



TOWN OF COVENTRY

DEPARTMENT OF PLANNING & DEVELOPMENT

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DATE: January 5, 2026
TO: Members of the Coventry Planning Commission
FROM: Doug McLean, Director of Planning & Development
RE: **Colaluca Estates – One-Year Extension Request of Amended Master Plan**

Request for a one-year extension of Amended Master Plan approval for Colaluca Estates:

To provide a brief summary of the project’s approval history, the original Amended Master Plan Approval was received on July 25, 2007, and the owner/applicant, John Colaluca, has sought and received multiple (nine, this being the tenth) extensions in the 18+ years since that time (note that RIGL 45-21-61.1, commonly known as the “Tolling” statute, paused the clock for approvals between November 2009 and July 2017).

RIGL Section 45-23-39(c)(7)(i) states:

“The approved master plan is vested for a period of two (2) years, with the right to extend for two (2), one-year extensions upon written request by the applicant, who must appear before the planning board for the annual review. **Thereafter, vesting may be extended for a longer period, for good cause shown, if requested by the applicant, in writing, and approved by the planning board.** Master plan vesting includes the zoning requirements, conceptual layout, and all conditions shown on the approved master plan drawings and supporting materials.”

Consistent with the bolded portion of the above citation of state law, Mr. Colaluca has submitted a written request for another one-year extension which makes his case for a “good cause” basis for granting the extension (“good cause” stated is continuing family hardship, and his time being preoccupied constructing an ADU for his elderly/ill in-laws, letters attached).

Planning Staff defer to the Commission’s judgment on this matter.

Letter from Mr. John Colaluca:

A letter to the Town of Coventry planning director and planning board, I am writing to respectfully request an extension for Colaluca Estates, based on State law RIGL 45-25-44. I greatly appreciate the extensions given in the past, everybody has been very understanding. The reason is family hardship at this time. I have been constructing an ADU for the in-laws.

Thank You
John Colaluca