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November 7, 2025

Coventry Planning Commission
c/o Doug McLean
Director of Planning & Development
Town of Coventry
1670 Flat River Road
Coventry, RI 02816

RE: Hoxie Court, Minor Subdivision with Street Extension
Request for Waiver from Checklist Items 53 and 73

Dear Mr. McLean,

This office represents the applicant in this minor subdivision with street extension. The application proposes to take two lots with one home and reconfigure the lot lines to provide for three lots with three single-family homes with an extension of Notre Dame Street. The extension of Notre Dame Street is a cul-de-sac with associated street stormwater measures.

The checklist for minor land developments and minor subdivisions primarily containing two checklist items pertaining to landscaping. Checklist item 53 requests proposed number of species of street trees (as required by these regulations). Checklist item 73 requests a landscape plan by a registered landscape architect to show all significant clearing of land, removal of existing vegetation, revegetation and/or landscaping showing buffer areas, screening, fencing and plantings and a schedule for landscaping pursuant to architect (on streets right of way and upon individual lots of part of proposed subdivision improvements).

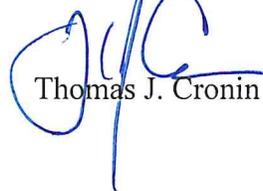
The applicant has engaged Nature Pro Landscaping, John Guisti, 1588 Main Street, Coventry, RI 02816, to design and install the landscaping for this project. The information developed is requested to be submitted at the time of final approval. This includes the description of street trees required in checklist item 53.

The checklist waiver for item 73 is requested consistent with the requirements for a landscape plan proposed by a registered landscape architect as set under 14. Landscaping Standards c. Landscape

Plan of the Town of Coventry Subdivision and Land Development Regulations. The regulation states in pertinent part that the applicant shall be advised of this requirement at the preliminary review stage of an administrative or minor subdivision. The applicant asserts that a landscape plan by a landscape architect is unnecessary for a project of this scope.

The applicant will be prepared to discuss these requests for waiver with the Planning Commission at the hearing on preliminary plan.

Very truly yours,



Thomas J. Cronin

TJC:sr

cc: Julie Raimondi, Scituate Surveys
Pat Walker, Walker Engineering
Ben Gasior