



Town of Coventry Subdivision and Land Development
**APPLICATION & CHECKLIST FOR MINOR LAND
DEVELOPMENTS AND MINOR SUBDIVISIONS**

Project Name 395 Knotty Oak Road Rehab + Extension

Project Address 395 Knotty Oak Road **Plat** 70 **Lot** 104

Applicant

Name John W. Studley III

Address 47 Indian Trail, Coventry, RI 02816

Telephone/Email 401-641-0212

Owner

Name SAME

Address _____

Telephone/Email _____

Attorney

Name Louis E. Baldi

Address 445 Budlong Road, Cranston, RI 02920

Telephone/Email 401-944-5080 - lbaldiesq@cox.net

Land Surveyor/Engineer

Name John Figuerado, Jr.

Address 77Twin Lakes Avenue, Coventry, RI

Telephone/Email 401-822-2450

Special-Use Permit Required? Yes ☒ No

Variance Required? ☒ Yes No

Zoning Amendment Required? Yes ☒ No

Applicant(s) Signature *John W. Studley III* **Date** _____

Owner(s) Signature *SAME* **Date** _____



Town of Coventry - Subdivision and Land Development Regulations

CHECKLIST: MINOR LAND DEVELOPMENTS & MINOR SUBDIVISIONS - PRELIMINARY

Preparer: Louis E. Baldi Assessors Plat: 70 Lot: 104

Phone Number: 401-944-5080 Name of Project: 395 Knotty Oak Road

Email and Fax Number: lbaldiesq@cox.net - 401-944-9340

*****A copy of all plans shall be submitted in digital format (PDF)***

Please refer to the Submission Requirements for Minor/Major Subdivision and Land Development Projects for support in completing your application. For cluster developments, refer to the separate checklist for Cluster Development Final Submissions rather than the Final Submission category on this checklist.

All plans required by this Checklist shall show the following information (if applicable). If any checklist item appears to be inapplicable, please explain in the space provided at the end of the checklist.

C	App Code	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
		A. EXISTING CONDITIONS PLAN INFORMATION		
1.		Name of the proposed subdivision	1	
2.		Name, address and telephone of property owner (s), applicant(s) and legal counsel.	1	
3.		Name, address and telephone number of preparer	1	
4.		Date of plan preparation, with revision date(s) (if any)	1	
5.		Graphic scale (approximately 1" = 40'), true north arrow	1	
6.		Map legend (items displayed on all maps/plans shall be symbolized in a legend)	1	
7.		Plat and lot number(s) of the land being subdivided	1	
8.		Name, address, phone & stamp of Registered Engineer or Land Surveyor responsible for the plans	1	
9.		Date of existing conditions shown	1	
10.		Acreage of parcel to the nearest hundredth acre	1	
11.		Zoning district(s) and Fire district(s) of the land being subdivided. If more than one district, boundary lines must be shown	1	
12.		Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines	1	
13.		Location and dimensions of existing property lines within or adjacent to the subdivision parcel, including easements, driveways, and rights-of-way	1	
14.		Location, width and names of existing streets, existing street ties (Location where existing streets meet proposed subdivision street,) curb cuts, sidewalks, curve data within and immediately adjacent to the subdivision parcel	1	
15.		Location of existing wooded areas, notation of existing ground cover	1	
16.		Location of any unique natural or manmade and/or historic features, including stone walls, rock outcroppings, embankments and retaining walls, and existing structures listed on the National Historic Register	1	
17.		Location of wetlands or watercourses on site and within 200 feet of the perimeter of the subdivision parcel	1	
18.		Location and elevation of 100-year flood plain	1	
19.		Areas of existing agricultural use (if any)	2	
20.		Existing topography of the development and for a 500' radius beyond the site with maximum contour interval of four (4) feet	2	

24.	Location and dimensions of all existing utilities within and immediately adjacent to the subdivision, including: _____ sewer _____ phone, cable, TV _____ gas _____ water _____ fire alarm, hydrants _____ above and underground water storage tanks _____ electric _____ utility poles _____ stormwater drainage facilities _____ other proposed above or underground utilities	2	
25.	Notation on plan if the subdivision parcel(s) are located within any of the following areas: _____ Natural Heritage Areas (RIDEM) _____ Historic Districts (Town) _____ Groundwater Protection Area (RIDEM)	2	
	B. PROPOSED CONDITIONS PLAN(s)		
26.	Name of the proposed subdivision	2	
27.	Name, address and telephone of property owner (s), applicant(s) and legal counsel.	2	
28.	Name, address and telephone number of preparer	2	
29.	Date of plan preparation, with revision date(s) (if any)	2	
30.	Graphic scale (approximately 1" = 40'), true north arrow	2	
31.	Map legend (items displayed on all maps/plans shall be symbolized in a legend)	2	
32.	Plat and lot number(s) of the land being subdivided	2	
33.	Name, address, phone & stamp of Registered Engineer or Land Surveyor responsible for the plans	2	
34.	A zoning data table indicating Required and Proposed zoning as well as calculations necessary to determine conformance to zoning regulations. Land suitable and unsuitable for development breakdown (see Article III of the Subdivision Rules and Regulations), setbacks, frontage, building height, lot coverage, parking requirements etc. shall be included in this table.	2	
35.	Area of the subdivision parcel and proposed number of buildable lots, dwellings or other proposed improvements. Indicate acreage for all proposed lots	2	
36.	Proposals, if any, for connection with existing water supply and sanitary sewer systems or a notation that wells and ISDS are proposed	2	
37.	Proposed improvements including streets, lots, lot lines setback lines and curb cuts, with lot areas and dimensions. Proposed lot lines shall be drawn so as to distinguish them from existing property lines	2	
38.	Proposed construction access road(s) or route(s)	2	
39.	Proposed total linear footage of sidewalks, driveways, curbs and streets measured at centerline. Indicate driveway material proposed	2	
40.	Parking Plans, if required by the Planning Department and/or Planning Commission	2	
41.	Profile and cross section of streets every fifty feet where cut or fill exceeds 2 feet and indicate: _____ Slope detail for cutting and filling or terracing of land _____ Proposed street names	2	
42.	Location and notation of type of proposed easement(s) or existing easement(s) to remain (if any) with accurate dimensions and areas indicated	3	
43.	Approximate cubic yards of rock and ledge excavation, yards of fill to be brought on the site and yards of gravel excavation to be removed	3	
44.	Grading plan to show proposed contours at five (5) foot intervals for all grading proposed for on and off-site street construction, drainage facilities and grading upon individual lots if part of proposed subdivision improvements	3	
45.	If future development is to be serviced by an On-Site Wastewater	3	

		_____ electric _____ utility poles _____ stormwater drainage facilities _____ other proposed above or underground utilities		
48.		Plans approved by the Fire Marshall for the applicable Fire District.	3	
49.		Designated trash collection area(s)	3	
50.		Proposed total number of catch basins and manholes	3	
51.		Proposed total length by size of all water pipes and laterals	3	
52.		Proposed total length by size of all drain pipes	3	
53.		Proposed number and species of street trees (as required by these regulations)	3	
54.		Proposed location, dimension and area of any land proposed to be set aside as open space or dedicated to the town (or fees in lieu of land) and maintenance plan for open space	3	
55.		Alternate conceptual designs for land development (if applicable) showing approximate areas of alteration and identification of land areas and natural features to be preserved	3	
56.		Notation of special conditions of approval imposed by the Planning Commission (if any)	3	
57.		Notation of any Special Local, State or Federal Approvals/Permits Required	3	
		C. SUPPORTING MATERIALS	3	
58.		Written confirmation from the RI Department of Environmental Management pursuant to the RIDEM Rules and Regulations Governing the Enforcement of the Freshwater Wetlands Act, and any subsequent amendments thereto, that plans of the proposed subdivision, including any required off-site construction, have been reviewed and indicating that the Wetlands Act either does not apply to the proposed site alteration or that approval has been granted for the proposed site alteration	3	
59.		In lieu of item 63 above, an affidavit signed by a qualified professional (a wetlands biologist, a Registered Professional Engineer) stating that there are no freshwater wetlands present on or within 200 feet of the property being subdivided	3	
60.		Written confirmation that Kent County Water Authority has reviewed the plan and is able to provide water service.	3	
61.		For subdivisions/developments proposing service by public sewer, copies of a written statement from the Sewer Subcommittee that the proposed plan, with plan revision date indicated, has been reviewed and which provides: a. Confirmation that sewer service is available; b. Approval of connection to the existing sewer main as depicted on the plan; and If extension is proposed, approval of extension of the sewer main as depicted on the plan	3	
62.		If Individual Sewage Disposal Systems are proposed, confirmation from the State Department of Environmental Management that the soils are adequate for the use of ISDS. Either of the following: _____ Preliminary Subdivision Suitability Report No. _____ (3-5 Lots) _____ Water table verification No. _____ (2 Lots)	3	
63.		A signed affidavit attesting that notice was sent by first class mail to all abutters AFTER Town Staff have sent the notice to the newspaper for publication.	3	
64.		Either of the following: _____ A letter to the Planning Commission stating the subdivider's intent to complete the required improvements prior to endorsement and recording; or, _____ A letter to the Planning Commission requesting that security sufficient to cover the cost of required improvements be established by the Board Initial amount set by Commission _____ Date _____	3	

	RIPDES Permit____ RIDOT PAP____ Special Use Permit____ Variance(s)____ Waiver(s)____ Other(s)____	3	
68.	Engineering analysis of water system to establish: that there will be no decrease in water pressure or supply to surrounding property owners and that there will be adequate water supply and pressure to each new house in accordance with the building code	3	
69.	Engineering analysis of sewer system (if any)	3	
70.	Two copies of any deed restrictions on the land, including wetlands disclosure for all lots requiring individual RIDEM approval concerning wetlands	3	
71.	Residential compound Association and maintenance agreements if required	3	
72.	Cluster agreements, if required	3	
73.	A landscape plan by a registered landscape architect to show all significant clearing of land, removal of existing vegetation, re-vegetation and/or landscaping showing buffer areas, screening, fencing and plantings and a schedule for landscaping pursuant to Article 17 (on streets rights-of-way and upon individual lots if part of proposed subdivision improvements)	3	
74.	An approved Soil Erosion and sediment Control Plan (see Article III of the Coventry Code of Ordinances), if required by the Coventry Soil and Erosion Control Ordinance. This plan shall be reviewed, approved and stamped by the Building Official and/or Town Engineer		
75.	Notice of a public hearing of the preliminary plan shall be sent to all abutters at least fourteen (14) days before the hearing.		
	D. PAYMENT OF REQUIRED FEES		
76.	Filing Fee: \$200 plus \$20 per unit		
Checklist Item #	Applicant Comments on Required Forms/Documents:		
Checklist Item #	Reviewer Comments on Required Forms/Documents:		

I hereby certify that the information presented in this application is true and accurate to the best of my knowledge.

Louis A. Bardi Nov 7th 2025
PREPARER DATE

Checklist Item #	Applicant Reason for Not Applicable
17. 18. 20. 25. 41.	no wetlands not in flood zone not in scope of project no new lot lines no fill required
48 - 57. 58 - 67. 68 - 76.	existing structure not needed within scope of project not within scope of project not within scope of project

1). 395 Knotty Oak Road – Rehab & Extension

2). John W. Studley, III
47 Indian Trail
Coventry, RI 02816
401-641-0212

3). Louis E. Baldi, Esq.
445 Budlong Raod
Cranston, RI 02920
401-944-5080

4). August 20, 2025

5). $3/16" = 1'.0$

6). Not prepared at this time

7). Assessor's Plat 70, Lot 104

8). John Figuerado, Jr.
7 Twin Lakes Avenue
Coventry, RI 02816

9). August 20, 2025

10). .74 Acres

11). R-20, Anthony Fire District

12). See Exhibit "B"

13). 395 Knotty Oak Road, Coventry, RI
163' x 200', 32,600 square feet
See Exhibit "B"

14). See Exhibit "B"

15). None on premises

16). None

17). Not applicable

18). Not Applicable

- 19). None
- 20). Not applicable
- 21). Existing cinder block construction 5,140 square feet
- 22). None
- 23). Water and sewer existing
- 24). Water, sewer and sewer existing
- 25). Not applicable
- 26). 395 Knotty Oak Road – Rehab and Extension
- 27). See Page 1
- 28). See Page 1
- 29). See Page 1
- 30). See Page 1 Exhibit “B”
- 31). See Exhibit “B”
- 32). See Page 1
- 33). See Page 1
- 34). See Exhibit “A”
- 35). No buildable lots being created
- 36). Water and Sewer existing
- 37). No changes in any areas
- 38). No changes
- 39). As existing no changes
- 40). No changes in parking
- 41). Not applicable

42). Not easements

43). Not applicable

44). No changes

48). – 57). Not applicable

58). – 67). Not applicable

68. – 76). Not applicable

Scope of Development

The applicant seeks approval to reconstruct a 3,000 +/- square foot portion of the building that was totally destroyed by fire which meets the requirements under zoning code 255-840 Restrictions on nonconforming development. With the reconstruction the applicant intends to expand the damaged portion of the structure by 100 +/- square feet to symmetrically balance the front of the building with the existing structure. The balance of the reconstruction will include a new roof, complete exterior siding of certain portions of the façade and landscaping.