



TOWN OF COVENTRY, RI  
DEPARTMENT OF PLANNING & DEVELOPMENT

## STAFF REPORT

<b>Project Name:</b>	Mapledale Warehouse Addition
<b>Plan Type:</b>	Minor Land Development / Use and Dimensional Variances
<b>Plan Review Phase:</b>	Pre-Application
<b>Owner:</b>	John F & Maria Medeiros
<b>Applicant:</b>	Cordtsen Design Architecture, Inc
<b>Address:</b>	28 Mapledale St
<b>Plat / Lot / Zone:</b>	AP 55 Lot 168 Zone R-20 Lot Size 0.78 acres
<b>Existing Use:</b>	Commercial
<b>Proposed Use:</b>	Commercial
<b>Description:</b>	Applicant proposes to construct a 2,400 SF first-floor addition consisting of two new garage bays, as well as a 633 SF second-floor addition above a portion of the existing building. These additions would require dimensional variances for front and side setbacks. In addition, the applicant is applying for a Use Variance for the expansion of a pre-existing non-conforming use in a residential zone.

### Background and Existing Conditions

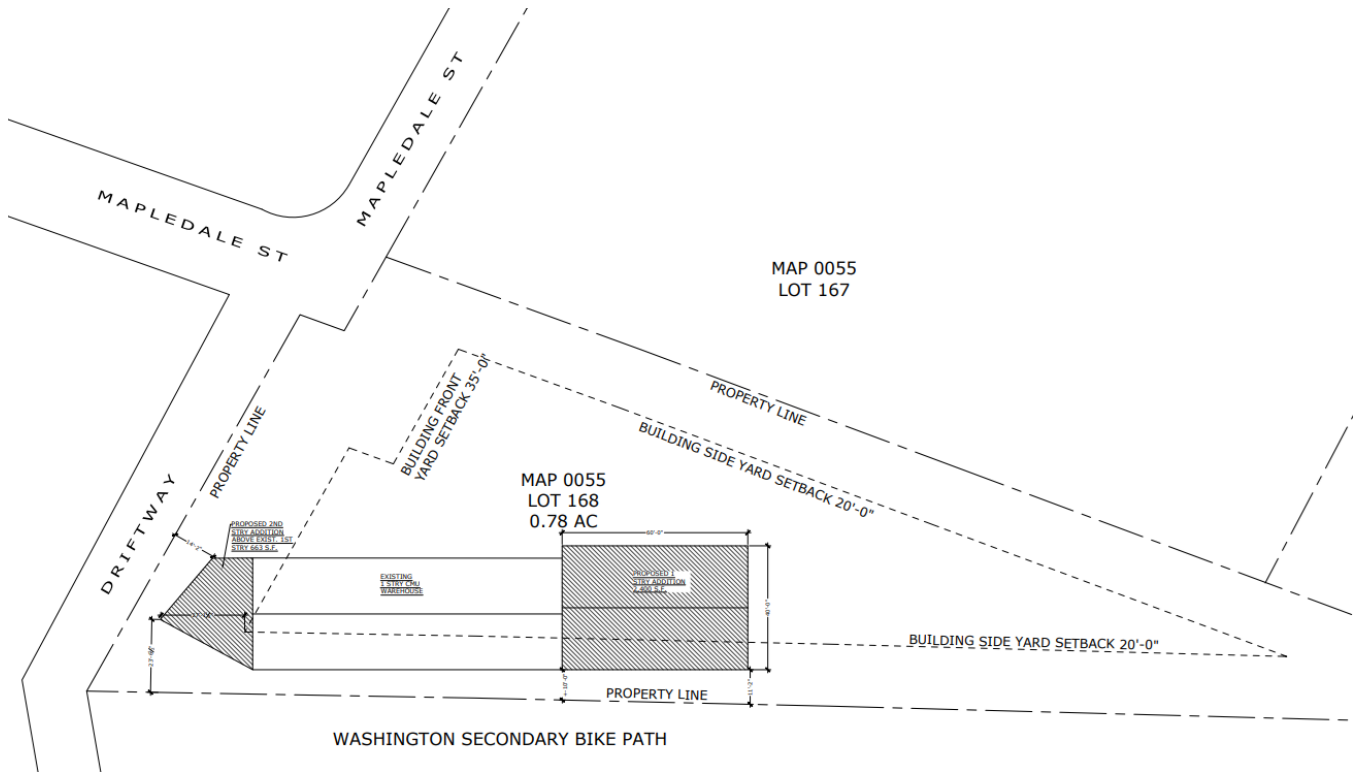
This item will be reviewed as a Pre-Application for a proposed Minor Land Development with associated Dimensional and Use Variances of an 0.78-acre parcel at the location listed in the title block above. The subject parcel abuts a State-owned property to the north, the Trestle Trail greenway to the south and east, and a residential property to the west. The existing garage was built in 1963 and appears to be mostly unchanged since then other than a small addition on the western end of the building in the 1980's. There appear to be no wetlands on the property and the property is located in Zone X ("Area of Minimal Flood Hazard") of the FEMA flood zone.



The Pre-Application meeting with the Planning Commission is the first step in the overall application process where no votes are taken, no notification is required, and the applicant does not get an approval or denial on the project. The applicant is provided with initial feedback from the Planning Commission with the intention to help shape the project moving forward.

### **Proposed Conditions**

The applicant has proposed to build two additions to the existing structure. Along the eastern side of the building a 2,400 square foot addition consisting of two garage bays is proposed, along with a 633 square foot second floor addition on the western side of the building. This would be above a currently one floor section of the structure. Both additions would be approximately the same height of the current building.



## Zoning

The subject parcel is zoned R-20 (residential) and currently enjoys pre-existing non-conforming status for the commercial use in a residential zone. In addition, the existing structure sits in both the front and side setbacks. The proposed western construction would be located within the front and side setbacks, and the eastern addition would be located in the side setback, thus Dimensional Variances are required. The proposed expansion would also trigger a Use Variance as the proposed additions would be an expansion of a pre-existing and non-conforming use in a residential zone.

## Interdepartmental Review and Comments

Please see the attached report from the Technical Review Committee (dated December 8, 2025) for interdepartmental comments on this application.

## Pre-Application Recommendations

Staff recommend that the Planning Commission allow the applicant to proceed to the Preliminary Plan / Unified Development stage of application and review, with the following guidance:

1. The applicant should refer to the December 8, 2025 Technical Review Committee report for direction on information to supply and plan edits to make at the Preliminary Plan application in coordination with Planning staff.
2. Applicant should mitigate the increase in the footprint of the commercial building with screening on the eastern side of the property in the form of a stockade fence, vegetative screening, or similar.
3. The applicant should consider any comments or concerns from members of the public with special attention to any opposing abutters.



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Department of Planning & Development  
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## **TECHNICAL REVIEW COMMITTEE REPORT**

**DATE:** December 8, 2025  
**PROJECT NAME:** "Mapledale Warehouse Addition"  
**PROPERTIES:** AP 55, Lot 168  
**ADDRESS:** 28 Mapledale Street  
**ZONE:** R-20 (Residential)  
**OWNER:** John F & Maria Medeiros  
**APPLICANT:** Cordtsen Design Architecture

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This matter came before the Coventry Technical Review Committee at its December 8, 2025 meeting as a Preliminary Plan Application for a Minor Land Development project in accordance with Article V, D.3. of the Coventry Subdivision & Land Development Regulations.

An application and plan were initially submitted for review on December 1, 2025. Applicant proposes to construct a 2,400 SF first-floor addition consisting of two new garage bays, as well as a 633 SF second-floor addition above a portion of the existing building. In addition, the applicant is applying for a Use Variance for the expansion of a non-conforming use. This project will be reviewed under Unified Development Review in which both the Minor Land Development and the Use Variance will be decided by the Planning Commission.

The members of the Technical Review Committee reviewed the following documents related to this application when preparing the comments below:

Mapledale Warehouse Addition – Application Packet.pdf  
Mapledale Warehouse Addition – Pre-App Planset.pdf  
Mapledale Warehouse Addition – Form ZBR-UV.pdf

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### **TOWN ENGINEER**

#### **General**

- A) Submission of a Town of Coventry Soil Erosion and Sediment Control (SESC) Application will be required for the project.
- B) Upon project completion, a Certificate of Conformance (COC) from the Engineer of Record (EOR) shall be required. The COC shall certify that the constructed project meets all required standards, regulations and specifications in the permitting and construction documents. A certificate of occupancy will not be issued until COC is received and accepted by the town.

### Plan Set

- A) A drainage plan and drainage calculations are required for the addition and any new impervious parking in accordance with Article XIII.D of the Town of Coventry Design and Public Improvement Standards.
- B) Please confirm that there are no proposed floor drains in the garage addition.

### PRINCIPAL PLANNER

- Planning Staff note that this Pre-Application submission would be heard under Unified Development Review as both Dimensional Variances and a Use Variance would be required.
- The applicant will need to seek Dimensional Variances for front and side setbacks.
- The applicant will need to seek a Use Variance for the expansion of a pre-existing non-conforming use.
- The applicant will need to provide a new calculation for parking and loading spaces.
- Staff would like conformation that the additional floor area would not equal an increase in impervious surface. (Is the surface covered by the expansion is already impervious?)
- Staff would be looking for some kind of screening (trees and/or stockade fence) along the western edge of the property to screen abutting residential uses. It is noted that there is limited opportunity on the subject property so the applicant should explore plantings in the Right of Way in coordination with DPW.
- Staff would request the proposed height of the easterly expansion.
- Staff requests information on how much busier the applicant thinks the site will be after the addition as it relates to trucking and vehicle trip activity.

### PUBLIC WORKS DIRECTOR

- Public Works has no objection to trees planted in the Right of Way, but would like to be notified of the type of tree to ensure the pavement is not under-run.

### FIRE REPRESENTATIVE

- Fire Flow will have to meet the requirements.

### POLICE CHIEF

- No comments at this time.

### PLANNING COMMISSION CHAIR

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