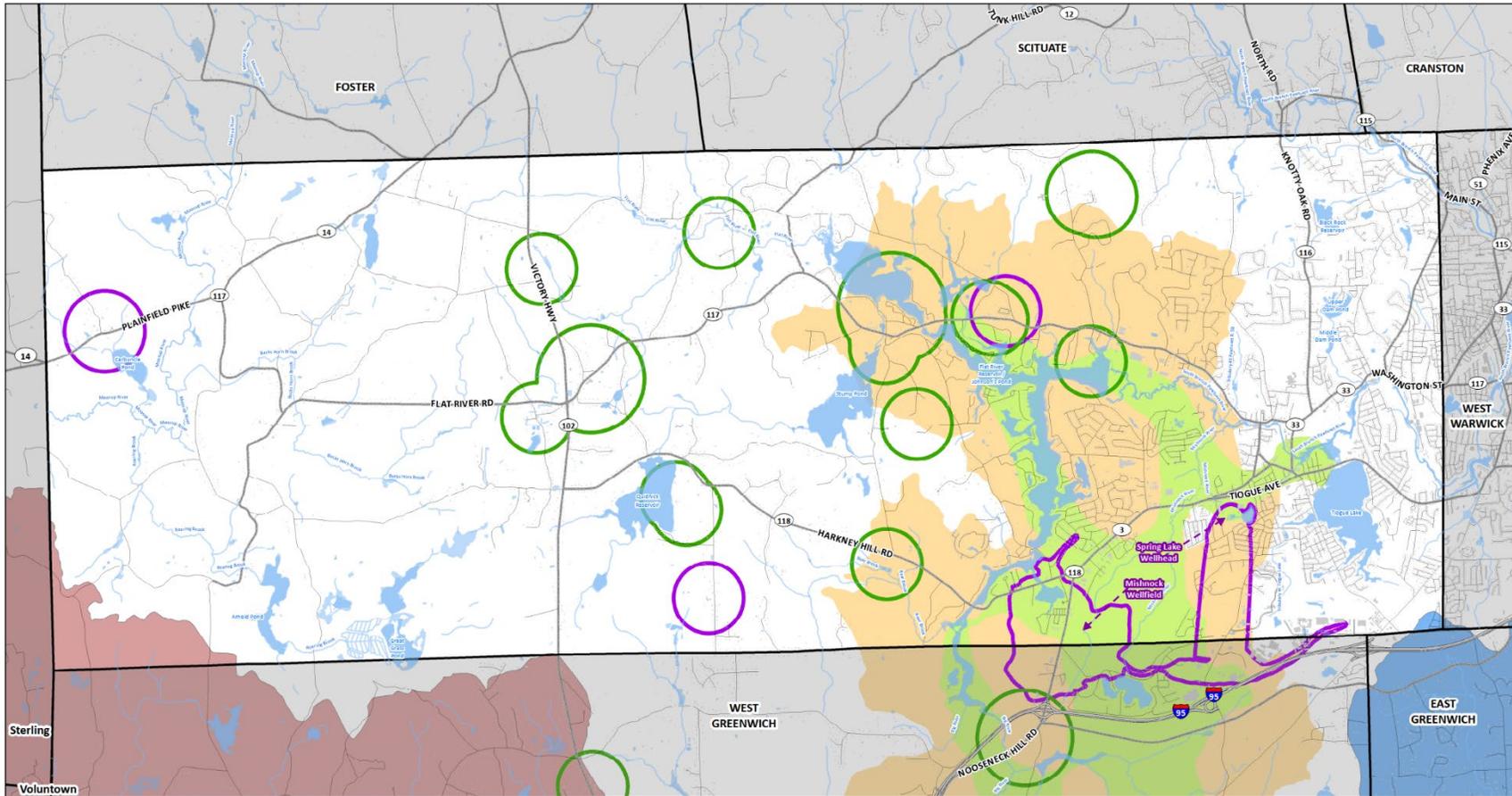
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Water District Service Area  
Kent County Water District

- Interstate Road
- State Road
- Local Road

Map 2.9. Kent County Water District



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIGIS Community Wellhead Protection Areas, 2018.  
RIGIS Non-Community Wellhead Protection Areas, 2018.  
RIGIS Groundwater Reservoirs, 2010.  
RIGIS Groundwater Recharge Areas, 2010.  
RIGIS Sole Source Aquifers, 2011.

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**Aquifers and Groundwater Protection Areas**

- Non-Community Wellhead Protection Area
  - Community Wellhead Protection Area
  - Mishnock Groundwater Reservoir
  - Mishnock Groundwater Recharge Area
  - Sole Source Aquifer - Pawcatuck
  - Sole Source Aquifer - Hunt/Annaquatucket/Pettaquamscutt
- Interstate Road
  - State Road
  - Local Road

Map 2.10 Aquifers and Groundwater Protection Areas

Septic system failure, erosion, storm water run-off, road deicing and fertilization are just some of the ways aquifers are contaminated. In Coventry, sub-standard septic systems, stormwater runoff, and erosion appear to be major culprits. The reliance of the community on septic systems for wastewater disposal, with high number of systems installed within the heart of the recharge area prior to current regulations, and soils conducive to treatment failure combine to make existing and future septic systems an issue demanding attention and follow through.

A Best Management Practice (BMP) is “a practice, or combination of practices, that is determined to be an effective and practicable (including technological, economic, and institutional considerations) means of preventing or reducing the amount of pollution generated by nonpoint sources to a level compatible with water quality goals.” (North Carolina Forest Service)

Stormwater BMPs include features such as detention ponds, infiltration basins, and rain gardens. Wastewater BMPs include nutrient reducing septic disposal systems.

Potential contamination of the groundwater supply is a constant threat and, as the stewards of these drinking water aquifers, the Town has primary custodial responsibility to protect important water sources within the Town boundaries. Regulating development within groundwater protection areas and ensuring appropriate Best Management Practices (BMPs) are incorporated into development in western Coventry to protect groundwater will help avoid future impacts to the Town’s aquifers.

### 2.2.5 FLOODPLAINS

Areas of low-lying land surrounding rivers and, in some cases ponds, are known as floodplains. These areas are subject to flooding when the river is over capacity, usually after heavy or prolonged rain events. In Coventry, there are multiple waterways with 100-year and/or 500-year floodplains mapped by Federal Emergency Management Agency (FEMA) (Map 2.11. Floodplains). These waterbodies are presented below in Table 2.2.

A 100-Year floodplain, or “Base Flood”, is an area that is projected – by FEMA - to flood once every 100 years, based on past flood data.

Coventry’s mapped floodplains are grouped into four categories:

- **Floodways:** the channel of a river or other watercourse and the adjacent land areas that **must** be reserved to allow the “base flood” to flow without cumulatively increasing the water surface elevation more than a designated height.
- **AE Zone:** Areas where the Base Flood Elevation (or elevation of the top of the water during the 100-year flood event) has been determined.
- **A Zone:** Areas that are anticipated to flood once every 100 years, but no flood depth or Base Flood Elevation has been determined.
- **0.2% Annual Chance Flood (Zone X):** Areas that are anticipated to flood once every 500 years.

Floodplains store water during large flood events, so development within these areas may limit the ability for the floodplain to provide its function. All private new construction in the floodplain shall meet FEMA guidelines for floodplain construction and all relevant State Building Code requirements, especially any new requirements promulgated in response to recent storms. Variances from flood regulations for new residential or commercial construction located within a floodplain shall be discouraged.

**Table 2.2. Coventry’s Waterbodies with Mapped Floodplains**

Waterbody	Flood Zones	Base Flood Elevation <sup>1</sup>
Pawtuxet River, South Branch– from the Flat River Reservoir Dam to the Town Line	Floodway, AE Zones, and Zone X	239 – 146
Tiogue Lake	Floodway and AE Zones	231 – 229
Tributary to South Branch of Pawtuxet River (discharge from Middle Dam Pond)	Zone A	n/a
Mishnock River and Tributary – from Route 3 to Pawtuxet River	Floodway, AE Zone, Zone X	243 – 237
Flat River Reservoir / Johnson’s Pond	AE Zone and Zone X	249.6
Big River to Flat River Reservoir	A Zone	n/a
Hall Pond and Tributary	Floodway, AE Zone	264.1 – 254.7
Flat River from Maple Valley Road to Flat River Reservoir	Floodway, AE Zone, Zone X	347 – 249.6
Quidneck Brook from Stump Pond to Flat River Reservoir	Floodway, AE Zone, Zone X	301 – 249.6
Tributary to McCuster Brook – near Camp Westwood Road and Weeks Hill Road	Zone X	n/a
Moosup River	A Zone	n/a
Buckshorn Brook and Tributaries	A Zone	n/a

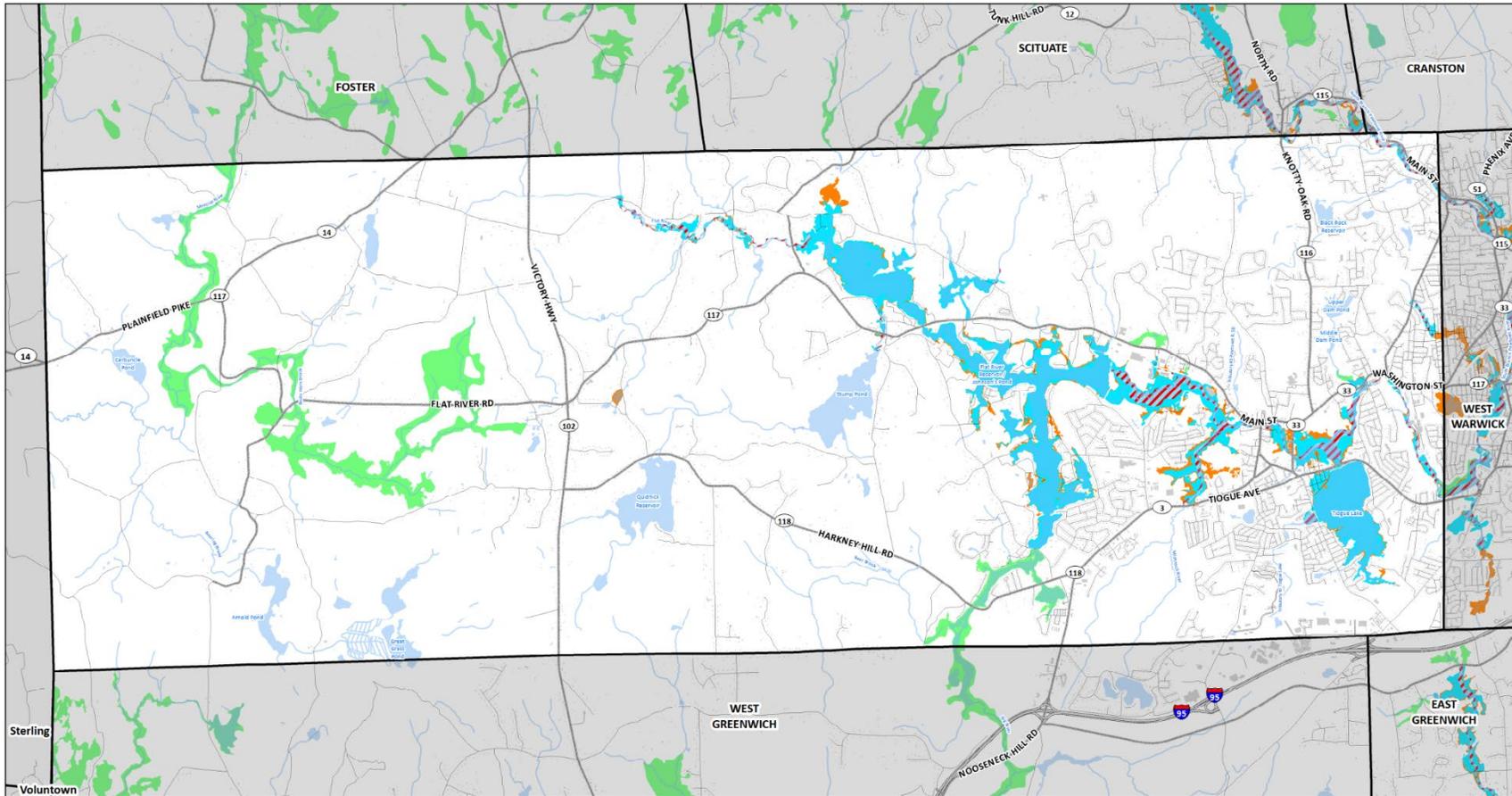
<sup>1</sup>If mapped, Base Flood Elevation is in Feet on the North American Vertical Datum 88 (NAVD88), Source, FEMA FIRMS.

**2.2.6 FORESTED AREAS**

Coventry’s forests serve a range of functions, from supporting resident’s quality of life to providing a myriad ecosystem services. Forests serve as critical habitat for animals (including rare species), a source for commercial forest products, a natural way to improve air quality and to reduce heating and cooling costs, reduce stormwater runoff, mitigate flooding, and reduce erosion (Map 2.12. Forested Areas by Forest Type). Coventry’s forests fall within the RI Department of Environmental Management’s Priority Forest Map, which includes most of western Rhode Island. As indicated in the table below, a substantial acreage of Coventry is forested (67%), with deciduous and mixed forests representing just under 81% of all forested land.



**Figure 4 Forest at Carbuncle Pond**



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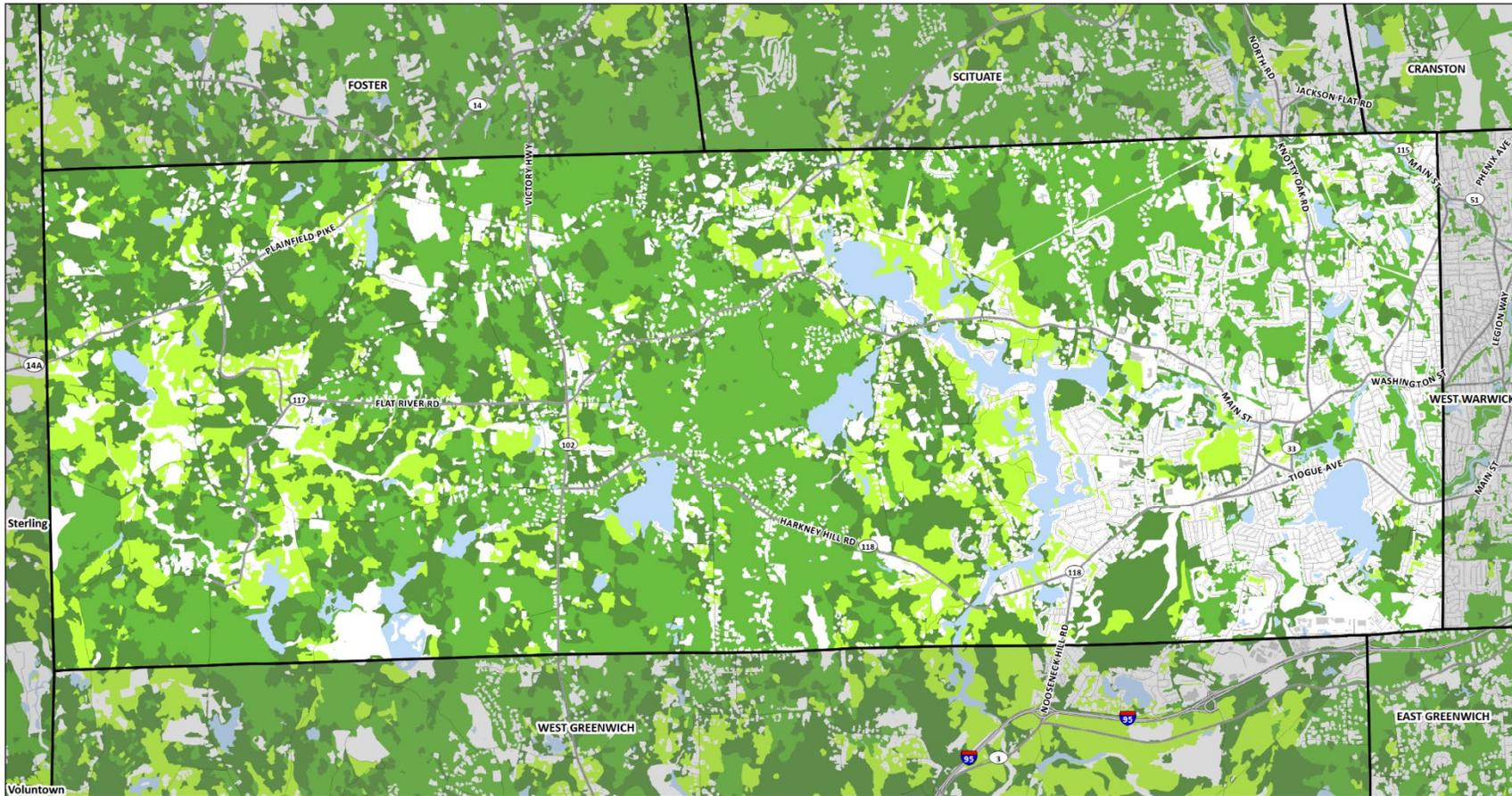
Source:  
E-911 Road Centerline, RIGIS, 2021.  
Statewide Digital Flood Insurance Rate Map Database (DFIRM), RIGIS, 2021.

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- Floodplains**
- A
  - AE
  - Floodway
  - 0.2% Annual Chance Flood
- Interstate Road  
 State Road  
 Local Road

Map 2.11. Floodplains



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
Land Use Land Cover, RIGIS, 2020.

This map is intended for planning purposes only  
Date: 10/13/2022



**Forested Areas by Forest Type**

- Deciduous Forest (>80% hardwood)
- Mixed Forest
- Softwood Forest (>80% softwood)
- Interstate Road
- State Road
- Local Road

Map 2.12. Forested Areas by Forest Type

**Table 2.3. Forest Types in Coventry - 2020**

Forest Habitat*	Acres	Percent of Coventry
Deciduous Forest (> 80% hardwood)	11,741	30
Mixed Forest	9,908	25
Softwood Forest (> 80% softwood)	4,948	12
<b>TOTAL FOREST</b>	<b>26,597</b>	<b>67%</b>
<b>TOTAL LAND</b>	<b>39,757</b>	

\* The Forest Habitat specified within the 2020 Land Use and Land Cover Data Layer includes some, but not all, forested wetlands in Coventry.

Source: 2020 Land Use and Land Cover, RIGIS

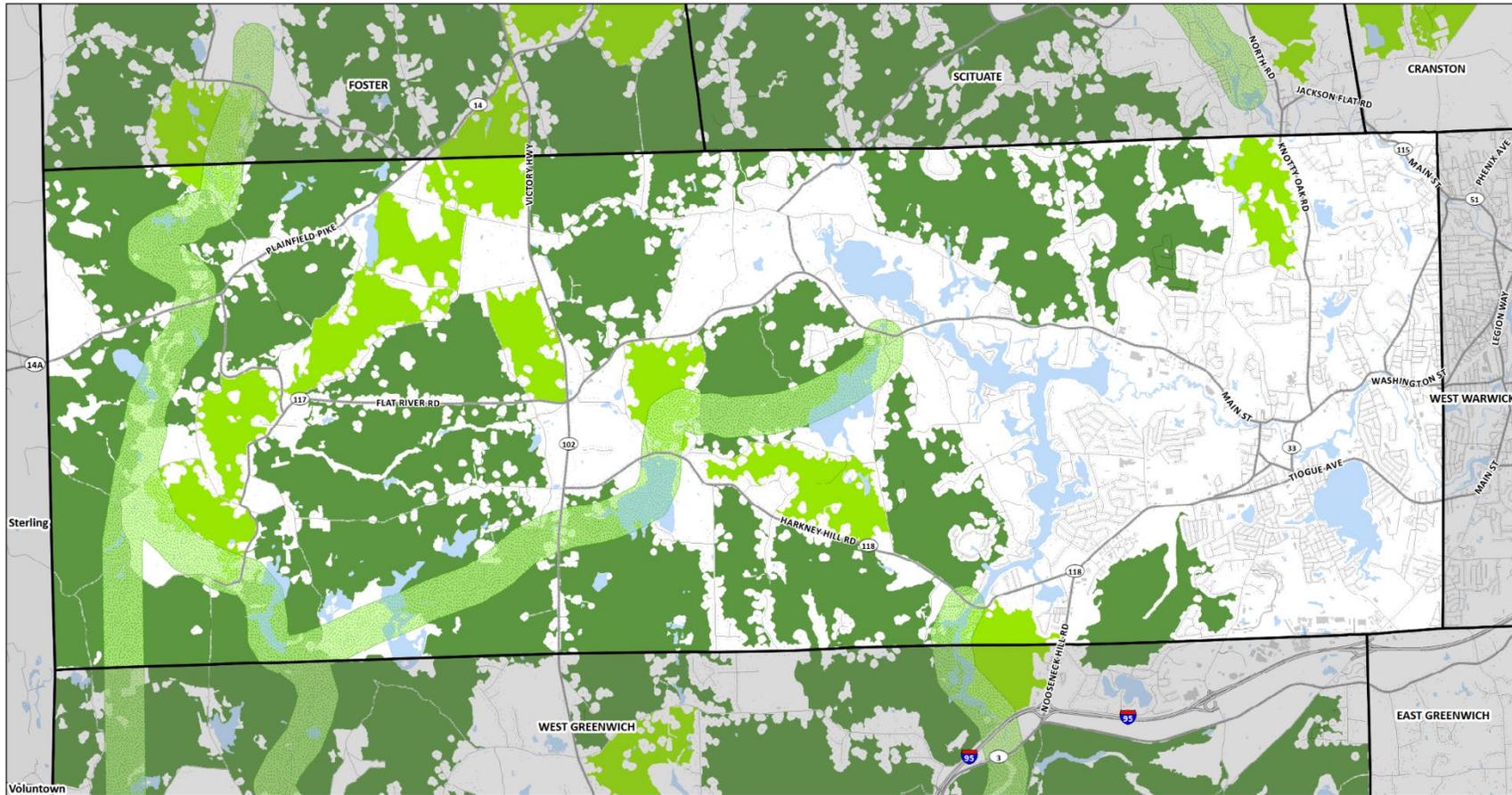
State and local conservation efforts have protected a portion of the Town’s forest acreage – about 6,594 acres (or 25% of all forest acreage). Coventry’s forests represent 7.2% of all forested land in Rhode Island, which have experienced significant damage from infestations of gypsy moth caterpillars and other insects, heat, and drought. According to the Rhode Island 2020 Forest Action Plan, statewide, the DEM has determined that 75% of the State’s trees range from 40 – 80 years only, with only 2% between 0 – 20 years. This Plan identifies the following issues as having significant impact on the extent of forest land and its resilience:

As defined in the 2020 Forest Action Plan, interface refers to the **Wildland-Urban Interface**, “a distinct area of wildland fuel adjacent to a developed area.”

- **Forest Loss, Fragmentation, and Parcelization** – wildlife habitat, landscape functionality and sustainability, interface and intermix, and invasive species
- **Forest Health** – invasive plants, wildlife habitat, diversity and resiliency, pests and diseases
- **Water** – stormwater, riverine/wetlands, water quality
- **Fire** – increasing intermix and expanding interface combined with increasing fuel loading
- **Climate Change** – increasing disturbances, alterations in species distributions and relationships, and compounding forest health threats

Unfragmented forests (see Map 2.13. Corridor and Unfragmented Habitat) are forests that are at least 30 meters from development and were defined by RIDEM in the Wildlife Plan because they “capture the best examples of common forest habitats as well as many rarer imbedded natural systems.” The unfragmented forests between 250 and 500 acres serve as important connectors between the larger (>500 acres) blocks in Coventry. The natural areas contained within unfragmented forests in Coventry provide a network of diverse natural systems and wildlife habitat. Coventry has ~15,175 acres of unfragmented forests over 500 acres. 31% of this forest (4,776 acres) is conserved by state or local agencies. Additionally, the town has ~3,017 acres of unfragmented forest between 250 and 500 acres. 813 acres (27%) of this land is protected by state or local conservation efforts. Of the 18,192 acres of unfragmented forest in Coventry, only 5,589 acres are conserved (31%).

Intermix refers to the **Wildland-Urban Intermix**, “a specific type of wildland-urban interface in which homes or other structures are intermixed with wildland fuels, scattered or in small groupings.”



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIDEM Corridors, 2019.  
RIDEM Unfragmented Forest Blocks (500 acres or more), 2019.  
RIDEM Unfragmented Forest Blocks (250 < 500 acres), 2019.

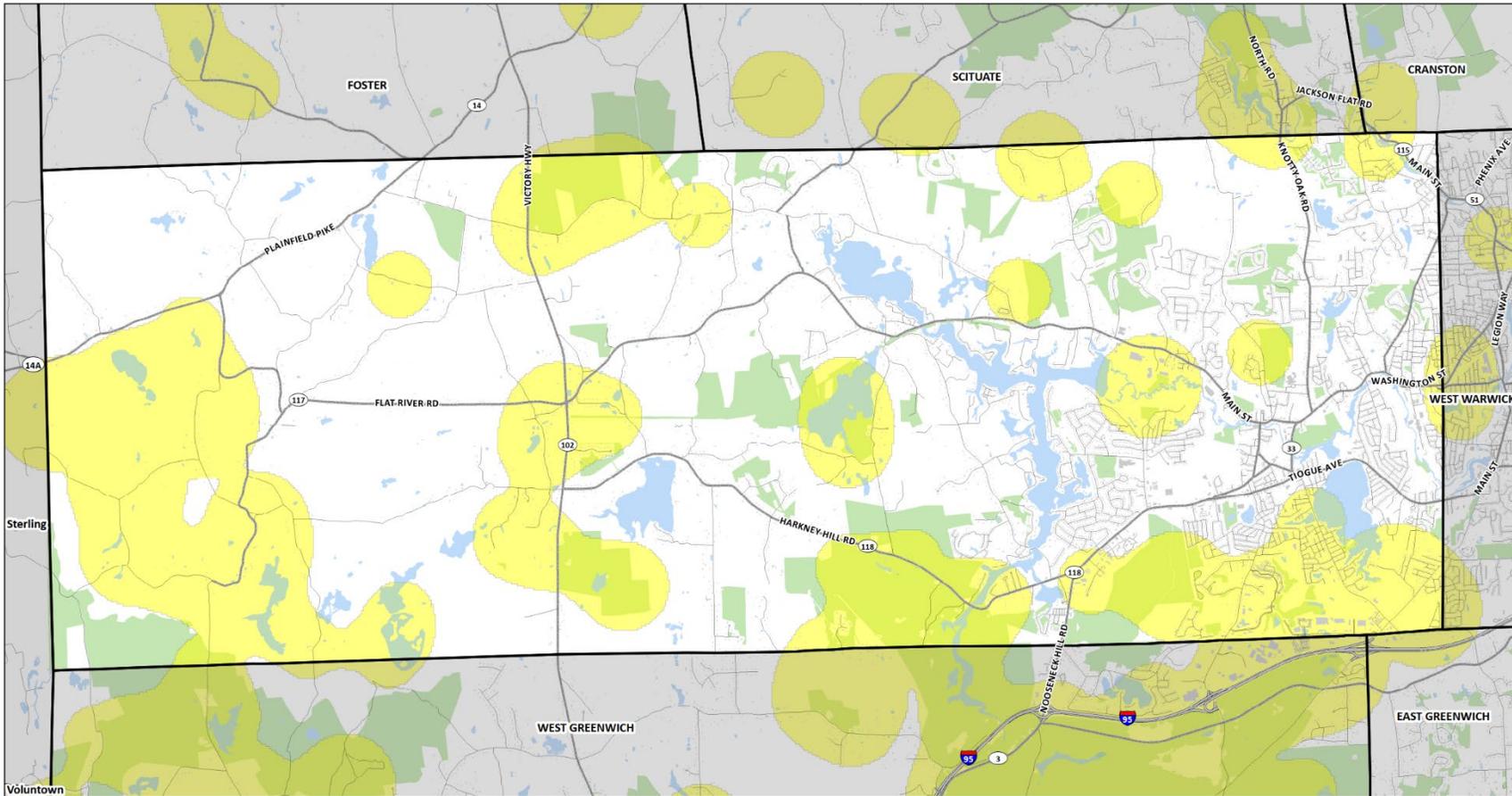
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**Corridor & Unfragmented Habitat**

- Migration Corridor
- Unfragmented Forest Blocks (500 acres or more)
- Unfragmented Forest Blocks (250 < 500 acres)
- Interstate Road
- State Road
- Local Road

Map 2.13. Corridor and Unfragmented Habitat



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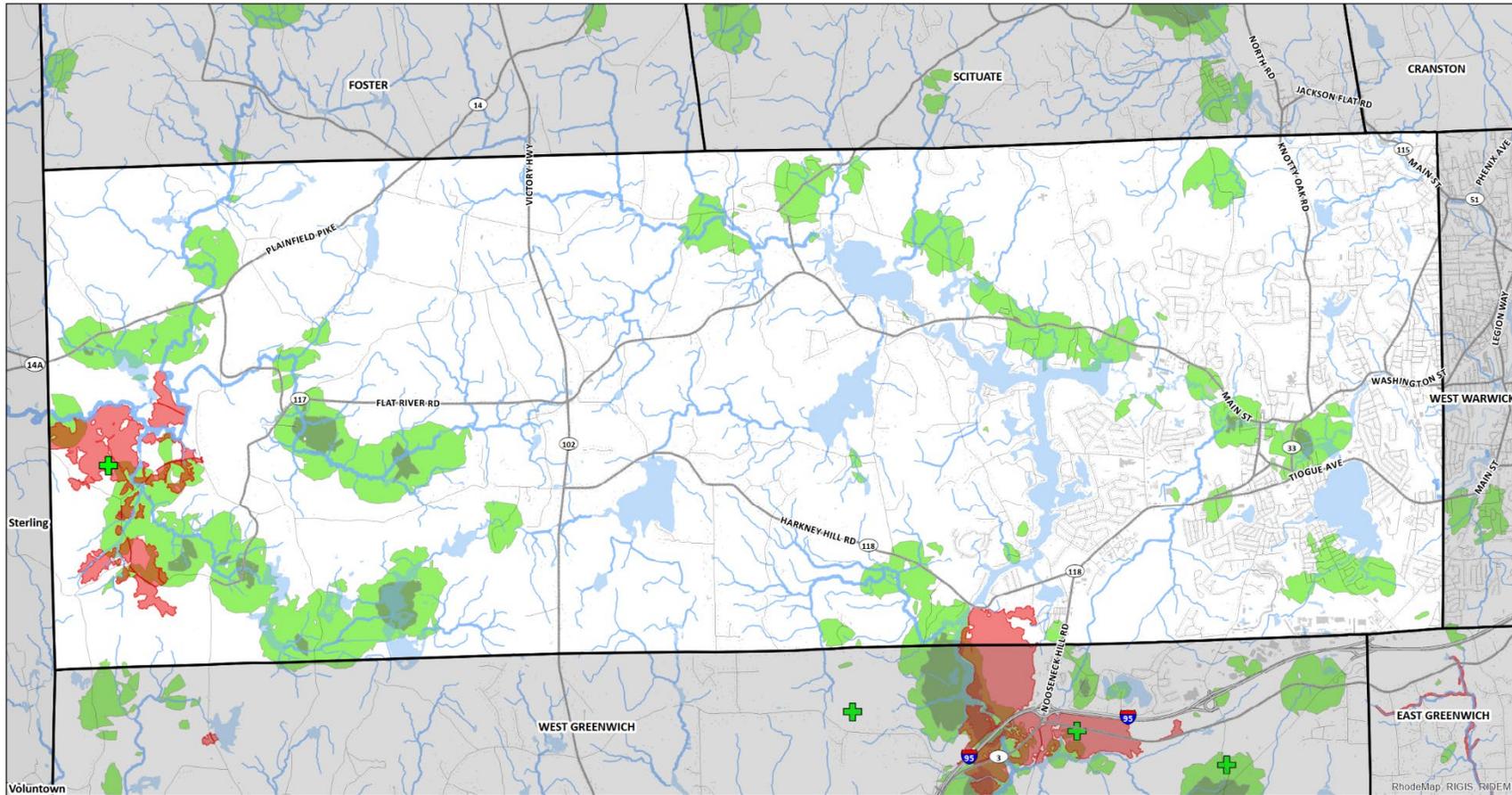
Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIGIS Natural Heritage Areas, 2022.

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- Natural Heritage Areas**
- Natural Heritage Areas
  - Interstate Road
  - State Road
  - Local Road

Map 2.14. Natural Heritage Areas



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIDEM Critical or Uncommon Habitat, 2019.  
RIDEM High Value/High Vulnerability Habitat, 2019.  
RIDEM Ecological Land Unit, 2019.

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**Critical Habitat**

- Ecological Land Unit-Best
- Ecological Land Unit-Better
- ⊕ Critical or Uncommon Habitat
- High Value / High Vulnerability Habitat

**Stream Order**

- 1
- 2
- 3
- 4
- 5
- 6

— Interstate Road

— State Road

— Local Road

Map 2.15. Critical Habitat in Coventry

2.2.7 KNOWN CRITICAL, UNCOMMON, OR FRAGILE WILDLIFE HABITAT

Coventry's approximate 62 square miles of land mass is home and habitat for numerous common and rare species of animals and plant life, all contributing to the delicate ecological balance of the area. At the state level, efforts have been made to identify areas of wildlife habitat and to suggest measures that communities can make in their land planning to protect wildlife and their habitats. The State updated the Wildlife Action Plan in 2015, providing profiles of different habitats present throughout the State, describing the various fish and wildlife that are found within those habitats, and measuring actions needed to conserve key habitats within Rhode Island.

As part of the State's work to preserve important wildlife habitat, RIDEM has identified the following areas of critical, uncommon, and high-quality habitat. Specifically,

- **Natural Heritage Areas** mapped by RIDEM identify the estimated habitat and range of rare species and significant natural communities. In Coventry, Natural Heritage Areas include the Trestle Trail, Big River Management Area, Nicholas Farm, Parker Woodland, Tillinghast Pond Management Area, Larkin & McAlpine Preserve, Broadwall Farm, Maxwell Mays Property, Foster Memorial Park, Mishnock Swamp, Hopkins Hollow, and portions of the South Branch of the Pawtuxet River (Map 2.14. Natural Heritage Areas).



Figure 5 Pawtuxet River

Coventry is home to 68 State-listed rare plant species, of which 12 are listed as State Endangered, 10 are listed as State Threatened, 43 are listed as State Concern, and 3 are listed as State Historic (Table 2.4. Rare Plant Occurrences in Coventry - RIDEM).

- **Conservation Opportunity Areas (COAs)**, according to the State Wildlife Plan, represent areas with significant existing or potential wildlife habitats. These areas are regarded as the best opportunities and highest priorities for conservation. While these areas are mapped throughout Coventry, the majority of the mapped COAs are located in the western portion of the Town.
- **Critical or Uncommon Habitat** is only mapped in one area in Coventry, Nicholas Farm (See Map 2.15. Critical Habitat). These areas are mapped due their unique values that require protection. These areas contain specialized habitats, rare species, wetlands, sensitive surface waters, or other features that communities should protect.
- The broader area around Nicholas Farm is listed as "**High Value Habitat.**" Another area of High Value Habitat is located at the southernmost end of Harkney Hill Road on the West Greenwich border within the Big River Management Area. Both of these areas have been conserved by the Rhode Island Department of Environmental Management within the Nicholas Farm Wildlife Management Area and Big River Management Area.
- **Ecological Land Unit (ELUs)** assess the physical diversity of the landscape as a surrogate for biological diversity and are used in RI for prioritizing land protection because sufficient biological information is often lacking. The State's analysis of ELUs determined approximately 4,666 acres

of land in Coventry contains “Better” Quality ELU Diversity and 329 acres is considered as having the “Best” Quality ELU diversity. The Better and Best Quality ELU diversity are those areas that contain many different types of physical features, which indicates that the area could support a diverse array of species.

In Coventry, these Better and Best ELU diversity areas are primarily located along the Roaring Brook and its tributaries, the Moosup River, Bucks Horn Brook, Great Cedar Swamp / Stinson Pond, the Big River Management Area, land south of Tiogue Lake, land surrounding the Pawtuxet River, and land surrounding Johnson’s Pond/Flat River Reservoir and its tributaries (See Map 2.15. Critical Habitat).

- **Un-Fragmented Forested Habitat** occupies approximately 46% of Coventry’s land area, however, only 31% of the un-fragmented forests are permanently protected (See Map 2.13. Corridor and Unfragmented Habitat).
- RIDEM-mapped wildlife migration **Corridors** are pieces of land that spatially connect natural areas of High Value Habitat and Critical or Uncommon Habitat. These corridors “often follow rivers, particularly in more urban areas, but may also be wetlands or other undeveloped lands between larger undeveloped blocks or other important habitats.” In Coventry, mapped Corridors follow the Moosup River, Quidnick Brook, Great Cedar Swamp to Roaring Brook, and Big River, and travel through Tillinghast Pond Management Area, Nicholas Farm, and the Brig River Management Area (See Map 2.13. Corridor and Unfragmented Habitat).

Although state ownership and private purchases have resulted in the protection of large areas of open space in Coventry, continuing development activity threatens negative impacts on some of these important habitats. Recognizing that Coventry contains important habitats for rare species and wildlife in general, natural habitat protection should be incorporated into zoning regulations and site development reviews. In most cases, lower residential densities alone will not afford adequate protection for important habitats.

**Table 2.4. Rare Plant Occurrences in Coventry - RIDEM**

Genus/Species	Common Name	State Status	Recorded Locations (current & historic)
<i>Actaea rubra</i>	Red Baneberry, Snakeberry	ST	1
<i>Agalinis tenuifolia</i>	Common Agalinis, Slender Gerardia	SC	1
<i>Aletris farinosa</i>	Colic-root, Stargrass	SC	1
<i>Allium tricoccum var. tricoccum</i>	Wild Leek, Ramp	SC	1
<i>Aralia racemosa</i>	Wild Spikenard, Life-of-man	SC	1
<i>Arethusa bulbosa</i>	Arethusa, Swamp-pink, Dragon's Mouth	SE	2
<i>Aristida longespica var. geniculata</i>	Slimspike Three-awn, Northern Poverty-grass	SC	3
<i>Asclepias amplexicaulis</i>	Blunt-leaved or Claspig Milkweed	SC	4
<i>Aureolaria pedicularia</i>	Fern-leaved False Foxglove	SC	1

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<i>Bartonia paniculata</i>	Twining Screwstem	SC	1
<i>Botrychium angustisegmentum</i>	Narrow Triangle Moonwort	SC	1
<i>Botrychium matricariifolium</i>	Daisy-leaved Moonwort	SC	1
<i>Calopogon tuberosus var. tuberosus</i>	Grass-pink, Swamp-pink	SC	2
<i>Capnoides sempervirens</i>	Pale or Tall Corydalis, Rock-harlequin	SC	3
<i>Carex collinsii</i>	Collin's Sedge	SE	1
<i>Ceanothus americanus</i>	New Jersey Redroot	SC	1
<i>Circaea alpina ssp. alpina</i>	Small Enchanter's-nightshade	SC	1
<i>Cyperus squarrosus</i>	Bristly Umbrella-sedge, Awned Cyperus	SE	1
<i>Equisetum sylvaticum</i>	Wood Horsetail	SC	2
<i>Equisetum variegatum</i>	Variegated Scouring-rush	SE	2
<i>Equisetum hyemale ssp. affine</i>	Tall Scouring-rush	SC	2
<i>Fraxinus nigra</i>	Black Ash	SC	2
<i>Gentianopsis crinita</i>	Fringed-gentian	SE	1
<i>Gymnocarpium dryopteris</i>	Common Oak Fern	ST	1
<i>Helianthus strumosus</i>	Woodland-sunflower	SC	1
<i>Hypopitys lanuginosa</i>	Hairy Pine-sap	SC	2
<i>Isoetes echinospora ssp. muricata</i>	Spiny Quillwort	SC	1
<i>Isoetes engelmannii</i>	Engelmann's Quillwort	SC	1
<i>Juncus antheratus</i>	Greater Poverty Rush	SC	1
<i>Lachnanthes caroliniana</i>	Carolina Redroot	ST	1
<i>Larix laricina</i>	American or Black Larch, Tamarack	ST	1
<i>Lilium canadense</i>	Canada Lily, Wild Yellow Lily	ST	1
<i>Lilium philadelphicum</i>	Wood-lily, Wild Orange-red Lily	SC	1
<i>Liparis liliifolia</i>	Lily-leaved or Large Twayblade	SH	1
<i>Liparis loeselii</i>	Yellow, Bog-, or Loesel's Twayblade, Fen-orchid	SE	1
<i>Lipocarpha micrantha</i>	(tiny-flowered) Sedge	ST	1
<i>Lobelia dortmanna</i>	Water-lobelia, Water-gladiole	SC	1
<i>Lonicera dioica</i>	Wild, Mountain-, Glaucous, or Limber Honeysuckle	SC	2
<i>Lupinus perennis ssp. perennis</i>	Wild Lupine, Sundial-lupine	SC	5
<i>Lycopodiella alopecuroides</i>	Foxtail-clubmoss	SE	1
<i>Lygodium palmatum</i>	Climbing or Hartford Fern	SC	6

<i>Malaxis unifolia</i>	Green Adder's Mouth	SE	1
<i>Matteuccia struthiopteris ssp. pennsylvanica</i>	Ostrich Fern	SC	1
<i>Micranthes virginiensis</i>	Early Saxifrage	SC	1
<i>Ophioglossum pusillum</i>	Northern Adder's-tongue	SE	1
<i>Osmorhiza longistylis</i>	Anise-root, Long-styled Sweet Cicely	ST	1
<i>Pedicularis canadensis var. canadensis</i>	Forest Lousewort	SC	1
<i>Penstemon digitalis</i>	Tall White or Foxglove Beard-tongue	ST	2
<i>Penthorum sedoides</i>	Ditch-stonecrop	SC	1
<i>Petasites frigidus var. palmatus</i>	Northern Sweet Coltsfoot	SE	1
<i>Phegopteris connectilis</i>	Long or Northern Beech-fern	SC	2
<i>Pityopsis falcata</i>	Sickle-leaved or Falcate Golden Aster	SC	1
<i>Platanthera blephariglottis</i>	White-fringed Bog-orchid	ST	1
<i>Platanthera lacera</i>	Green fringed Bog-orchid	SC	2
<i>Platanthera orbiculata</i>	Round-leaved Bog-orchid	SH	1
<i>Platanthera psycodes</i>	Small Purple Fringed Orchid	SC	1
<i>Rotala ramosior</i>	Tooth-cup	ST	1
<i>Sagittaria graminea var. graminea</i>	Grass-leaved or Grassy Arrowhead	SC	1
<i>Scrophularia lanceolata</i>	Hare or American Figwort	SC	1
<i>Spiranthes vernalis</i>	Spring Ladies'-tresses	SC	4
<i>Tephrosia virginiana</i>	Goat's-rue, Catgut, Rabbit's-pea	SC	4
<i>Trillium erectum</i>	Stinking Benjamin, Purple Trillium, Wake-robin	SE	1
<i>Utricularia gibba</i>	Humped Bladderwort	SC	2
<i>Viola pubescens var. pubescens</i>	Downy Yellow Violet, Smooth Yellow Violet, Yellow Forest-violet	SC	1
<i>Viola rotundifolia</i>	Round-leaved or Early Yellow Violet	SE	2
<i>Woodsia ilvensis</i>	Rusty Woodsia, Rusty Cliff-fern	SH	1
<i>Zizania aquatica var. aquatica</i>	Wild Rice	SC	3
<i>Zizania palustris var. palustris</i>	Northern Wild Rice	SC	1

2.2.8 PROTECTED CONSERVATION AREAS / OPEN SPACE



Figure 6 Dock at Carbuncle Pond within Nicholas Farm Management Area

Coventry last updated its Recreation, Conservation and Open Space Master Plan (RCOSMP) in 1985. The Plan focuses primarily on active recreational areas rather than conservation. **The minimal conservation and open space planning completed to date does not align with Coventry’s goals, as residents overwhelmingly identify Coventry’s beautiful forests, waterbodies, and scenery as one its most valued traits in survey responses.** The 2000 Comprehensive Plan carried many of the RCOSMP priorities forward, however, and those priorities remain consistent threads in this Comprehensive Plan.

agent for this activity is the Coventry Land Trust, a body established by State Statute which is charged with the identification, prioritization, and decision-making on which parcels are most valuable for conservation. The Land Trust creates and updates a set of metrics evaluating properties on their uniqueness, ecological importance, and status for development. The Land Trust works to appraise prospective conservation properties, applies for grant funding, and works with the Town Council on acquisitions as the Town Council acts as the “Grantee” for conservation properties. Outright purchases are not that common, however.

The Town has a number of options when considering a parcel for conservation. Its primary

Conservation land can be received by donation, or more commonly, by the acquisition of development rights. A development rights acquisition occurs when a property is valued as is and as developed according to its highest and best use. The difference is the “development value” of the property. The Town (often in partnership with the state, federal and non-profit agencies) pays a landowner for those rights, and the transaction is recorded by the Town. In addition, the Farm, Forest and Open Space Program temporarily protects land from development by offering a tax incentive for landowners with active farm, forest or open space properties.

**Publicly-Owned Open Space**

Although open space can be conserved purely for the protection of natural resources, such as wetlands, groundwater, and wildlife habitat, offering public access to view and be surrounded by forests and wildlife is essential for public health, community vitality, quality family time, and to foster a sense of respect for the natural environment.

Coventry is fortunate to offer its residents and visitors a diversity of recreational experiences, especially its scenic trails. Completing the **Trestle Trail (Coventry Greenway)** was a goal in the 2000 Comprehensive Plan that has been a continuous project for twenty years. This trail follows the abandoned east-west Hartford, Providence and Fiskville Railroad easement, winding through Coventry with views to ponds, preserves and the Pawtuxet River. Parking and picnic areas can be found throughout Coventry, but nodes that connect to shopping areas and historic sites would add another layer of interest to the trail (and draw tourists). The **North-South Trail**, a 78-mile North-South Trail, is a hiking trail traversing western Coventry

which connects thousands of acres of state property in Rhode Island before it continues into Massachusetts and connects with the Appalachian Trail. Publicly-owned Open Space areas in Coventry are listed in Table 2.5. Publicly-Owned Conservation Properties.

In June of 2024, the Town of Coventry acquired Johnson's Pond, its dam, dam structures and associated property from the former dam holder, Soscia Holdings, LLC, through eminent domain/condemnation. The purpose of the acquisition was to effectuate the protection of the environment, ensure public safety, and to provide recreational access to the public.<sup>3</sup> After acquiring Johnson's Pond and all associated land and structures, the Town Council established a Redevelopment Agency to provide for the long-term maintenance of the Pond, as well as expand public access and amenities. In May 2024, the Town Council transferred the redevelopment rights of Johnson's Pond and all associated land and structures to the Redevelopment Agency to create a public benefit for Town residents.<sup>4</sup> The Ordinance directed the Redevelopment Agency to redevelop Johnson's Pond by enhancing public access and adding amenities such as boat ramps, parking areas, and recreational facilities. While a local conservation easement has not been established at the Dam property or across the entire 659 acres of the Pond, Johnson's Pond is publicly owned and maintained by the Town of Coventry. Since becoming public open space, the Town has promoted recreational access to the Pond at the Dam property, south of the Town Department of Public Works building.

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<sup>3</sup> Town Resolution No. 2024-42. Available at:

<https://www.coventryri.gov/sites/coventryri.gov/files/attachments/Resolution%202024-42.pdf>.

<sup>4</sup> Town Resolution No. 2024-98. Available at <https://coventryri.civicweb.net/document/185765/2024-98%20-%20Resolution%20Re%20Pond%20Redevelopment%20Plan.doc?handle=231F8F90CD0747C3A3E0FF80D51E717F>.

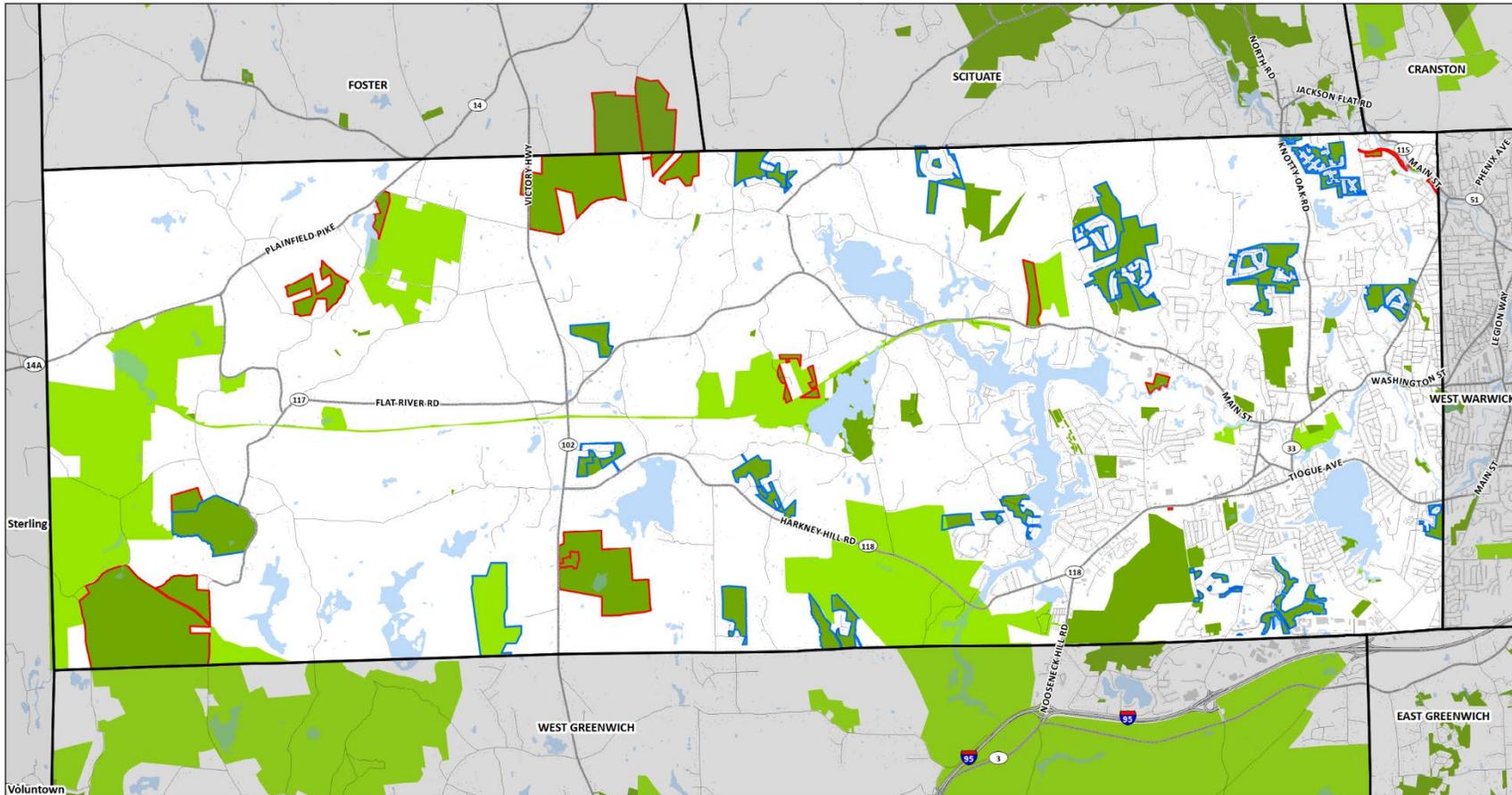
**Table 2.5. Publicly-Owned Conservation Properties**

Conservation Area Name	Acres	Available Use	Owner
Arnold Park	10	Recreation	Town of Coventry
Arrowwood Conservation Area*	3	Conservation, Public Access	Town of Coventry
Beaudoin Conservation Area	175	Boating, Public access	DEM / Town of Coventry
Big River Conservation Area	1,198	Conservation, Public Access	DEM
Blais Conservation Area	15	Conservation	DEM
Briar Point / Briar Point Beach	7.5	Public access, Recreation	Town of Coventry
Broadwall Farm	225	Conservation	DEM
Carrs Trail	1	Public access	Town of Coventry
Central Coventry Park/Recreational Facility	28	Public access, Recreation	Town of Coventry
Club House Road	15	Public access	Town of Coventry
Coventry High School	26	Public access	Town of Coventry
Foster Memorial Park	89	Public access, Recreation	Town of Coventry
Great Grass Pond	165	Conservation	DEM / Town of Coventry
Grote Conservation Area	48	Bird-watching, Boating, Trails, Public access	DEM / Town of Coventry
Harris Mill and Playground	3	Public access, Recreation	Town of Coventry
Hawk Crest*	0.5	Public access	Town of Coventry
Herbert Paine Memorial Field	15	Public access, Recreation	Town of Coventry
John H. Giblin Memorial Recreation Area	10	Public access, Recreation	Town of Coventry
Ledge Road	1.5	Public access	Town of Coventry
Lewis Farm Road	1.7	Public access	Town of Coventry
Little Pond Well Protection Area	17	Conservation	KCWA
Mahoney Conservation Area	86	Conservation	DEM / Coventry Land Trust
Matteson Pond Recreation Area	4	Public access, Recreation	Town of Coventry
Mishnock Wellfield Protection Area	470	Conservation	KCWA
Monroe Drive	2	Public access, Recreation	Town of Coventry
Nelson Capwell Road	3	Public access, Conservation	Town of Coventry
Neylon Conservation Area	81	Bird-watching, Boating, Trails, Public access	DEM / Town of Coventry
Nicholas Farm Management Area (Including Carbuncle Pond)	1,552	Public access, Hunting, Fishing	DEM

Conservation Area Name	Acres	Available Use	Owner
Nye Conservation Area	27	Conservation	DEM
Old Mishnock Highway	4	Conservation	Town of Coventry
Pawtuxet River South Branch (off Airport Road)	10	Hiking, Public access	Town of Coventry
Pawtuxet River South Branch (off Jennifer Lane)	5	Public access	Town of Coventry
Perry Hill Road	0.5	Public access	Town of Coventry
Quidneck Ballfield	2	Public access, Recreation	Town of Coventry
Ravenswood Park	11	Public access, Recreation	Town of Coventry
Red Oak Estates*	3	Public access	Town of Coventry
Rice Memorial Field	9	Public access, Recreation	Town of Coventry
Rock Pine Road	91	Public access	Town of Coventry
Sandy Bottom Road/Whipple Conservation Area	55	Public Access	DEM / Coventry Land Trust
South Glen	1	Public Access	Town of Coventry
Stump Pond / Phillips Hill Farm	74	Public access, Fishing	Coventry Land Trust
Tillinghast Pond Management Area	79	Public access	DEM / TNC <sup>5</sup>
Trestle Trail	135	Public access, Biking, Hiking	DEM
Truman Heights Conservation Area	7	Public access, Passive recreation	Town of Coventry
Upper Dam Pond	8	Public access, Beach	Town of Coventry
Walker Farm Homestead and Walkers Ridge Conservation Area*	50	Public access, Passive recreation	Town of Coventry
Waterman Hill Farm / Griffiths	221	Conservation	DEM
<b>TOTAL</b>	<b>5,045</b>		
* Denotes Town-Owned Conservation Areas that are located adjacent to larger Privately-owned conservation areas for which the Town holds Conservation Easements (See Table 2.7. Summary of Privately-Owned Conservation Properties).			

Source: **RIGIS – State and Local Conservation Areas**

<sup>5</sup> Note: TNC is a Non-profit. This Parcel has been excluded from Table 2.6 to avoid counting this acreage twice.



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIGIS, State Conservation Lands, 2018.  
RIGIS, Municipal & Non-Governmental Organization Conservation Lands, 2018.

This map is intended for planning purposes only  
Date: 1/30/2023



- State and Local Conservation Areas**
- State Conservation Areas
  - Local Conservation Areas
- Owner Type**
- Non-Profit
  - Private
- Road Types**
- Interstate Road
  - State Road
  - Local Road

Map 2.16. State and Local Conservation Areas

**Non-Profit-Owned Open Space**

The Audubon Society of Rhode Island (Audubon) is a non-profit statewide environmental organization that strives to educate and advocate to protect the natural environment and conserve land. Audubon owns the Maxwell Mays Wildlife Refuge at 2082 Victory Highway, as well as several other properties in Coventry. This 291-acre property, donated in 2013, includes 5 miles of self-guided interpretive trails and a rentable cottage. The George B. Parker Woodland Wildlife Refuge on Maple Valley Road, also owned by Audubon, includes 358 acres of forests and brooks in Coventry with 7 miles of trails. Audubon also owns another seven properties in Coventry (Table 2.6). The Nature Conservancy (TNC) is an international non-profit organization that, like Audubon, is aimed toward conserving land. In Coventry, TNC owns a 32.4-acre piece of land adjacent to Nicholas Farm and a portion of the Tillinghast Pond Management Area. In Coventry, 1,482 acres of land is protected by Non-profit Groups (Table 2.6).

**Table 2.6. Summary of Non-Profit-Owned Conservation Properties**

Conservation Area Name	Acres	Available Use	Owner
Arkwright-Harris Riverwalk	11.7	Public Access  (Note: the adjacent PRAWC parcel known as the Harris Dam has no public access)	Pawtuxet River Authority and Watershed Council (PRAWC)
Earl Forrester Wildlife Preserve	0.5	Limited Public Access	Audubon
James Beaton Memorial Wildlife Refuge	26	Limited Public Access	Audubon
Larkin & McAlpine Preserve	620	Limited Public Access	Audubon
Manzo Memorial Tract	40	Limited Public Access	Audubon
Maxwell Mays Wildlife Refuge	291	Hiking, bird-watching, public access	Audubon
Nicholas Farm	32.4	Public access	The Nature Conservancy
Parker Woodland Preserve	358	Hiking, bird-watching, public access	Audubon
Perched Boulder Woods / Petrarca Refuge	77	Conservation – No public access	Audubon
Phenix-Harris Riverwalk	1.9	Public Access	PRAWC
South Branch Waterfowl Refuge	13	Limited public access	Audubon
Waterman Pond	24	Public access	Audubon
<b>TOTAL</b>	<b>1,495.5</b>		

Source: RIGIS – State and Local Conservation Areas

The total of public and non-profit-owned open space for conservation purposes totals 6,527 acres (~16% of Coventry). This number excludes open space owned by homeowner associations as part of subdivision development (Map 2.16. State and Local Conservation Areas).

**Privately-Owned Open Space as Part of Land Development**

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Article IV of the Coventry Subdivision Regulations includes provisions for “Residential Cluster Developments”. These regulations allow developers to concentrate development on a portion of a parcel, on smaller lots with less restrictive dimension requirements than would otherwise be permitted in a given zoning district. As part of the requirements under these provisions, a minimum of 40% of the total land area of the development is required to be preserved as open space. The required open space must be in addition to areas used for stormwater management and only 50% of the required open space area can be “land unsuitable for development”.<sup>6</sup>

While this land can be conveyed to the Town for conservation purposes, the majority of developers in Coventry have typically elected to conserve this land in a trust owned by a Homeowners Association and place a conservation easement / restriction on the property that is held by the Town (or in one case – Audubon). In total, 1,212 acres of land has been protected as open space through this process (3% of the Town). A list of open space areas protected in Coventry as part of subdivision developments is provided in Table 2.7.

**Table 2.7. Summary of Privately-Owned Conservation Properties**

Property Name	Acres	Public Access?	Owner (Easement Holder)
<b>Arrowwood</b>	59	No	Private (Town)
<b>Blackrock Woods</b>	21.5	No	Private (Town)
<b>Breene</b>	168	No	Private (Town)
<b>Centre of New England</b>	71	No	Private (Town)
<b>Country Acres</b>	56	No	Private (Town)
<b>Deer Ridge Estates</b>	34	No	Private (Town)
<b>Doe Ridge Estates</b>	35	No	Private (Town)
<b>Fairview Commons</b>	29	No	Private (Town)
<b>Hawk Crest</b>	26	No	Private (Town)
<b>Highwood</b>	15	No	Private (Town)
<b>Hope Furnace Estates</b>	38	No	Private (Town)
<b>Hope Mill Conservation Easement</b>	7.3	No	Private (PRAWC)
<b>Hopkins Hollow</b>	184	Limited	Private (Audubon)
<b>Hunters Crossing</b>	87	No	Private (Town)
<b>Maple Valley Ridge</b>	64	No	Private (Town)
<b>Pine Ridge</b>	14	No	Private (Town)
<b>Ravenswood Subdivision</b>	29	No	Private (Town)

<sup>6</sup> Land Unsuitable for Development includes: Wetlands (and their setbacks), the Zone A of FEMA floodplain, roadway and pedestrian access ways, public and private easements, and land with steep (20% or greater) slopes.

Property Name	Acres	Public Access?	Owner (Easement Holder)
Red Brook Meadow	19	No	Private (Town)
Red Oak Estates	52	No	Private (Town)
Scott Hollow	43	No	Private (Deed restriction)
Walker Farm	200	No	Private (Town)
Weymouth Ridge	29	No	Private (Town)
<b>TOTAL</b>	<b>1,280.8</b>		

Source: RIGIS – State and Local Conservation Areas

Development under these “cluster development” regulations has not led to effective conservation development, because after developers have completed the development, it is often unclear to property owners that they have a responsibility to pay for and maintain their open areas.

Per the State Enabling Legislation (RI General Law, §45-23), subdivision review ordinances must promote “protection of the existing natural and built environment and the mitigation of all significant negative impacts of any proposed development on the existing environment” and promote design that “which concentrate development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure”. In addition, these laws allow municipalities to include design requirements for open space, landscaping, and drainage in their subdivision laws. In accordance with these regulations, Coventry’s Cluster Development regulations could be updated to increase land protection. Updating these regulations could include decreasing the percentage of Land Unsuitable for Development allowed within the open space calculation and/or increase the overall percentage of the property to be conserved.

**Farm, Forest and Open Space Act Properties - (RI General Law, §44-27)**

The State of Rhode Island has created a program to incentivize property owners to resist converting their land from farms, forests or open space into other development uses through creation of a special tax status that allows the property to be taxed at its current use, not its development potential. This program requires a property to be under this program for a minimum of 15 years, however, upon transfer of a property under this program, new owners may elect to cease coverage under this law. Landowners must submit a certificate to the local tax assessor to maintain this status. Three types of properties can be classified under the Act:

- **Farmland:** ornamental, vegetable and orchard crops, dairy and livestock (including forage crops) are eligible. Farms must be at least five acres. Properties classified as farmland must have a conservation plan and be inspected every five years by RIDEM.
- **Forestland:** are eligible as long as the forests include a dense growth of trees established through natural processes or through planting. A minimum of ten acres is required. Forests are inspected every five years, and a Forest Management Plan is required for certification every ten years.
- **Open Space:** is defined by RIDEM as undeveloped land that “serves to enhance agricultural values, or land in its natural state that conserves forests, enhances wildlife habitat, or protects

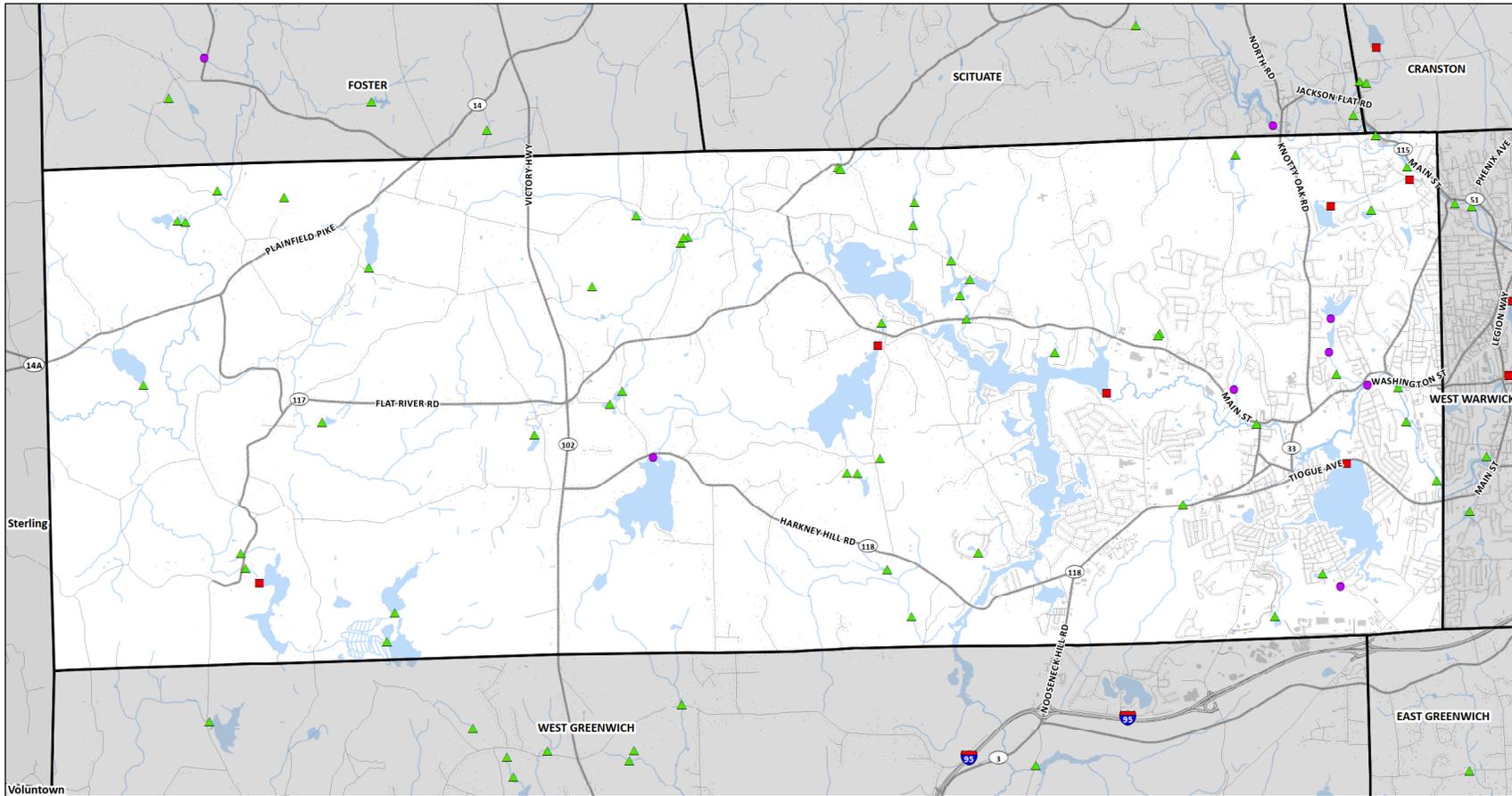
ecological health.” Eligible properties for this classification included: undeveloped land of at least 10 acres, any open space identified in the Community Comprehensive Plan, and any tracts of land that have conservation restrictions or easements in full force. Properties are assessed for the program based on a USDA soil classification from a soil survey, as well as other information obtained from the Conservation District. Owners of properties classified as Open Space are required to submit a certificate to the Assessors’ Office annually, confirming that the land is still open space.

Based on Coventry’s Tax Assessor’s records as of May 2022 and records provided by RIDEM, the Town has 385 parcels under this program, with 23 classified as Farms, 78 classified as Forestland, and 284 classified as Open Space. This program does incentivize land protection, however, remaining in the program is not a requirement upon land transfers and documenting compliance with maintaining a property under its classification for the required 15 years is the responsibility of the Town’s Tax Assessor.

### *2.2.9 ISSUES FACING SIGNIFICANT NATURAL RESOURCES*

#### **Man-Made Waterbodies – Dams and Water Control**

Many of the larger waterbodies in Coventry were created through constructing impoundments (dams). These waterbodies include Johnson’s Pond/Flat River Reservoir, Quidnick Reservoir, Tiogue Lake, Arnold Pond, Upper Dam Pond and Stump Pond. In the Town of Coventry there are 38 Low, 6 Significant, and 4 High Hazard Dam Structures (Map 2.17. Dam Hazard Classification). The High Hazard Structures include the Arnold Pond, Stump Pond, Johnson’s Pond, and Tiogue Lake Dams.



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIGIS Dams, 2021.

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**Dam Hazard Classification**

- High
- Significant
- ▲ Low
- Interstate Road
- State Road
- Local Road

Map 2.17. Dam Hazard Classification

**Chapter 2: Natural Resources**

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Based on stakeholder interviews and survey responses, maintenance and control of the outlet structures for these man-made waterbodies is of concern to the residents and other stakeholders. These sentiments have primarily been focused on the control of the Johnson’s Pond outlet structure and Tiogue Lake outlet structure. The outlet control structure for Johnson’s Pond is manually operated by the Town at the Dam to manage pond water levels. Under prior private ownership, there were concerns regarding the maintenance of Johnson’s Pond water levels and downstream streamflow at the Flat River Reservoir Dam – a High Hazard dam under Rhode Island Department of Environmental Management (RIDEM) criteria – and RIDEM issued enforcement actions under the State’s dam operation (“Dam Permitting Act”) and dam safety authorities that resulted in violations. Now that the Town owns the Dam and Johnson’s Pond, routine water-level management is expected to remain stable provided the Town continues to operate and maintain the facility in compliance with RIDEM’s Dam Safety Program / Office of Compliance Immediate Compliance Order (ICO)<sup>7</sup> of RIDEM.



**Figure 7 Upper Dam Pond Dam**

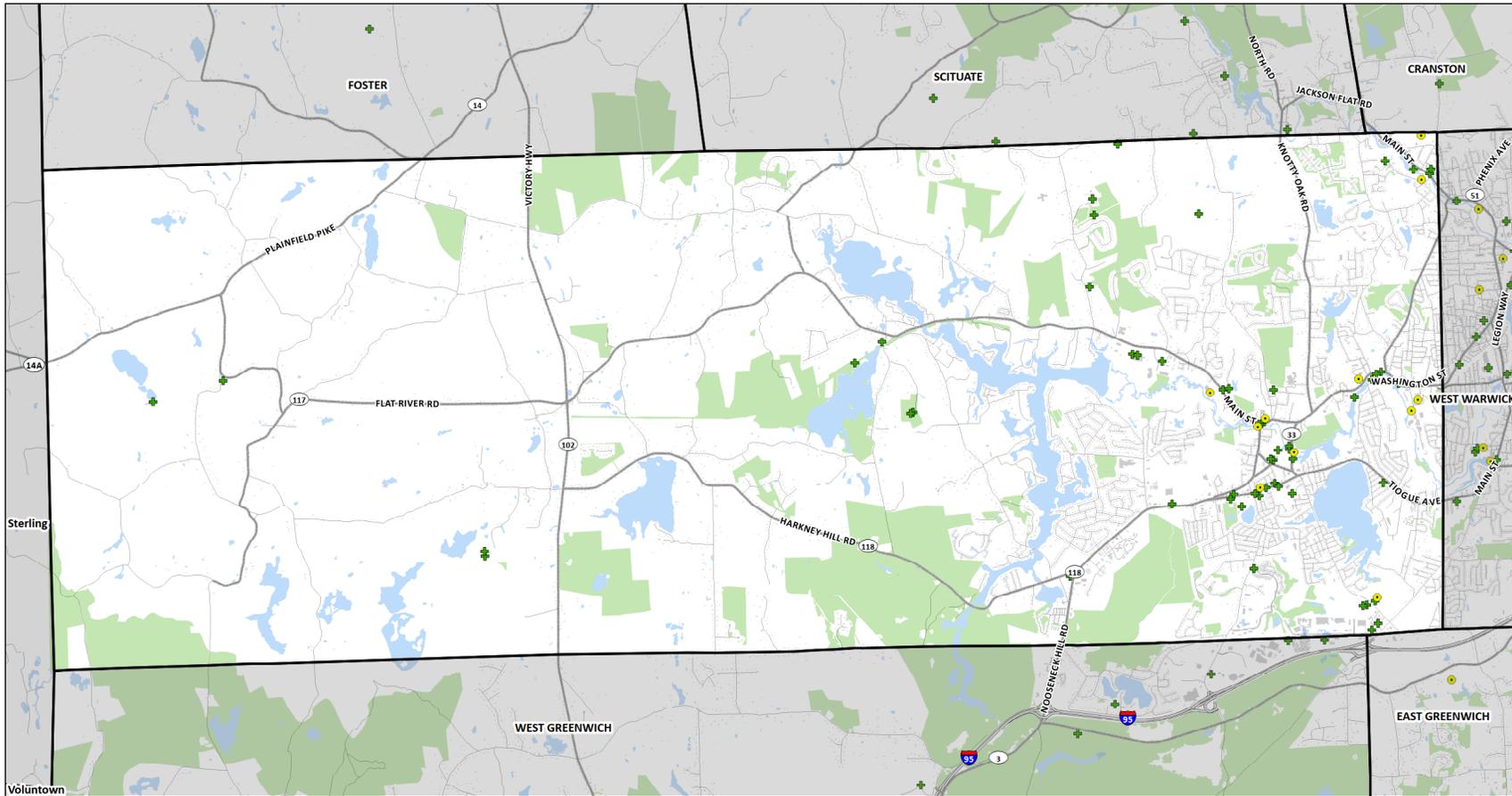
According to the Town’s 2022-2027 Capital Improvement Plan, replacement of the Tiogue Lake Gatehouse is programmed for FY 2025. Based on an interview with a member of the Tiogue Lake Association, the gate is manually operated by the Association to control water levels in Tiogue Lake.

**Brownfields / Contaminated Sites**

Brownfields sites present both considerations and opportunities when evaluating sustainability and balancing growth with resource protection. The US Environmental Protection Agency (EPA) defines brownfields as properties with the presence or potential presence of hazardous substances, pollutants, or contaminants. Expansion, redevelopment, or reusing these properties typically involves cleanup, as they are generally abandoned or underused industrial and commercial properties. According to the RIDEM Office of Land Revitalization and Sustainable Materials Management Site Inventories, there are 76 Sites<sup>8</sup> that have been either investigated under the Federal CERCLIS program or resulted in notification under the state program and have been investigated for hazardous substances.

<sup>7</sup> RIDEM. Office of Compliance & Inspection. Immediate Compliance Order, In re: Soscia Holdings, LLC, File No. OCI-DAMS-23-28 (Flat River Reservoir Dam/Johnson’s Pond, State ID No. 167). Issued April 3, 2024. Available at: <https://dem.ri.gov/sites/g/files/xkgbur861/files/2024-05/soscia424.pdf>.

<sup>8</sup> Several Sites listed in the State “List of CERCLIS and State Sites in RI” Inventory are logged twice under the same “Site Remediation Number”. Accordingly, the total number of individual contaminated “Sites” in Coventry may be less than reported.



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIDEM Environmental Land Use Restriction, 2021.  
RIDEM Site Investigation and Remediation, 2021.

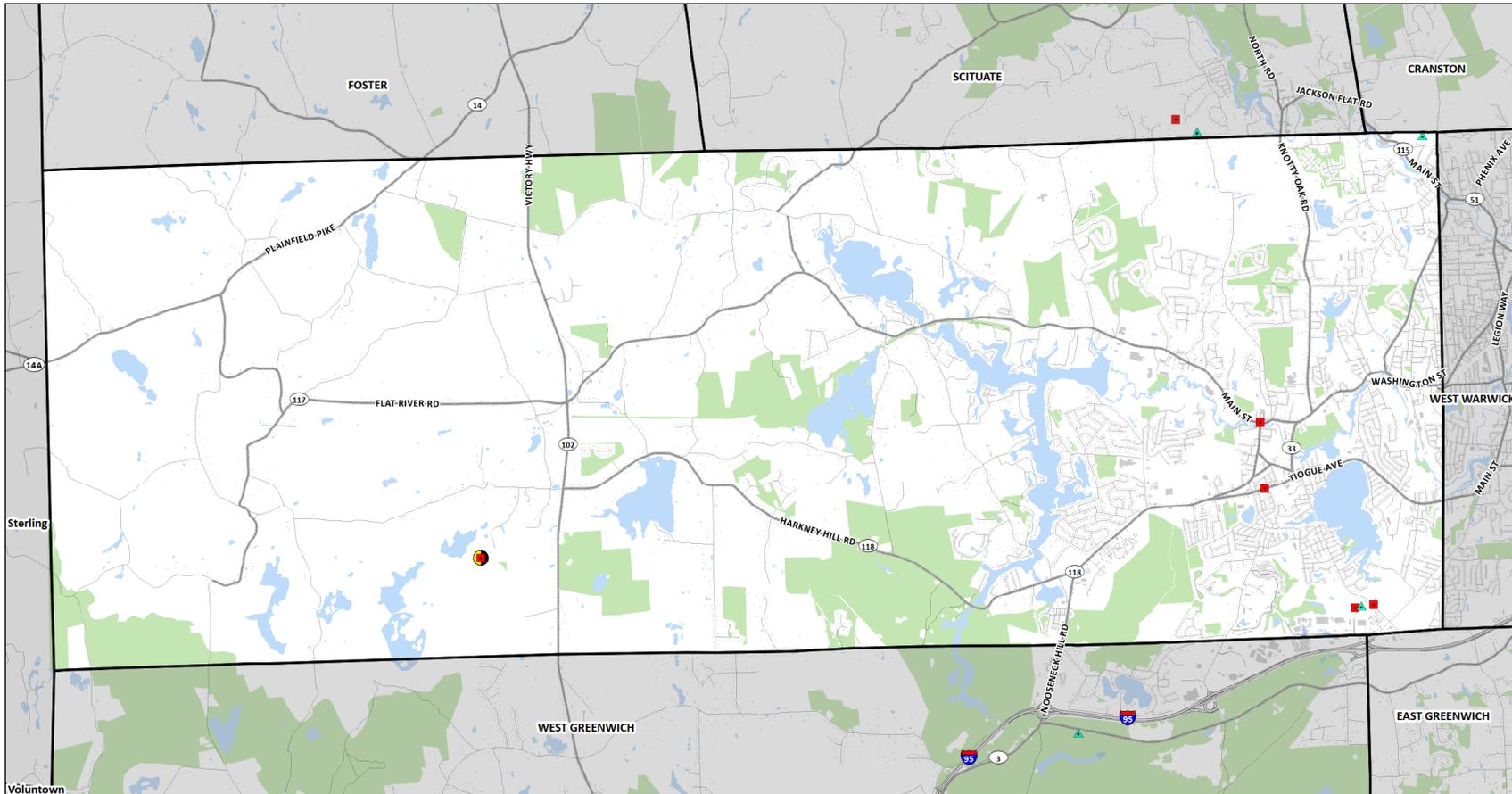
This map is intended for planning purposes only  
Date: 10/13/2022



**RIDEM List of State-Reviewed Contaminated Sites**

- Environmental Land Use Restriction
- ✚ Site Investigation Remediation
- Interstate Road
- State Road
- Local Road

Map 2.18. RIDEM List of State-Reviewed Contaminated Sites



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIDEM CERCLIS, 2019.  
RIDEM Closed Landfill, 2017.  
RIDEM EPA Superfund (NPL), 2019.

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**Contaminated Site Type - EPA Reviewed**

- ▲ Closed Landfill
- CERCLIS
- EPA Superfund (NPL)
- Interstate Road
- State Road
- Local Road

Map 2.19. RIDEM List of EPA-Reviewed Contaminated Sites

## Coventry, Rhode Island

Of these 76 Sites:

- 14 Sites are “Active”. The 14 active sites include the Picollo Farm site on Perry Hill Road (Superfund site<sup>9</sup> - listed twice), the Coventry Municipal Landfill on Arnold Road, 785 Tiogue Avenue, 847 Tiogue Avenue, 646 Main Street, 575-595 Main Street (listed twice), 500 Washington Street, 9 Howard Avenue, 606 Washington Street, 825 Tiogue Avenue (listed twice), and a portion of the Trestle Trail ROW;
- One Site, at 1372 Main Street is listed with a status of “Monitoring”; and,
- The remaining Sites are listed as inactive.

RIDEM’s Land Revitalization and Sustainable Materials Management Site Inventories also includes a list of 11 properties in Coventry with Environmental Land Use Restrictions (ELUR). These restrictions are placed on properties under four conditions:

1. When a property has residual levels of Hazardous Substances following remediation that are still higher than levels acceptable for direct human exposure that would be likely if the property were used for residential development;
2. The Property is subject to final decisions under a variance relating to a remedial objective pursuant to these regulations;
3. The Property is subject to any final decisions based solely or in part on the limitation of reasonably foreseeable exposures to Hazardous Substances in any media; or,
4. The Property is subject to institutional controls required under State regulations.

Properties with ELURs present construction and design considerations, as excavation of, or infiltration into, contaminated areas requires specific methods and protections. Because these properties typically have residual contamination, they present threats to groundwater and surface water quality, and may only be suitable for certain land uses, typically commercial or industrial. These restrictions are present on the following properties:

- Arkwright Inc. Dumpsite- Highland Avenue & Potter Court
- Crystal Cleansers – Main Street – Coventry Shoppers Park
- Engineered Yarns / G-Tech - 1372 Main Street
- Garland Industries - One South Main Street
- Great Lakes Container Corporation - 592 Arnold Road – (This Site has two ELURs)
- Hoechst Celanese (Clariant) – 500 Washington Street
- Gaspee Lace – 847 Tiogue Avenue
- Mill Workers House - 606 Washington Street
- National Grid – Anthony Substation – Washington Street
- Rhodes Technologies – 498 Washington Street
- Sandy Acres – 100 Sandy Bottom Road

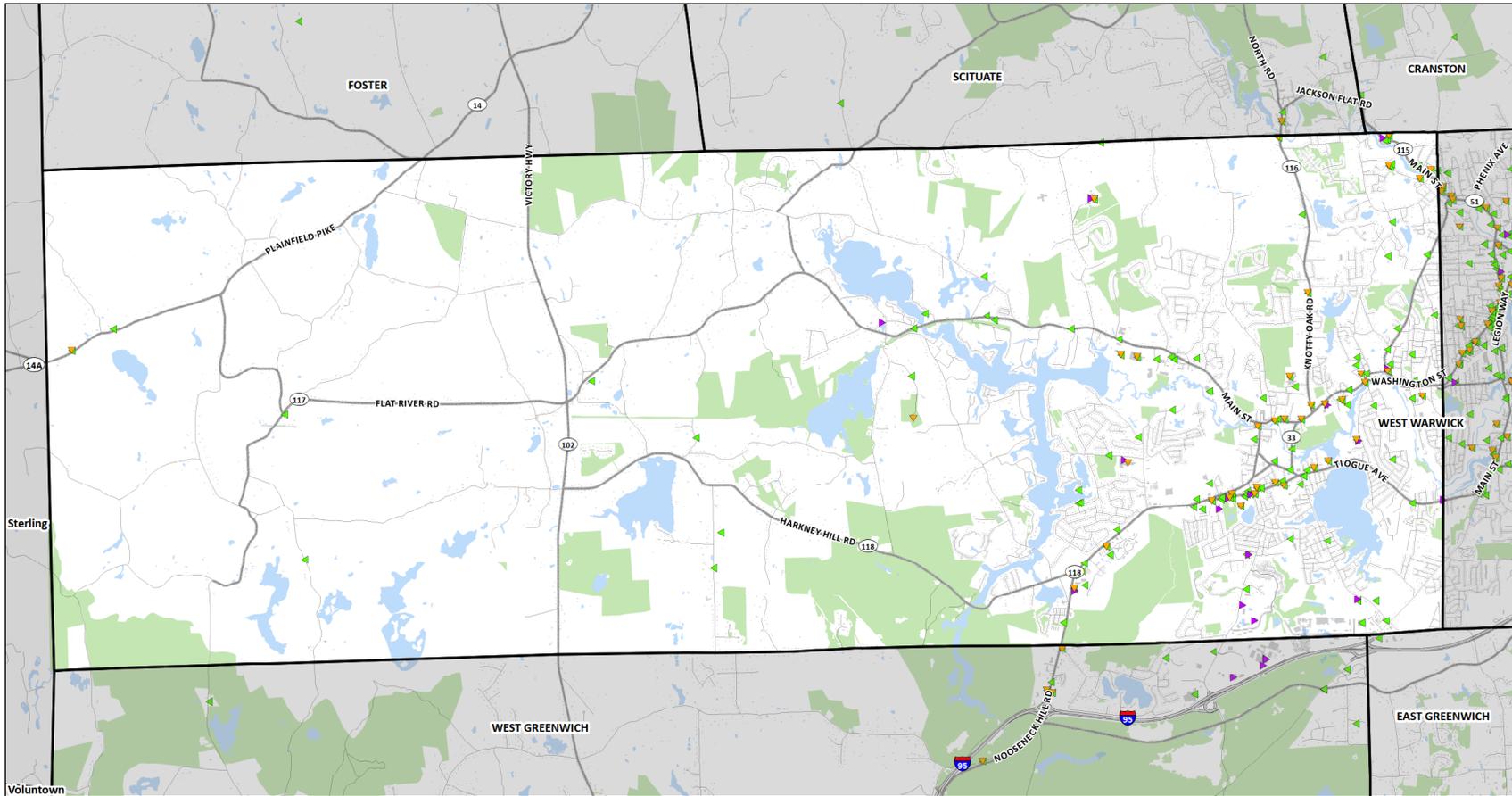
RIDEM’s inventory of Underground and Leaking Underground Storage Tanks (USTs and L-USTs, respectively) lists a total of 415 state-registered USTs in the Town of Coventry. Of these USTs, 51 are still

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<sup>9</sup> The Picollo Farm site, once part of a 100-acre pig farm was found to be seriously contaminated in 1977 following a fire and explosion. According to EPA, more than 10,000 drums of hazardous waste and an undetermined bulk volume of liquid chemicals were disposed of into several unlined trenches. Cleanup of surface water and groundwater contamination is complete; however, long-term operation and maintenance activities are ongoing. This Site was placed on the National Priorities List (NPL) in September 1983.

in use, 1 was abandoned, and the remaining have been permanently closed. Of the USTs in Coventry, 48 are listed as L-USTs (7 active L-USTs, 12 inactive L-USTs that required only soil removal for remediation, and 29 inactive L-USTs).

Any of the contaminated sites listed above have the potential to impact Coventry's natural resources, including soils, groundwater, and surface water, and should be considered in planning for the Town's future. Soil and groundwater contamination can introduce design challenges, as stormwater infiltration into contaminated media can result in plume migration. Contamination may also result in restrictions on future property uses for vegetable cultivation, playgrounds, schools, and residential development. While contamination may require specific design and construction methodologies, redevelopment of contaminated properties presents an opportunity to remediate legacy contamination, which will help improve water quality.



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Source:  
E-911 Road Centerline, RIGIS, 2021.  
RIDEM Storage Tank - Above Ground, 2016.  
RIDEM Storage Tank - Underground, 2021.  
RIDEM Storage Tank - Underground Leaking, 2021.

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Date: 10/13/2022



**RIDEM Map of Hazardous Material Storage Tanks**

- ▶ Above Ground
- ◀ Underground
- ▼ Underground Leaking
- Interstate Road
- State Road
- Local Road

Map 2.20. RIDEM Map of Hazardous Material Storage Tanks

### Climate Change and Sea Level Rise

The effect of global warming and sea level rise are already being felt across Rhode Island, and the impacts of climate change will likely be wide-ranging and devastating. At the local level, these impacts must be considered when looking at current development patterns and thinking toward the future. Considerations should include:

- Storm inundation and flash flooding;
- Winter storms, ice and hail;
- Intense heat and drought;
- Less availability of food and clean water.

**To prepare for the next twenty years, Coventry will have to adopt a variety of techniques to minimize development impacts, for example requiring stormwater management systems to be designed using projected rainfall events, considering more frequent flooding in design, providing enhanced protection of groundwater, and requiring energy and water efficiency in the technical review of proposed development.** Additionally, the Town will have to be aware of regional climate change impacts, such as sea level rise. While Coventry is centrally located with topographical elevations between 250 feet to 533 feet above sea level, it will still feel a ripple effect from coastal climate change. Employment, housing, transportation infrastructure, and supply chains will be affected, as well as the real estate and agricultural industries, among others.

### Water Quality of Significant Waterbodies – Phosphorus, Chemicals, Bacteria, and Sediment

Based on survey results, water quality within the major water bodies in Town is one of the largest long-term resource concerns for Coventry residents. As described earlier in this Chapter, many waterbodies in Town are impaired, including Tiogue Lake, Upper Dam Pond, and Johnson’s Pond. Waterbodies in Town are primarily impaired due to the following issues:

- Non-Native Aquatic Vegetation;
- Excess nutrients, primarily Phosphorus;
- Presence of Enterococcus;
- Blue-green algae; and
- Mercury in fish tissue.

Common sources of pollution include:

- Commercial uses, such as automotive repair shops;
- Pesticides and fertilizers;
- Stormwater runoff, which is water from rain or melting snow that flows from rooftops, over paved streets, sidewalks and parking lots, across bare soil, and through lawns and storm drains. As it flows, runoff collects and transports soil, pet waste, salt, pesticides, fertilizer, oil and grease, litter and other pollutants. This water drains directly into nearby creeks, streams and rivers, without receiving treatment at sewage plants.
- Septic systems (especially those located on unsupportive soils).

Recurring harmful algae blooms and continuous listing on the 303(d) List of Impaired Waters are major concerns for Johnson’s Pond. The advisories in 2021, 2022 and 2025 results in RIDEM to recommend the public avoid contact with the Pond, restricted swimming, boating and pet exposure to the Pond and heightened public health risks during peak recreational seasons. Mercury contamination in fish has impacted fishing quality and underscores the need for water quality restoration. Non-Native (invasive)

Aquatic Vegetation suppress native plant diversity, alter fish habitat and cause organic buildup, all of which can worsen oxygen demand and nutrient recycling. Overall, these ongoing issues at Johnson’s Pond create unhealthy and unsafe conditions that impact the ecology at Johnson’s Pond and pose risks to public health.

The Town of Coventry and local waterbody associations are working to address these concerns through designing and implementing projects to address nutrient loading to stormwater-impaired waterbodies and treating ponds to eliminate Non-Native Aquatic Vegetation. For the past 15 years, the Johnson’s Pond Civic Association has managed invasive aquatic species in shared areas of Johnson’s Pond, funded through generous contributions from its members. The town is also working to progress plans to expand sewer infrastructure, which will reduce the incidence of phosphorus and Enterococcus leaching into waterbodies through decreasing the number of septic systems.

In addition to chemical pollution, the movement of dirt and the alteration of water drainage patterns can contribute to the pollution of waterways by upsetting the natural filtration system of water. As water naturally flows through the watershed, it supports plants and vegetation. This vegetation filters pollutants out of the water. Erosion redeposits sediment which then disrupts the proper filtration of water. Sedimentation, which occurs when particles (like sand, clay silt, etc.) settle at the bottom of a water body or against a barrier, clogs normal water flow, and prevents filtration. According to the Environmental Protection Agency, sedimentation pollution causes about \$16 billion in environmental damage annually, and is usually caused by small construction projects, like swimming pools and building additions. Sedimentation increases the cost of drinking water treatment and affects its smell and taste. It also causes declines in fish populations by clogging fish gills, lowering growth rates and affecting egg development. Stream bed sedimentation disrupts the natural food chain by destroying habitat.

**Aquatic Invasive Species**

In 2016, Executive Order 13571 established a national policy to prevent the spread of invasive species and to eradicate and control established populations, noting that invasive species threaten “natural resources, agriculture and food production systems, water resources, human, animal, and plant health, infrastructure, the economy, energy, cultural resources, and military readiness. Every year, invasive species cost the United States billions of dollars in economic losses and other damages.”

Invasive species have been monitored by federal and state agencies, academic institutions, non-profits and for-profits for years. In 2024, RIDEM completed a Freshwater Aquatic Invasive Species in Rhode Island report. Aquatic invasive plant species were found in several Coventry waters (Table 2.8).

**Table 2.8. Summary of Aquatic Invasive Species in Coventry**

Waterbody Name	Aquatic Invasive Species Found
Arnold Pond	Brazilian elodea
Carbuncle Pond	Fanwort, Mudmat, Variable milfoil
Coventry Reservoir (Stump Pond)	Variable milfoil
Flat River Reservoir (Johnson’s Pond)	Fanwort, Inflated bladderwort, Variable milfoil
Maple Root Pond	fanwort
Upper Dam Pond (Breezy Lake)	Variable milfoil, Spiny naiad, Eurasian milfoil
Tiogue Lake	Fanwort, Spiny naiad, Variable milfoil

Source: Rhode Island Freshwaters with Aquatic Invasive Plants 2024

## 2.3 NEEDS AND OPPORTUNITIES

As evidenced by the survey responses received in 2018 and 2022 during the Comprehensive Community Planning process, it is clear that **the Town’s natural resources and open spaces play a large role defining the community’s character and residents’ sense of place.** For this reason, protection and sustainable use of these resources must be considered when planning for the future. Natural resource needs and opportunities identified within this section are summarized below.

### 2.3.1 NEEDS

In order to ensure water supply protection, the town would benefit through the implementation of an Aquifer and Watershed Protection District to limit development above the aquifer, its adjacent recharge area, and upstream drainage areas around the Mishnock Wellfield, Spring Lake Well, and areas around Community Wellheads. The proposed district could prohibit all uses that discharge wastewater, which threatens water quality. Design standards to be considered in the regulations for aquifer and watershed protection could include discharge limits and dimensional setbacks for septic systems (OWTS). The proposed district could designate areas with differing levels of protection, permitted uses,



Figure 8 Tiogue Lake Spillway

and other regulations. Each area could have associated guidelines for protecting the environment and ensuring that development occurs in the most suitable areas possible. Similar groundwater protections laws have been enacted in Westerly, North Kingstown, and Charlestown that present detailed land use limitations. Both Westerly’s Aquifer and Wellhead Protection Overlay District and North Kingstown’s Groundwater Recharge and Wellhead Protection Overlay District regulations include specific requirements and design standards for stormwater and OWTS to protect water quality.

The Town and local associations have been working to address the water quality concerns in many of the lakes and ponds in Coventry. Water quality issues identified in Coventry include the presence of excess non-native aquatic vegetation, excess nutrients, and bacteria. Continuing to identify and eliminate sources of pollution that contaminate natural resources and threaten public health will improve the quality of Coventry’s natural resources. Coventry should develop an environmental management plan for Johnson's Pond to protect the Pond from environmental degradation and further water quality impairments. Pollution refers to the introduction of harmful substances into the environment. It can occur on a large scale, such as from historic manufacturing and industrial uses, or it can build up from the accumulation of a number of small-scale releases that together have a detrimental effect on the environment. Many sources of pollution stay in the ground and in the water long after their sources have departed. For this reason, **Coventry should continue to work to identify existing pollution sources and take steps to implement source control by improving stormwater management during and following**

**construction, require vegetated buffer zones to important natural resources during development review, and continue to implement new sewer infrastructure.**

The RI Department of Health (RIDOH) is responsible for review of applications for installation of new community wells for major developments, such as The Centre of New England. The Town of Coventry needs to improve public awareness of aquifer protection and commit, by policy and action, to also consider groundwater availability and quality in planning efforts. To **coordinate local planning efforts regarding groundwater availability and quality, Coventry should work with RIDOH through scheduling of annual meetings to discuss potential groundwater contamination and future demand for community wells.** Coventry should also collaborate with agencies (e.g., RIDEM, RIDOH) and local stewards (e.g., Pawtuxet River Authority and Johnson's Pond Civic Association) to develop an environmental management plan for Johnson's Pond that improves water quality, prevents harmful algal blooms and controls invasive aquatic vegetation. Groundwater, like surface water, is a limited resource. It is imperative that the Town take proactive steps to protect and conserve these valuable resources.

### 2.3.2 OPPORTUNITIES

Because of Coventry's distinct development pattern with a dense, urban east end and a rural forested west end, planning to protect natural resources will require special consideration and additional study beyond this comprehensive plan. If current development patterns continue, the character of Coventry and the scenic beauty that residents value will likely disappear. While many residents understand that development is needed and will continue to occur, methods to control growth are needed to protect the Town's natural resources. Moreover, results of the 2022 Survey and Public Meeting showed that there is a desire to maintain the rural and forested character of western Coventry, while promoting development and infill in previously developed areas.



**Figure 9 Wetlands Near Sandy Bottom Road**

Coventry should take the lead in implementing a **Conservation Development Zoning Ordinance.** The Zoning Map and Ordinance define development standards. **Currently, central and western Coventry are zoned "Rural Residential" with either 5, 3, or 2 acre requirements. The effect of this zoning is that housing is spread across the landscape but there is no effort to ensure that natural resources on the site have been identified and protected.** Conservation development zoning is a tool used in Scituate, Foster, Gloucester, and Burrillville, and continues to be refined as the Town learns more about new planning and development techniques.

As part of the existing development review process, the Town has the ability to send projects through a technical review by a committee composed of members from the planning, engineering, fire and police departments. Few projects have been reviewed in the recent past through this process, but it has become a tool that is commonly used with most projects. To improve natural resource protection during the design review stage, the Technical Review Committee should include representation from the Coventry

Conservation Commission and Coventry Land Trust. These Committee Members will use their conservation background and understanding of natural resource protection when reviewing all projects subject to this review process, which will improve the overall development quality in Coventry. The Town also could consider including members on the Conservation Commission with specific expertise in land protection, development requirements, and stormwater design.

Consistent with the *Rhode Island Forest Resources Management Plan (2005)*<sup>10</sup>, Coventry would benefit from developing a Town-wide Forest Management Plan that would describe public education measures to enhance appreciation for the Town's forests, prioritize forested areas for targeted conservation, identify local initiatives to minimize forest fragmentation, and outline management strategies for Town-owned forests. Another vehicle to protect green spaces in town would be to establish a Tree Ordinance. Developing such an Ordinance will allow the Town to establish a municipal authority that would oversee the regulation of removal and establishment of public and private trees in Town. In addition, the Town could explore implementing and maintaining a municipal tree nursery from which the Town could source street trees during streetscape improvement projects.

In total, approximately 19% of the land area in Coventry is permanently protected as conservation land. Stakeholders and residents have expressed that additional land protection is a high priority and that they would like to see greater protection of western Coventry, however, specific areas to be protected have not been identified. The State has identified areas of diverse landscapes in Coventry (see Known Critical, Uncommon, or Fragile Wildlife Habitat), which may be appropriate target areas for conservation. In Coventry, areas of diverse landscapes that are not already protected are primarily located along the Moosup River, Bucks Horn Brook / Sawmill Brooks, Flat River upstream of Johnson's Pond, and along tributaries north of Johnson's Pond. These areas could be prioritized by the Town for Conservation. The Town can seek out and work with property owners within these areas to purchase development rights. The Town should work with the community to identify additional conservation areas along Johnson's Pond.

While many areas in Coventry are under some level of protection, there many areas in Town that are only partially protected through participation in the FFOS program. Property owners that have land in this program receive the benefits of decreased taxes, however, they still have the ability to sell the property to a developer that can remove the property from the program. Because it is the Town's responsibility to ensure compliance with the program, the Tax Assessor and Conservation Commission could consider working together to develop a mapping and compliance tracking system for these properties. This will allow the Town to see how long the property has been classified under the program, when RIDEM submissions are required, and what happens to the status of these properties under this program when they are sold. It will also help identify properties that may be subject to a penalty if the property has not maintained compliance for the 15-year minimum.

Coventry's goals for outdoor recreation and protected open space are aligned with *Ocean State Outdoors: Rhode Island's Comprehensive Outdoor Recreation Plan (2019)*<sup>11</sup>. To identify and prioritize land for conservation, Coventry should consider updating the Recreation, Conservation and Open Space Master Plan, which was prepared in 1985. This plan would advance the land protection goals, policies, and action from this Comprehensive Community Plan and identify specific properties for conservation. The Town

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<sup>10</sup> State Guide Plan Element 161

<sup>11</sup> State Guide Plan Element 152

also aims to expand protection of open space through exploring ways to track compliance of properties in the FFOS program.

## **2.4 GOALS, POLICIES, AND ACTIONS**

A complete list of goals, policies, and actions regarding the economic development of Coventry, Rhode Island can be found in Volume 1 of the 2026 Coventry Comprehensive Plan.

## 3.0 OUTDOOR RECREATION AND OPEN SPACE

### 3.1 INTRODUCTION

Having access to parks, outdoor recreational facilities, and open space offers opportunities for residents to connect with the community and the outdoors, boosting health, well-being, and quality of life. Outdoor recreational facilities should provide all residents, regardless of age and ability, access to places close to home where they can enjoy the outdoors. The enhancement and maintenance of these facilities can both enhance well-being for residents and protect and preserve important natural resources. This section of the Comprehensive Plan builds on the State of Rhode Island’s Comprehensive Outdoor Recreation Plan (SCORP) vision “to welcome and inspire residents and visitors to enjoy our iconic and connected outdoor recreation network with diverse opportunities across a variety of geographies. The recreation network ensures inclusive opportunities that inspire a culture of stewardship, wellbeing and shared resources,” and goals to invest in new and improved opportunities, strengthen the network while protecting natural and cultural resources, ensure sustainable operation, maintenance and management and improve access.<sup>1</sup>

### 3.2 OVERVIEW OF EXISTING CONDITIONS

The Town of Coventry offers trails through conservation areas, natural vistas, boating, fishing and swimming facilities, athletic fields, playgrounds, and parks. The town has many publicly owned recreational facilities as well as non-public facilities people in town can access and enjoy.

#### 3.2.1 PARKS, FIELDS & ATHLETIC COURTS

Community members take pride in athletics and outdoor recreation, reflected in the highly used outdoor athletic facilities and parks in Coventry. The town, state, schools, and private sports associations in Coventry maintain athletic fields for baseball, softball, football, soccer, and other athletic recreation. The town has a skate park, over a dozen hard surface courts including tennis courts, basketball courts, and a pickleball court, several of which are located behind the Guy L. Lefebvre Community Center at Herbert F. Paine Memorial Park. The town has over two dozen athletic fields in locations across town. The athletic fields are used widely by local youth sports leagues and are offered for a fee.



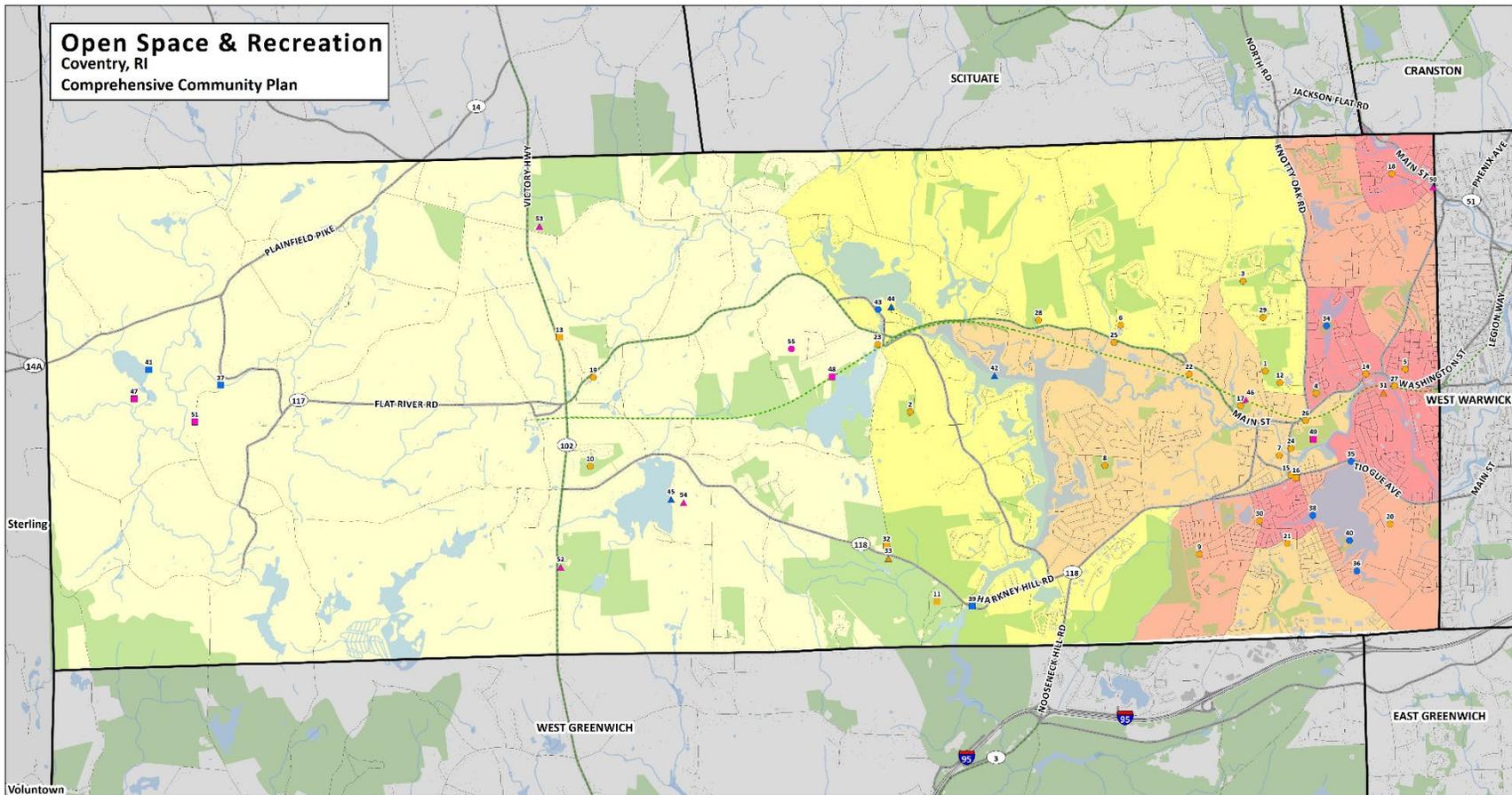
Along with the athletic fields and courts, the town has natural areas for both passive and active recreation, such as Sandy Acres Recreation Area. The Department of Parks and Recreation is in charge of maintaining the majority of the parks and fields in town, including some state-owned parks, while Coventry Public Schools maintains the fields on their property, with the exception of Alan Shawn Feinstein Middle School. Along with the public greens and recreational facilities, the Nathanael Greene Homestead, an active

<sup>1</sup> *Ocean State Outdoors*, Rhode Island’s Comprehensive Outdoor Recreation Plan, 2019.

museum, offers people a free place to recreate outdoors, and the Coventry Pine Golf Course is enjoyed by resident golfers. Map 3.1 and Table 3.1 show the public and notable private parks, fields, and athletic courts in town. The number in the table below corresponds to the number of the location in Map 3.1.

Number in Map 3.1	Name	Street	Owner	Town Managed?
1	Foster Memorial Park	Station	Town	Yes
2	Central Coventry Park (the Nike Site)	Provident	Town	Yes
3	John J. Giblin Memorial Recreation Area	Hunters Crossing	Town	Yes
4	Rice Memorial Field	Knotty Oak	Town	Yes
5	Quidnick Park	Knight	Town	Yes
6	Town Annex Fields	Walker	Town	Yes
7	Wood Street Field	Wood	Town	Yes
8	Coventry High School	Club House	School	Yes
9	Colonial Acres Recreation Area	Monroe	Town	Yes
10	Ravenwoods Field	Victory	Town	Yes
11	Fish Hill Sports Fields	Fish Hill	State	Yes
12	Coventry Middle School	Foster Dr	School	Yes
13	Nathaniel Greene Park / 102 Memorial Area	Victory	State	Yes
14	Anthony Village Green	Washington	Town	Yes
15	Coventry Focal Point	Tiogue	State	Yes
16	Amvets Memorial Park	Tiogue	State	No
17	Herbert F. Paine Memorial Park	Main	Town	Yes
18	Harris Playground / Park	Howard	Town	Yes
19	Western Coventry School	Flat River	School	Yes
20	Tiogue School	Shore	School	Yes
21	Hopkins Hill School	Johnson	School	Yes
22	The Greenway Sports Field	Main Street	Town	Yes
23	Hall Conservation Area	Phillips Hill Road	Town	No
24	Sandy Acres Recreation Area	Sandy Bottom Road	Town	Yes
25	Town Hall Playground	Flat River Road	Town	Yes
26	Hope Meadows	Whipple Court	Town	Yes
27	Trestle Park	Main Street	Town	Yes
28	Mahoney Property	Flat River Road	Town/Private	Yes
29	Highwood Playground	Ginger Trail	Town	Yes
30	Hopkins Hill Roadside	Hopkins Hill Road	Town	Yes
31	Nathanael Greene Homestead Grounds	Taft Street	Not Public	No
32	Phillips Hill Softball Complex	Harkney Hill Road	State	No
33	Coventry Pines Golf Course	Harkney Hill Road	Not Public	No

Source: RIDEM State Outdoor Recreation Plan, Town of Coventry Recreation Department



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Source:  
RIDOT Roads, RIGIS, 2016.  
RIDOT Bike Paths, RIGIS, 2016.  
US Census Bureau Decennial Census Counts, 2020.  
RIGIS State Comprehensive Outdoor Recreation Plan  
Inventory of Facilities (SCORP)/Town of Coventry  
Recreation, 2022.

This map is intended for planning purposes only  
Date: 6/27/2022



**Legend**

**Facility Type (Color)**

- Trail
- Recreational Water Resource
- Park/Field/Athletic Court
- Bike Path

**Owner Type (Symbol)**

- Town
- State
- Other

**Population (Sq. Mi.)**

- < 250
- 251 - 1,000
- 1,001 - 1,500
- 1,501 - 2,500
- > 2,500

**All Roads**

- Interstate
- U.S. Highway
- State
- Street
- Railroad

Map 3.1 Open Space and Recreation Facilities by Owner Type

### 3.2.2 FISHING, BOATING, & BEACH ACCESS

Coventry is blessed with fresh water bodies including Tiogue Lake, Johnson's Pond, Breezy Lake, Carbuncle Pond, the Quidneck Reservoir, and the Pawtuxet River with opportunities for fishing, boating, and swimming. The town and state both provide access points to the bodies of water, and many homeowners additionally have private access to these waterbodies.

**Johnson's Pond**, also known as Flat River Reservoir, has primarily private access for residents along the pond who enjoy water skiing, motorboat rides, and fishing from private docks accessed from their properties. State access is provided at Zeke's Bridge boat launch and town access is provided at THE Dam property south of the Department of Public Works and at Frank Sherman Park along Old Flat River Road and west of Water's Edge Campground.

**Tiogue Lake's** Briar Point Beach is a public beach, providing public swimming, bird watching and fishing. The beach is maintained and managed by the Department of Parks and Recreation. Since 2020, due to lack of funding and staff, restroom facilities have been closed and people can swim at their own risk.

**The Pawtuxet River** runs through town and is predominantly enjoyed by people fishing, canoeing, kayaking, or enjoying the water views. The Pawtuxet River Authority provides a pathway next to the river for people to enjoy the river.

**Breezy Lake**, also known as Upper Dam Pond, provides recreational options for Coventry residents. The town operates a park with beautiful views of the lake. Residents enjoy fishing, swimming or just relaxing at this spot.

Map 3.1 and Table 3.2 show the fishing, boating, and swimming access areas in Coventry

Number in Map 3.1	Name	Street	Owner	Town Managed?
34	Green Acres Breezy Lake	White Rock Road	Town	Yes
35	Tiogue Boat Launch	Tiogue	Town	Yes
36	North Glen Boat Launch	North Glen	Town	No
37	Bucks Horn Brook	Lewis Farm	State	No
38	Korea-Vietnam Vets Park	Arnold	Town	Yes
39	Zeke's Bridge	Harkney Hill	State	No
40	Briar Point Beach Area	Briar Point	Town	Yes
41	Carbuncle Pond	Plainfield Pike	State	No
42	Johnson's Pond	Flat River Rd	Town	Yes
43	Frank Sherman Park (Fishing area)	Old Flat River Road	Town	Yes
44	Water's Edge Family Campground	Lori Lane	Not Public	No
45	Camp Westwood Beach on Quidneck Reservoir	Harkney Hill Road	Not Public	No

46	Stump Pond (Coventry Reservoir)	Phillips Hill Road	Town	No
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Source: RIDEM State Outdoor Recreation Plan, Town of Coventry Recreation Department  
Number in table corresponds with number in Map 3.1.

### 3.2.3 TRAILS AND SHARED USE PATHS

The hiking and biking trails in the Town of Coventry offer residents of all ages and abilities the opportunity to get out walking, biking, or rolling along Coventry's rail trails and hiking areas, many of which are in conserved areas allowing for natural exploration. Unique to Coventry, the western side of town has many acres of conserved land protected by the state or non-public entities for a deep wildlife hiking experience, including state-owned Nicholas Farm and Audubon Society owned Maxwell Mays Wildlife refuge. On the denser eastern side of town Merrill Whipple Conservation area provides residents with easily accessible trails for hiking and exposure to nature. The Coventry Land Trust, funded through a real estate tax, actively acquires new properties for conservation purposes, and often, when these properties have existing trails or parking, the land trust encourages public recreation uses.

The Coventry Bike Path runs through Coventry from east to west, with the western portion (also known as Trestle Trail) owned and maintained by the State and eastern portion owned and maintained by the Town. To the east, residents predominantly use the trail for biking and walking. In the west of town, including the currently unpaved portion, residents ride horses, or mountain bike on or next to the path through Coventry's abundant natural spaces.

The Pawtuxet River Authority also provides a river walk in the northeast of town along the Pawtuxet River that can be used to enjoy river views. Camp Westwood YMCA has a beach on the Quidneck Reservoir and is currently adding trails for people to enjoy their wooded land.

Map 3.1 and Table 3.3 show the trails in the Town of Coventry. The Natural Resources Chapter of the Comprehensive Plan can be referenced for further information about conservation land and water bodies in town.

Number in Map 3.1	Name	Street	Owner	Town Managed?
47	Coventry Greenway And Bike Path	Main	Town	Yes
48	Nicholas Farm	Plainfield Pike	State	No
49	Trestle Trail West	Bramble Bush	State	No
50	Merrill S. Whipple Conservation	Sandy Bottom	Town	Yes
51	Phenix-Harris River Walk	Main	Pawtuxet River Authority	No
52	Trestle Trail East	Lewis Farm	State	No
53	Audubon Maxwell Mays Wildlife Refuge	Victory Highway	Not Public	No
54	Audubon George Parker Woodland Wildlife Refuge	Maple Valley Road	Not Public	No

55	Camp Westwood YMCA	Harkney Hill Road	Not Public	No
56	Janice Sullivan Land Trust Land	Phillips Hill Road	Town	Yes
57	Big River Management Area	Nooseneck Hill Road	State	No

Source: RIDEM State Outdoor Recreation Plan, Town of Coventry Recreation Department  
 Number in table corresponds with number in Map 3.1

3.2.4 SCENIC VIEWS

Water features in Coventry provide some spectacular viewing points.

**Arnold Road Veterans Memorial Park**

Those driving, walking, or biking by can experience the beauty of Tiogue Lake from Arnold Road. For those looking to sit and enjoy a beautiful view, the viewing point provides benches. Recently reconstructed in 2018, the viewing point can be accessed via a new highly visible pedestrian crossing, sidewalk, or new on-street striped bike lanes. This is a popular spot for fishing and bird watching.



**Briar Point Beach view of Tiogue Lake**

The Town’s public beach also provides views for those either sitting on the beach or swimming in Tiogue’s fresh water.

### View from Trestle Park on the Pawtuxet River

On the Pawtuxet River, residents and visitors can feel a sense of escape, even in the dense eastern side of town at the Trestle Park on the Pawtuxet River. This area provides seating by the river.



### Carbuncle Pond Overlook

Carbuncle Pond in western Coventry provides opportunity for people to feel a sense of wilderness exploration in town. Carbuncle pond is a beautiful place to hike, fish, or just take in the views. The Carbuncle Pond overlook provides a viewing point of the pond.

### 3.2.5 PROGRAMS AND ACTIVITIES

In addition to providing an array of recreational facilities, the town provides outdoor recreational programming to residents and non-residents of all ages.

The Coventry Parks & Recreation Department offers adult sports programs including volleyball and basketball, youth sports including summer basketball, and a pickleball meet up for all ages. The department operates a six-week summer kids' program which runs Monday through Friday from 8:30 AM to 3:30 PM, with some extended day options. The program serves over 300 youth from grades one to eight. The Parks and Recreation Department puts on a summer concert series and hosts community-wide events which attract thousands of attendees.

The Human Resources Department operates an outdoor vegetable garden, with produce donated to the Coventry Food Bank. The Department also uses the garden as a site to provide horticultural therapy for seniors in town.

Other organizations also have publicly accessible outdoor events, for example Johnson's Pond Civic Association offers fireworks on July 4<sup>th</sup> for community members and residents. The town also has strong non-public athletic youth leagues in town, including a strong little league soccer, and girls' softball presence, with games and opportunities for outdoor athletics and recreation.

3.2.6 COMMUNITY ACCESS TO FACILITIES

In general, the eastern and central areas of Coventry have a higher concentration of recreational resources than the western side of town, however the western side of town has more preserved land for longer hikes and access to nature. The Coventry Greenway and Trestle Trail are enjoyed by both the east and west side of Coventry, and provides access to recreational amenities nearby, for example, the town hall playground and the Herbert Paine Park. People can access the trail by driving to town parking lots along the trail, or by walking or biking to the trail from neighborhoods, parks, and commercial areas nearby.

3.3 NEEDS AND OPPORTUNITIES

3.3.1 NEEDS

The Town of Coventry has many recreational amenities and programs in town for public enjoyment, but struggles with facilities maintenance, programming gaps, climate change and environmental impacts, public awareness, and spatial distribution. Most of Coventry’s town-owned outdoor recreational assets are maintained by the Department of Parks & Recreation. Since the 1970s, the Department has doubled the resources they maintain but has not increased its staffing of maintenance personnel. The Parks and Recreation Department maintains most town-owned recreational facilities with six maintenance

**“More playgrounds in parks”**  
 – Public Survey Respondent

personnel, including a mechanic and foreman. The Department lost a third of its funding in 2019, which has made it increasingly difficult for them to offer programs and upgrade facilities. Several hard surface courts are too cracked to use and within the last few years, the Department has disassembled several playgrounds due to maintenance issues, leaving fewer than five playgrounds for children to enjoy. The funding has also made it difficult for the Department to provide the level of programming they provided previously. In the past, their summer camp had 500 slots, but has been reduced to 300. The Department does not have the resources to maintain and manage Briar Point Beach to the level once provided.

The programming offered by the town fills a gap in Coventry that is not filled by private groups. The town notes that the little league and private sports leagues offer one of the only other activities for kids after school or during the summer, but that Coventry lacks a central gathering place for families to come together, like a bowling hall, ice skating rink, movie theater, sports complex, or mini golf course.

Climate change and environmental factors have also had an impact on town outdoor recreational options over the past few years. Many private sports leagues rely on Town of Coventry fields to play, but with summers becoming hotter, leagues have moved playing times back, or have extended the playing seasons to later in the year. This has increased the demand for athletic fields with lights. The town only has lighting at three of their athletic fields, which are overused. The lighting they have is outdated and in need of replacement. The Coventry Greenway does not have lighting. As days continue to get warmer, elderly and those who may not participate in active recreational options may wish to enjoy the Greenway after the sun sets for some much needed cool. Another environmental factor affecting recreational facilities in Coventry is failing septic systems. Failing septic systems have had an impact on the water quality of Tiogue Lake, where the Briar Point Beach is located. Some residents are wary of swimming in the lake due to algae blooms or other water quality issues resulting from septic leakage into the lake. While public access to Johnson’s is currently available at the, Zeke’s Bridge, Dam property and at Francis Sherman Park, there is limited recreational access to the Pond given its overall size. The creation of a Redevelopment Agency underscores the need for additional recreation and facilities. The Town should work with the community

to enhance existing public access and identify additional locations for appropriate public recreational access and facilities at various geographic points along Johnson’s Pond.

Spatial distribution of resources also presents a challenge in town. The western side of Coventry has fewer active recreational opportunities than the east side of town but has robust options for hiking. The eastern side of town has more active options, but fewer trails. The eastern side of town is also more densely built, and does not have enough well-maintained neighborhood parks that meet the needs of the section of town. Town staff and residents have also noted the town lacks a central gathering place for community events. The lack of a perceived center and community gathering place lends to the lacking sense of town identity in Coventry.

***“A place for seniors to go and a place for kids to gather together”***

– Public Survey Respondent

### 3.3.2 OPPORTUNITIES

The Town of Coventry has opportunities to improve community access to outdoor recreational land and open space through improving marketing of the spaces, expanding access to outdoor recreation through maintenance of existing properties and acquisition of properties, expanding partnerships between public and private recreational organizations, accessing additional forms of funding, and improving connectivity to the Coventry Greenway bike trail.

Coventry’s expansive recreational options, both public and private, are not widely publicized to town residents and visitors. The Westwood YMCA has acres of land on their property where they are considering adding trails, the Nathanael Greene Homestead is growing their property with additional publicly accessible open space, and the town is currently under negotiations to bring a professional sports complex to town. These resources could be better publicized, along with Coventry’s many town- and state-owned parks, trails, and water bodies through social media, an increased online presence, and community events. There is an opportunity for the Town to develop an improvement plan to revitalize Johnson’s Pond that identifies new and enhanced public access, recreational opportunities, restores and protects natural resources and outlines potential infrastructure improvements. This plan should identify estimated costs and funding mechanisms for improvements.

As the Town of Coventry desires to make improvements to recreational assets in town, they can apply for additional state funding or generate additional funding internally. The town recently received a grant from the Rhode Island Department of Environmental Management (RIDEM) to update the courts and add a pickleball court at Herbert Paine Park, and the state continues to provide grants. The town charges fees to use the municipal athletic fields, with local Coventry teams paying reduced rates compared to for-profit teams. The fields are in high demand, and the town could introduce additional fees, for example, charging a higher fee when fields are used for tournaments. Any additional funding from the use fees would provide the town additional funding for maintenance and facilities upgrades. The Department of Parks & Recreation also has teens interested in more advanced programs after school, and the department could charge for these types of programs.

The town Land Trust actively purchases properties for conservation. Sometimes, these properties have existing parking lots or trails on them and in these cases, the town permits public access. The addition of land to the recreational amenities offered in town offers an opportunity for neighborhoods with less access to resources. As this happens, the Land Trust and Parks & Recreation Department can coordinate

to ensure maintenance responsibilities are delegated. The Town also has the opportunity to engage the active volunteer organizations in Coventry including the 4H, ROTC and Boy Scouts of America to support maintenance and enhancements of recreational amenities.

The Coventry Greenway and Trestle Trail is a phenomenal resource for Coventry residents. The Rhode Island Department of Transportation (RIDOT) plans to formally pave and extend the trail to the Connecticut border, where Connecticut has plans to do similar improvements to the abandoned rail line. This is an exciting opportunity for Coventry residents. In addition, the trail as it exists today could be better connected to other destinations in town through on road bike facilities, cut throughs from neighborhoods and parking areas, and safety improvements at uncomfortable intersections.

***“More direct connections to [the] bike path”***

There are several town-owned and privately-owned unutilized or underutilized buildings and properties including the former Teen Center, the former Town Hall and Police Station, the former Summit Library, the former Reed School House, the vacant land behind Dunkin Donuts on Tiogue Avenue, and the vacant land / parking lot by Ocean State Job Lot on Tiogue Avenue. The town has an opportunity to adaptively reuse town buildings or create public private partnerships to meet the need for recreational assets in town and a community gathering place.

Finally, the Town of Coventry recognizes its connection to other communities in Rhode Island and the importance of providing recreational opportunities serving Rhode Island residents. Coventry has the opportunity to use its abundant resources to advance the State of Rhode Island’s goals outlined in the Statewide Comprehensive Outdoor Recreation Plan to invest in new and improved opportunities, strengthen the network while protecting natural and cultural resources, ensure sustainable operation, maintenance and management and improve access.<sup>2</sup>

### 3.4 GOALS, POLICIES, AND ACTIONS

A complete list of goals, policies, and actions regarding the economic development of Coventry, Rhode Island can be found in Volume 1 of the 2026 Coventry Comprehensive Plan.

<sup>2</sup> *Ocean State Outdoors*, Rhode Island’s Comprehensive Outdoor Recreation Plan, 2019

## 4.0 HISTORICAL & CULTURAL RESOURCES

### 4.1 INTRODUCTION

The Historical and Cultural Resources Chapter describes the existing historic and cultural assets in the Town of Coventry. The Chapter also presents issues, opportunities, and challenges identified by community members and Town staff. The goals, policies, and actions outlined in this chapter align with the statewide vision outlined in the Rhode Island State Guide Plan, *Protecting Our Legacy of Buildings, Places, and Culture: An Historic Preservation Plan for Rhode Island*, that “Historic preservation and heritage programs play a central role in articulating and fostering a fuller understanding of community, history, and identity. The State envisions a future in which preserving and protecting historically and culturally significant places and practices increasingly benefits both the state’s economy and quality of life in a way that consistently represents, values, includes, and honors all of Rhode Island’s diverse communities.”<sup>1</sup> The following elements are summarized in this chapter:

- Historical & Cultural Vision and Goals
- Existing Historic and Cultural Assets
- Needs and Opportunities
- Policies and Actions

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<sup>1</sup> Protecting Our Legacy of Buildings, Places, and Culture: An Historic Preservation Plan for Rhode Island, (2021), State Guide Plan Element 210.

## Coventry, Rhode Island

The Town of Coventry has a rich history marked by historical sites dating back to 6,000 years ago. The land was home to indigenous peoples of the Shawomet Narragansett community before European colonists arrived in the 17<sup>th</sup> century and took up Coventry's land for farming. The indigenous communities' mark on Coventry is memorialized in the names of natural resources in town, like the Pawtuxet River, and in sacred sites still present and appreciated by members of the Mashapaug Nahagansett Indigenous Community, and the greater Coventry community to this day.

In the 17<sup>th</sup> and 18<sup>th</sup> century, the Town's taverns and inns made it a popular stopover for people travelling between Providence and Connecticut along the Plainfield Pike. The 18<sup>th</sup> century saw the Revolutionary War, fought in part by Coventry's General Nathanael Greene who emerged with a reputation for dependability and talent after his successful command in the southern theater of the war. And the 19<sup>th</sup> century brought textile manufacturing, railroads, factories, and mill villages to Coventry, powered by the Town's prevalent water resources. During the 20<sup>th</sup> century, Coventry followed the national trend towards white flight and suburbanization, with many workers choosing to own a home in Coventry and commute to their jobs in Providence or other cities. Throughout all its eras of economic activity and development patterns, the western side of town maintained a rural, agricultural character while the eastern part of town hosted increasing density and development.

Understanding the individuals and social and cultural groups who have lived on Coventry's land can connect and expose residents and visitors to different ways of life and ideas, as well as foster an appreciation for the events from the past that have shaped who Coventry is today. Coventry's culture is rooted in its history, reflected in arts, theater, music, and religious organizations, and deeply tied to treasured natural areas. The town's natural resources, like the lakes and rivers, have been the source of sustenance, ritual, and recreation for Coventry residents and visitors of different cultural and ethnic lineages for thousands of years. Actions to preserve and maintain the architecture and artifacts from the past and to support and market existing town cultural offerings will both enhance a sense of place, identity, and cultural understanding in Coventry, and encourage visitors, tourism, and economic development in town.



Lake Tiogue. Source: Google Streetview

## 4.2 OVERVIEW OF EXISTING CONDITIONS

### 4.2.1 PROPERTIES AND DISTRICTS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

Coventry has a wealth of historic assets and resources ranging from prehistoric (Moosup River Site) to the Revolutionary War (General Nathanael Greene Homestead) to the Industrial Revolution (the mill villages). Of these resources, some are under private ownership, others are under non-profit ownership, and some are still used to this day for commercial, residential, and cultural activities. To be eligible for listing in the National Register, a property must have integrity, like for example, convey an accurate and authentic sense of its past, and must be significant in the history of the nation, the state, or the local community.

The following list represents properties currently on the National Register of Historic Places. Simply being listed on the National Register of Historic places does not protect properties from being altered and demolished, and the town has responsibility to update the list of properties if they lose the features contributing to their listing. Map 4.1 shows the locations of the National Register properties and districts in town.

#### 4.2.1.1 PROPERTIES

1. **Moosup River Site** and Carbuncle Pond, a few intact Middle Archaic occupations, dating from 6,000 to 4,000 years ago.
2. **Paine House** (7 Station Street) was originally built in 1691 by a sawmill owner, Samuel Bennet, in what is now the Washington neighborhood of Eastern Coventry. The building was used as a tavern for over a hundred years during the eighteenth and nineteenth centuries, during which time the tavern hosted many of the early Coventry town meetings. The building is now a museum run by the Western Rhode Island Civic Historical Society.



Paine House, 1691. Source: Google Streetview

3. **Gen. Nathanael Greene Homestead** (50 Taft Street) Built in 1774, this two-and-a-half story home was built for General Nathanael Greene when he returned to Coventry to manage his family-owned foundry. The house served as his family's home during the Revolutionary War. In 1919, the Nathanael Greene Homestead Association formed to restore and care for the property. The home is now a museum open to the public.
4. **Waterman Tavern** (Maple Valley Road), located in northern Coventry, functioned as the political and governmental center for the Coventry community in the mid to late eighteenth century, hosting town meetings and other governmental functions. During the American Revolution, the French Expeditionary Force under commander-in-chief, the Comte de Rochambeau, camped at the tavern on their march to Yorktown. The site of the tavern is part of the Washington-Rochambeau National Historic Trail commemorating the allied French and Continental armies' journey to and from the Siege of Yorktown in 1781-1782.
5. **William Waterman House** (Route 102) is a typical western Rhode Island farmhouse from the late eighteenth and early nineteenth centuries.
6. **Joseph Briggs House / Coventry Town Farm** (Town Farm Road) was built in 1790 and was purchased by the Town of Coventry in 1851 to serve as a farm for municipal poor and an asylum during the nineteenth century.
7. **Isaac Bowen House** (Maple Valley Road at Route 102) was completed in 1795 by the Bowen family. The family were the first major landowners in the area and actively participated in town affairs.
8. **Wilson-Winslow House** (2414 Harkney Hill Road), also known as Windy Parks Farm, was built in around 1812. The building is an early nineteenth century farmhouse.

9. **Read Schoolhouse** (Flat River Road): Built in 1831, this one room schoolhouse was the last 19<sup>th</sup> century schoolhouse in operation in Coventry.



Arkwright Bridge, 1888. Source: Google Streetview

Christopher Greene, owner of Clyde Print Works, this is the only example of an urban Queen Anne style dwelling in the Town of Coventry.

13. **Harris Mill** (618 Main Street) Constructed of granite stone from the Foster Ledge Quarry in 1851, The Harris Manufacturing Company produced heavy cotton sheeting at the mill in the nineteenth century, the Arkwright-Interlaken Company produced textiles in the mill in the early 20<sup>th</sup> century, and the Victor Electric Company conducted light manufacturing in the late 20<sup>th</sup> century. In the 21<sup>st</sup> century, the building has been repurposed into residential loft apartments
14. **Arkwright Bridge** (115 Hope Ave) built in 1888, this 125-foot through-truss single-span bridge crosses the Pawtuxet River north of a former mill site.<sup>2 3 4</sup>

10. **Interlaken Mill Bridge** (Route 115) is a single span bridge built by the Berlin Iron Bridge Company in 1885 over the Pawtuxet river, to connect the Arkwright Mills to a dye house and bleachery. The bridge is now permanently closed.

11. **Pawtuxet Valley Dyeing Company** (9 Howard Avenue) was a mill complex in the Harris mill village in the northeastern corner of the Town of Coventry. The complex consists of three buildings; the mill, the Upper Pump House and the Lower Pump House, along with the Pearce Pond Dam and the Tailrace. The mill was in operation during the nineteenth and early twentieth centuries.

12. **Christopher Rhodes Greene House** (2 Potter Court) Built in 1882 for

#### 4.2.1.2 DISTRICTS

15. **Carbuncle Hill Archaeological District** in Western Coventry has the potential to improve our understanding of prehistoric procurement patterns and production technologies.
16. **Rice City Historic District** is located near the Connecticut border on the Plainfield Pike. This well-preserved village halfway between Providence, Rhode Island and Norwich, Connecticut, was an overnight rest stop for travelers during the late eighteenth to early nineteenth century. Tap rooms, taverns, and common rooms characterized the village at this time. The district includes three primary

<sup>2</sup> Rhode Island Historical Preservation Commission. (1978). Historic and Architectural Resources of Coventry, Rhode Island: A Preliminary Report.

<sup>3</sup> Smith, N. (n.d.). Coventry, Rhode Island.

<sup>4</sup> Historical Preservation & Heritage Commission. (n.d.). Coventry. Retrieved from Listed Properties: <https://preservation.ri.gov/historic-places/national-register/listed-properties>

nodes of activity: the village center, Rice City proper, located at the turnpike's junction with Vaughn Hollow Road; Vaughn Hollow itself, an enclave of former agricultural and milling activity.

17. **Anthony Village Historic District** is located on the South Branch of the Pawtuxet River and was once a company-owned village related to the Coventry Company, established in 1805. The company produced cotton in the village through the nineteenth century. The district contains about 250 acres of land and 247 properties, including a mill complex and related hydraulic features, 48 mill workers' houses, 150 other houses, 14 commercial buildings, 3 churches, 3 social/recreational buildings, 2 parks, a former school, a former library, a fire station, a former railroad right-of-way, 4 cemeteries, and private burial grounds, and a known industrial archeological site of an early 19<sup>th</sup>-century machine shop.
18. **Hopkins Hollow Village Historic District** is an approximately 2,000-acre rural village near the Connecticut border with largely forested, agricultural, residential, and industrial properties associated with the colonial settlement and subsequent nineteenth through mid-twentieth century development. Hopkins Hollow was a hamlet village along the stagecoach route in the nineteenth century, and when the railroad opened in 1856, the commercial and social uses shifted to locations along the railroad, including Greene, Summit, and Coventry Center.
19. **Hope Village Historic District** lies between Scituate and Coventry around a bend in the North Branch of the Pawtuxet River. The village developed predominantly around textile manufacturing in the 19<sup>th</sup> century.<sup>5</sup>
20. **South Main Street Historic District** is a linear, residential district extending about one-quarter mile between the South Branch of the Pawtuxet River and Wood Street. The district developed largely in the early and mid-nineteenth century, and was home to people of varying occupations including a mill owner, a policeman, a carpenter, a doctor, farmers, the town clerk, and several dealers and manufacturers, including a carriage maker who had his shop on South Main Street. The district had six factories operating nearby in the nineteenth century.<sup>6 7</sup>

#### 4.2.2 OTHER IMPORTANT HISTORIC DISTRICTS & SITES

**Washington Historic District** was first settled in the 17<sup>th</sup> century in Eastern Coventry and was burned down during King Phillip's War. The town was home to mills in the eighteenth and nineteenth centuries.

**Greene Historic District** developed around the Greene station on the Hartford, Providence, and Fishkill Railroad starting in 1856. The railroad brought milk from farms surrounding Greene Station to Providence, along with lumber from nearby. Other industry sprung up as well including a commercial center including a box factory, a horn jewelry business, and an acid factory.

**Harris Historic District** is in the northeastern side of Coventry once home to mills in the nineteenth century.

**Old Summit Library** built in 1885 was formally Nixon's Hall. The building was converted to a library in the 1900s, and is currently vacant and under town ownership, maintained by the Department of Public Works.

<sup>5</sup> National Park Service. (1995, June 27). National Register of Historic Places Registration Form. Retrieved from [https://npgallery.nps.gov/NRHP/GetAsset/NRHP/95000918\\_text](https://npgallery.nps.gov/NRHP/GetAsset/NRHP/95000918_text)

<sup>6</sup> Rhode Island Historical Preservation Commission. (1978). Historic and Architectural Resources of Coventry, Rhode Island: A Preliminary Report.

<sup>7</sup> Historical Preservation & Heritage Commission. (n.d.). Coventry. Retrieved from Listed Properties: <https://preservation.ri.gov/historic-places/national-register/listed-properties>

## Coventry, Rhode Island

**Fairview Ave** – Early mill houses, Victorian houses, and Greek Revival structures exist along this roadway, highly travelled during the 1800s by people accessing the Anthony Mills.<sup>8 9</sup>

**Old Police Station and Town Hall** at 1075 Main Street in Coventry is currently vacant and the town is considering future uses.

**Black Rock** is located along Black Rock Road and was a ceremonial wedding location for members of the Shawomet community.

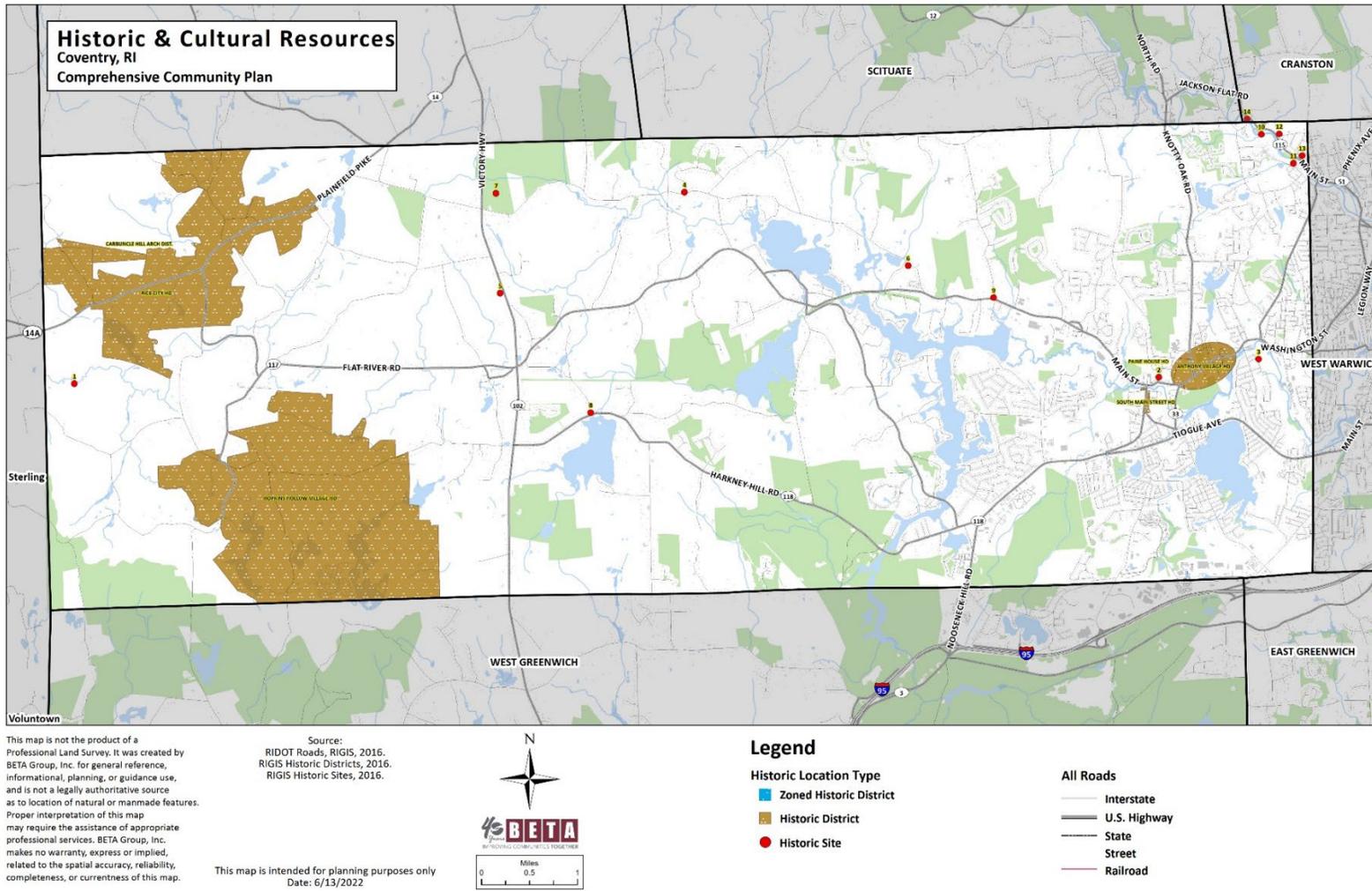
**An indigenous site near Coventry's Town Hall** located along the water is a sacred, spiritual place currently under private ownership by a developer.<sup>10</sup>

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<sup>8</sup> Rhode Island Historical Preservation Commission. (1978). Historic and Architectural Resources of Coventry, Rhode Island: A Preliminary Report.

<sup>9</sup> Historical Preservation & Heritage Commission. (n.d.). Coventry. Retrieved from Listed Properties: <https://preservation.ri.gov/historic-places/national-register/listed-properties>

<sup>10</sup> Watson, Raymond Two Hawks. (2022, July 15). Conversation about Indigenous Presence in Coventry. (BETA Group, Interviewer)



Map 4.1 Historic & Cultural Resources in Coventry, RI

### 4.2.3 ZONED HISTORIC DISTRICT

Coventry has been designated as a Certified Local Government (CLG) by the National Park Service (NPS). The Rhode Island Historic Preservation and Heritage Commission (RIHPHC) administers the CLG program in Rhode Island on behalf of NPS. CLGs are eligible for annual grants from the RIHPHC for planning projects within locally designated historic districts. The Paine House Historic District is the only such district in Coventry and encompasses two parcels including the Paine House Museum and the old Town Clerk/Fire Station/ Coventry Fire Alarm Headquarters, shown in Map 4.1. A local historic district zone is a special zoning area created by a community to help save historic buildings and to preserve the special sense of time and place that exists in some parts of a community. When a community adopts historic district zoning, it monitors and guides construction activity in its historic areas.

The city or town council must pass an ordinance to establish a historic district commission and to identify areas for designation as historic district zones.

Historic district zoning protects a neighborhood's historic architecture, which largely defines the district's historic character and sense of place. In a local historic district zone, all exterior alterations and new construction must be reviewed and approved by the historic district commission. This review ensures that the historic character of the buildings is maintained and, when necessary, changes are made<sup>11</sup>.

### 4.2.4 HISTORIC CEMETERIES

Coventry has over 200 historic cemeteries,<sup>12</sup> found in Appendix A. Residents note the importance of these cemeteries for both open space and historical preservation. The Town of Coventry maintains 41 cemeteries through perpetual care agreements that obligate the town to conduct routine maintenance, including a spring cleanup, monthly service, and fall cleanup. Those not in perpetual care of the town are maintained by volunteers. The town, recognizing its obligations under RIGL 23-18, is governed by the regulations set forth by the RIHPHC with regard to historic cemeteries. All historic cemeteries are under the jurisdiction of the town, with guidance from the Rhode Island Historical Cemetery Commission, and are regulated under the Rhode Island Historic Cemeteries Act.

### 4.2.5 CULTURAL ASSETS

The Town of Coventry has two museums located within properties on the National Register, the Nathanael Greene Homestead Museum, and the Paine House Museum. Both museums offer the community the opportunity to interact with the history of the time and host events for the public.

#### 4.2.5.1 MUSEUMS

Nathanael Greene Homestead Museum is located within the house built by Revolutionary War General, Nathanael Greene in 1770 and its exhibits include a tour of the inside of the home, period artefacts, and stories from the time. Open to the public Fridays through Mondays from April to October with a fully volunteer staff, the museum costs \$8 to enter and also hosts outdoor events open to the public at least once a month. The museum, and the accompanying gift store, are easily accessed from the bike trail and have parking on site and at a nearby mill property. Museum staff encourage its patrons to visit other historical sites in town, to explore the nearby Anthony Historic District, and to visit restaurants in town.

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<sup>11</sup> Historical Preservation & Heritage Commission. (n.d.). *Local Historic Distric Zoning*. Retrieved from <https://preservation.ri.gov/preserve-protect/local-preservation/local-historic-district-zoning>

<sup>12</sup> Rhode Island Historical Cemetery Commission. (n.d.). Coventry. Retrieved from <http://rihistoriccemeteries.org/newsearchcemetery.aspx>

## Coventry, Rhode Island

Members of the public can become a member of the museum, which helps supports restoration and preservation for \$25 per year.

The Paine House Museum is run by the Western Rhode Island Civic Historical Society and offers a large collection of furniture, quilts, clothing, and military items as well as a loom exhibit that people can enjoy when they visit the home. The museum is open for house tours, costing \$6 per person, on Fridays, Saturdays and select Sundays. The museum, and the mercantile store within, are all volunteer run. The mercantile store within the Paine House Museum is open from 10AM to 1PM and offers a selection of

historical and seasonal handcrafted gifts. Members of the public can become a member for \$15 for an individual of \$25 for a family, which supports restoration and preservation programs.<sup>13</sup>

#### 4.2.5.2 RELIGIOUS ORGANIZATIONS AND PLACES OF WORSHIP IN COVENTRY

The religious presence in Coventry is predominantly Christian. The town has around fifteen churches in town, both Catholic and Protestant.

#### 4.2.5.3 FESTIVALS & ARTS IN COVENTRY

The Town of Coventry provides access to both visual and performing arts. Coventry Public Schools offer theater, visual arts, and musical classes with exhibits and productions open to both students and the public. Coventry High School has a Drama Program, a band, a chorus program, and an arts club.<sup>14</sup> In addition to the schools, the Town Department of Parks & Recreation puts on an outdoor concert series in the summer which are attended by hundreds of residents.



Nathanael Greene Homestead Museum.  
Source: Google Streetview

Along with town activities, private organizations in town also put on visual and performing arts programming. For example, the Nathanael Greene Homestead hosts monthly events including living history programs, speakers, holiday events, and pottery demonstrations, some of which are fee-for-entry and others are free. The Paine House Museum puts on a craft fair in the fall, an annual Heritage Day, and sells local handmade artisanal goods at their gift store.<sup>15</sup> A local non-profit hosts a Harvest Festival in the fall which engages with the Narragansett community in a celebration that has been practiced for hundreds of years. There are a few private dance schools in town with a diverse range of offerings from Irish dance and ballet to flamenco and West African dance. Coventry also has Veteran's Hall on Main Street is a popular place to convene, and often hosts dinners and concerts. The Town of Coventry does not have a local performing arts center, art museum, or theater, however, school auditoriums and gymnasiums have

<sup>13</sup> The Western Rhode Island Civic Historical Society. (n.d.). The Paine House Museum. Retrieved from <http://www.westernrihistory.org/the-paine-house-museum/>

<sup>14</sup> Coventry Public Schools. (n.d.). Activities. Retrieved from <https://www.coventrypublicschools.org/schools/chs/activities>

<sup>15</sup> Heritage Days

been used for theater productions, concerts, and other artistic activities. Festivals typically are planned on properties that are not town-owned due to regulations and expenses<sup>16</sup>.

#### 4.2.5.4 NATURAL & HISTORICAL EXPLORATION

Coventry's historical and natural resources converge in the George B. Parker Audubon Society Hiking area reflecting the residents' deep connection to the land over its history. The area has an extensive trail system through diverse terrain with Revolutionary War era carriage roads and historic rock cairns used by hikers over time. The robust natural resources in Coventry are further covered in the Outdoor Recreation and Open Space and the Natural Resources chapter of the plan.

#### 4.2.6 PRESERVATION GROUPS & RECENT EFFORTS

Coventry Historical Society was formed in 1971 in response to threats to demolish the Read Schoolhouse, the last remaining one room schoolhouse in town. Since then, the organization has continued to advocate for historical preservation and offer historical education programs in the community.

As mentioned previously, in addition to the Coventry Historical Society, the town also has a Historic District Commission formed by their Historic Area Zoning Ordinance. The Historic District Commission, recently renamed Coventry Historic Preservation Commission, was dormant for much of the 2020-2022 pandemic, but new members have recently been appointed. The recent focus of the Commission has shifted to preservation efforts including identifying town owned artefacts and securing funds for maintenance.

Members of the Coventry historic groups and community have made strides in recent years to preserve historical buildings and assets including the Read Schoolhouse and the Arkwright Bridge. The bridge, once serving as a connector over the Pawtuxet River in the historic Arkwright mill village, is currently under threat of demolition and replacement by the Rhode Island Department of Transportation, after its closure in 2011 due to structural disrepair. The Coventry Historical Society has been a strong advocate for preservation and relocation of the bridge, possibly as a pedestrian bridge adorned in flowers or community art near Harris Mill.<sup>17</sup>

In 2017, the Read Schoolhouse, a National Register historic property maintained by the Coventry Department of Public Works, received \$26,404 for updates from a grant from the Rhode Island State Council on the Arts, and work on the building has been completed. The original plan for the building was to be used as a shared space for regular meetings of the Coventry Historical Society and the Historic District Commission<sup>18</sup>. This has not happened due to technology needs with hybrid remote meetings, but both historic groups are currently working to make the required building updates to enable future use.

<sup>16</sup> COVENTRY, RI, ORDINANCE ch. 122 § 1 (2019).

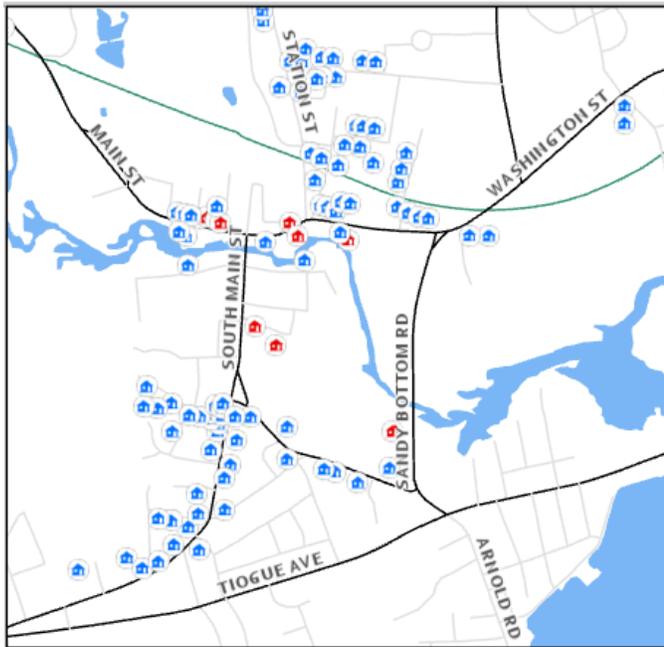
COVENTRY, RI, ORDINANCE, ch. 196 (1995).

<sup>17</sup> Gravelle, K. (2021, June 22). Efforts underway to save local historic bridge. Kent County Daily Times.

<sup>18</sup> Lolio, K. (2017, February 2). Coventry gets \$26K for Read Schoolhouse restoration. The Coventry Courier.

In 2022, a few resident volunteers with an interest in historic preservation created a Geographic Information System (GIS) inventory of all buildings in Coventry built before 1900. The data collected from this effort will be used by the town as an asset for future preservation projects.

Along with volunteer preservation efforts, some buildings are being preserved or rehabbed by residential developers or businesses. For example, Historic Anthony Mill and the Old Harris Mill have both been rehabilitated into loft-style apartments and a secondary building at Anthony Mill is still in use by Concordia Fibers manufacturing. These reuses can increase housing and economic development in town without disturbing undeveloped land while also preserving Coventry’s history.



Buildings Built 1800-1900  
Buildings Built Before 1800

0 0.13 0.25 Miles

Example of Historic Buildings Inventoried. Source: RIGIS, RIDOT, Local Historic Building Inventory

### 4.3 NEEDS AND OPPORTUNITIES

#### 4.3.1 NEEDS

Coventry has many valuable historical and cultural assets in town, but the town has struggled with stewardship of these assets. Minimal public awareness of historic buildings and assets, deferred maintenance of some historic assets and an absence of protected status on others, a slowdown of activity on the historic district commission, limited partnerships between historic groups and the town, and the lack of a central community cultural event and gathering space are some of the greatest concerns, discussed in more detail below.

1. Residents and visitors do not have access to information on the existence or history of older structures in town, and indigenous history in Coventry is not well documented or displayed. Coventry does not have a formal identification system for historical buildings and sites. While the town website features descriptions of Coventry's history, it does not provide a public map of historical features. There is no visitor center where visitors and residents of Coventry can come to learn about the historic sites, receive directions on how to access sites, and provide information about other cultural activities in town. Without strong awareness, history is easily forgotten, not fully understood and not given the opportunity to be appreciated.



Byron Read Building, Source: Google Streetview September 2019. The building was demolished in 2022.

2. The town struggles with maintenance and preservation of historic structures. Many of the historic assets and properties within Coventry's national historic register districts are not supported by a non-profit in charge of overseeing their maintenance. Maintenance responsibilities are therefore left to the homeowners or to the town, without significant oversight, which can lead to disrepair. For buildings and bridges with deferred maintenance, demolition becomes an increasing threat. For example, the Byron Read building in Coventry was demolished due to severe structural issues making it a public hazard. A sacred indigenous site along Johnson's Pond is currently owned by a private developer. All land owners are responsible for identifying and preserving historic and cultural artifacts on their property, but enforcement is a challenge.

Historic zoning has the potential to grant additional resources and strategies to owners and power to the town over historic structures, but the town has just one small zoned historic district which only encompasses two parcels, and efforts to add other districts have been unsuccessful. Historic District Zoning has benefits including increased desirability of historic homes and increased property values<sup>19</sup>, however, extending the limits of historic zoning poses a challenge as overly stringent historical

<sup>19</sup> Place Economics. (2018). Historic Preservation: An Overlooked Economic Driver, A Study of the Impacts of Historic Preservation in Rhode Island. Retrieved from <https://www.placeeconomics.com/resources/historic-preservation-an-overlooked-economic-driver-a-study-of-the-impacts-of-historic-preservation-in-rhode-island/>.

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regulations make it difficult for low to middle income property owners who may not have adequate funds to maintain and preserve the historic structures according to district requirements.

3. The historic district commission was formed to lead and expand initiatives to preserve historic properties in town, but the group has been relatively inactive leading to a local deprioritization of historic preservation and a weakening of partnerships between the town and local private historical organizations. At the writing of this report, the town has appointed new commission members to revive the group.

#### 4.3.2 OPPORTUNITIES

While Coventry faces challenges, the town's deep indigenous living history and diversity of historic sites from colonial times offer great opportunities to improve tourism and economic development, improve connections between historic actors in town through shared events and publicity, engage residents on town history, bring people together around the arts, and reuse historic buildings for new purposes.

Several of the historic assets in town lie along the Coventry Greenway Bike Trail, including Nathanael Greene Homestead, the Anthony Mill and old mill village, the old police station, and the Paine House Museum and historic district. The trail itself is a piece of Coventry history as the corridor was once used for the Hartford, Providence and Fishkill Railroad, and prior to that, likely a footpath for Shawomet and other indigenous people moving around the area. The town has an opportunity to, among other initiatives, create a historic walking tour in town, allowing residents and tourists to come and enjoy several of Coventry's landmarks on bike or foot, hopping on and off the Greenway.



Bike Path Crossing Near Anthony Mill and Nathanael Greene Homestead. Source: Google Streetview

The town could also do better to harness historic and cultural assets in town to bring people together around community

art. Projects like public murals or bridge painting can be a part of repurposing historic sites for present enjoyment and can become a source of local pride. Furthermore, maintaining strong partnerships between town officials and the several active historic organizations operating in Coventry would foster greater opportunity for events that attract larger local audiences, and that increase the tourism draw for out of towners. The Rhode Island Historic Preservation and Heritage Commission and the Rhode Island State Council of the Arts both have grant opportunities<sup>20 21</sup> the town could take advantage of for

<sup>20</sup> Rhode Island State Council of Arts. (n.d.). Grants. Retrieved from RISCA: <https://risca.online/grants/>

<sup>21</sup> RI Historical Preservation & Heritage Commission. (2021). State Preservation Grants. Retrieved from RIHPHC: <https://preservation.ri.gov/preserve-protect/financial-assistance/grants/state-preservation-grants>



Lofts at Anthony Mill. Source: Google Streetview

income housing options, presents an opportunity for reuse of historic buildings as housing. The redevelopment of Anthony Mill is an example of how this can be done successfully, although in that case the resulting housing options catered towards higher earners. The town can work with developers to maintain the structure and character of old buildings while also providing much needed housing. One challenge to this sort of redevelopment is the lack of sewer service in existing residential and mixed-use neighborhoods. Recently, a developer was interested in redeveloping an old pen factory on the Pawtuxet River in Coventry, but walked away from the project due to a lack of sewer infrastructure.

#### 4.4 GOALS, POLICIES, AND ACTIONS

A complete list of goals, policies, and actions regarding the economic development of Coventry, Rhode Island can be found in Volume 1 of the 2026 Coventry Comprehensive Plan.

repurposing and restoring old buildings and bridges, and for promoting arts in town.

Coventry's strong community of volunteers present an opportunity for the town to engage with residents towards preserving and reusing town properties. Several active community organizations such as the Boy Scouts of America, 4H, ROTC, and other youth groups seek projects where they can invest time in community improvement. The town has the opportunity to seek partnerships with volunteers towards maintenance of town resources, such as cemeteries, historic properties, and town land. The town also has the opportunity to capitalize on the recent volunteer effort to inventory historic properties. This work can guide historic preservation actions in the future.

Finally, the wide variety and sheer volume of old buildings in Coventry, coupled with increasing demands for low- and moderate-

## 4.5 APPENDIX A

### Cemetery Name

- JOSIAH POTTER CEMETERY
- VAUGHN CEMETERY
- MAJ SAMUEL PECK LOT
- JOSEPH WOOD LOT
- STEPHEN BURLINGAME LOT
- GIBBS-WESTCOTT LOT
- JOSIAH GIBBS LOT
- COL JOHN MCGREGOR LOT
- FAIRBANK CEMETERY
- FISKE-ANDREWS LOT
- COL JOSEPH RICE LOT
- HOPKINS HOLLOW CEMETERY
- WATERMAN-VAUGHN CEMETERY
- WALKER-KELLEY CEMETERY
- RUFUS STONE LOT
- RICE LOT
- WHALEY-HAVENS LOT
- NEHEMIAH OLNEY LOT
- HALL-MOORE LOT
- CORNELL CEMETERY
- WATERMAN-BATTEY CEMETERY
- HAWKINS LOT
- NATHAN OLNEY SCOTT LOT
- SAMUEL SCOTT LOT
- EZEKIEL WALKER LOT
- WICKES CEMETERY
- CORNELL CEMETERY
- LATHAM CORNELL LOT
- MATTESON-FRANKLIN LOT
- PINE GROVE CEMETERY
- GEORGE ANDREWS LOT
- WALDO STONE CEMETERY
- STONE-MATTESON LOT
- STONE-HAMMETT LOT
- KNIGHT-RATHBUN LOT
- BURLINGAME-WRIGHT LOT
- BURLINGAME-STONE LOT
- DAVID SALISBURY LOT
- FRANKLIN CEMETERY
- STEPHEN WESTCOT LOT
- DANIEL GOFF LOT
- ARNOLD LOT

## Coventry, Rhode Island

- JOHN P WHITEHEAD LOT
- THOMAS WATSON LOT
- MATTESON FAMILY CEMETERY
- JOB WHALEY LOT
- BARBER LOT
- DEACON JOHN WOOD CEMETERY
- SMALL MAPLE ROOT CEMETERY
- PLAINLAND CEMETERY
- GREENE-JOHNSON LOT
- COL DANIEL RELPH LOT
- JOHNSON-KNIGHT LOT
- COLVIN CEMETERY
- THOMAS CRUFF LOT
- NATHANIEL CHACE LOT
- ST PETER AND PAUL CEMETERY
- PETER LEVALLEY LOT
- GREENWOOD CEMETERY
- WILLIAM BRIGGS LOT
- ABBOTT-COLVIN LOT
- EDMUND ARNOLD CEMETERY
- ARNOLD-STONE LOT
- LEVALLEY FAMILY CEMETERY
- FRIENDS BURIAL GROUND
- WOODLAND CEMETERY
- BISSELL-WHIPPLE-STONE LOT
- MATHEWSON LOT
- OAKLAND CEMETERY
- ELKANAH JOHNSON LOT
- JOHNSON-CAPWELL LOT
- MANCHESTER-JOHNSON LOT
- AARON BOWEN LOT
- HORACE GREENE LOT
- JEREMIAH MATTESON LOT
- AMHERST HOPKINS CEMETERY
- MILLER BRIGGS CEMETERY
- ANTHONY LOT
- STEPHEN WHIPPLE LOT
- GREENE HOMESTEAD BURIAL GROUND
- IRWIN-HINES LOT
- JOHNSON LOT
- GORTON LOT
- SLADE GORTON LOT
- BENJAMIN CARR LOT
- BENJAMITE POTTER LOT
- DANIEL CARR LOT

## Coventry, Rhode Island

- EZEKIEL WHITFORD LOT
- UNKNOWN LOT
- NICHOLAS WHITFORD LOT
- UNKNOWN LOT
- UNKNOWN LOT
- PEAVEY VAULT
- WHITE-ROGERS LOT
- JEDIDIAH SHAW LOT
- GREENE-COOKE LOT
- RICE CEMETERY
- JOHN LEWIS CEMETERY
- SAMUEL BLANCHARD LOT
- BATES-RYDER LOT
- BENJAMIN CAHOON LOT
- CAPT ISRAEL BOWEN LOT
- HUGH RELPH LOT
- ISAAC JOHNSON LOT
- VARNUM MITCHELL CEMETERY
- UNKNOWN CEMETERY
- NATHAN POTTER LOT
- ASA ARNOLD LOT
- MANCHESTER CEMETERY
- OBADIAH MATTESON CEMETERY
- BATTEY FAMILY CEMETERY
- NATHANIEL LINDALL LOT
- FENNER-HARKNESS LOT
- JONATHAN WESTCOTT LOT
- UNKNOWN LOT
- ROBERT K BRANT CEMETERY
- ROYAL COLVIN LOT
- JAMES O KNIGHT LOT
- SAMUEL WALL LOT
- CHARLES BROWN LOT
- NATHAN COLVIN LOT
- READ FAMILY CEMETERY
- UNKNOWN LOT
- DUTY CORNELL LOT
- WILSON FAMILY BURIAL PLOT
- THOMAS WATERMAN BURIAL GROUND
- JAMES B ARNOLD LOT
- WANTON GREENE LOT
- BROWN-ANDREW LOT
- COLVIN-WIGHT LOT
- WILLIAM PHILLIPS LOT
- UNKNOWN LOT

## Coventry, Rhode Island

- UNKNOWN LOT
- THOMAS WHALEY LOT
- MAPLE ROOT CEMETERY
- JOSEPH WEAVER LOT
- AMBROSE ROGERS LOT
- ANTHONY COREY LOT
- JOSEPH SCOTT LOT
- ICHABOD SCOTT LOT
- HERMAN KOEGEL LOT
- NATHANIEL CHACE LOT
- CALEB BAKER LOT
- LANKFORD WEAVER LOT
- UNKNOWN LOT
- JABEZ ANTHONY LOT
- OLD INDIAN CEMETERY
- THOMAS REMINGTON CEMETERY
- JOB GREENE CEMETERY
- THOMAS REMINGTON LOT
- BURLINGAME-BRAYTON LOT
- BURLINGAME-KNIGHT LOT
- JONATHAN FRANKLIN LOT
- OBADIAH JOHNSON LOT
- SAMUEL FRANKLIN LOT
- SION ARNOLD LOT
- HEZEKIAH BENNETT LOT
- JEREMIAH KNIGHT LOT
- JAMES G MATHEWSON LOT
- HENRY J CAPWELL LOT
- WILLIAM NICHOLS LOT
- EDMOND ANDREWS LOT
- IRUS ALBRO LOT
- JAMES ROBERTS LOT
- YELVERTON WAIT LOT
- CROMWELL WHIPPLE MONUMENT
- STEPHEN STONE LOT
- BRAYTON BURIAL GROUND
- SILAS HAVENS LOT
- UNKNOWN LOT
- MARTHA RICE LOT
- CALEB NICHOLAS LOT
- JONATHAN BRIGGS LOT
- CHARLES JORDAN LOT
- PELEG BROWN LOT
- COLVIN-JOHNSON LOT
- SILAS POTTER LOT

## Coventry, Rhode Island

- NATHANIEL ARNOLD LOT
- DANIEL WEAVER LOT
- ISAAC FISKE LOT
- STEPHEN MATTESON LOT
- OBADIAH JOHNSON LOT
- JOB GREENE LOT
- JOHN WICKES LOT
- EVERGREEN CEMETERY
- MAJ JONATHAN NICHOLS LOT
- JAMES WOOD LOT
- TOWN FARM NEW CEMETERY
- KING-BATES LOT
- UNKNOWN FRENCH SOLDIER
- KILTON CEMETERY
- METHODIST EPISCOPAL CHURCH LOT
- UNKNOWN LOT
- MAJ EZRA RAMSDELL LOT
- CALEB WHITMAN LOT
- UNKNOWN LOT
- NICHOLAS WHITFORD LOT
- NATHAN MATTESON LOT
- JOSIAH COLVIN CEMETERY
- JONATHAN STAFFORD LOT
- METAL PLATE
- RICE LOT
- GOFF LOT
- STAFFORD LOT
- TOWN PAUPER LOT
- UNKNOWN
- LORENZO STONE LOT
- NATHAN SCOTT LOT
- UNKNOWN LOT
- UNKNOWN LOT
- ROUSE LOT
- UNKNOWN LOT
- UNKNOWN LOT
- JOHN WHIMPEE LOT
- JAMES GREENE LOT
- JAMES FENNER LOT
- FRED ARNOLD LOT
- ORCHARD LOT
- SAMUEL DORRANCE LOT
- BROWN LOT
- UNKNOWN LOT
- UNKNOWN LOT

Coventry, Rhode Island

- RUFUS WEAVER LOT
- UNKNOWN LOT
- JEREMIAH KNIGHT LOT
- UNKNOWN LOT
- UNKNOWN LOT
- RICE LOT
- ALONSON STONE LOT
- ROGERS LOT
- JOHN H RODMAN LOT
- POUND LOT
- JAMES BATES LOT
- UNKNOWN LOT
- SHAW LOT
- BATES LOT
- ANNA WESTCOTT LOT
- WICKES-WESTCOTT LOT
- JONATHAN STAFFORD LOT
- UNKNOWN LOT
- JEREMIAH KNIGHT LOT
- UNKNOWN LOT
- CAPWELL-JORDAN LOT
- UNKNOWN LOT
- MANCHESTER LOT
- UNKNOWN LOT
- UNKNOWN LOT
- MATTESON LOT
- PHEBE JOHNSON LOT
- JAMES ROBERTS LOT
- UNKNOWN LOT
- UNKNOWN LOT
- MATTESON LOT
- PHEBE GREENE LOT
- GREENE LOT
- UNKNOWN LOT
- DR JOSEPH CAREY LOT
- RICHMOND REMINGTON LOT
- PEARCE BURIAL GROUND
- SINGLE STONE-EUNICE B AUSTIN