



Town of Coventry  
Town Engineering Office  
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### **MEMORANDUM**

TO: Douglas McLean, AICP - Director of Planning and Development & Town of Coventry  
Planning Commission

FROM: Joseph Levesque, P.E. - Town Engineer

DATE: December 12, 2025

SUBJECT: Construction Bond Reduction – Phases I, II & III  
The Oaks at Hope Furnace  
AP. 97/Lot 6 & AP. 89/Lot 3  
Hope Furnace Road  
Coventry, Rhode Island

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The developer, Hope Furnace Land Company, LLC had requested an initial bond release on October 17, 2024. The request was to reduce Phase I to the 20% one-year maintenance level and reduce Phases II & III to reflect completed work. The request was recommended for denial by the Engineering Department and was ultimately denied by the Planning Commission.

The developer, Hope Furnace Land Company, LLC had requested a second bond release on August 12, 2025. This request was to reduce Phases I, II and III to the 20% one-year maintenance levels. This request was also recommended for denial by the Engineering Department (see attached Bond Reduction Memorandum dated October 16, 2025 for a detailed explanation).

The developer, Hope Furnace Land Company, LLC had requested additional time to review the October 16, 2025 Engineering Department Bond Reduction Memo and has since requested a third bond release on December 5, 2025. The request is as follows:

Phase I:

- a. Release bonds in their entirety (or bare minimum) or release the drainage infrastructure amount of \$293,000;
- b. Release the drainage infrastructure amount of \$293,000, as well as other items which were

reduced to 20% maintenance bond levels in November 2023 and reduce the remaining items to the 10% maintenance bond levels.

Phases II & III:

- a. Release bonds in their entirety.

The original bond for the entire project (approved by the Planning Commission) was \$1,739,050.00 and the portion for each phase is:

Phase I Bond =	\$949,750
Phase II Bond =	\$200,550
Phase III Bond =	\$588,750

Two bond reductions (May 2023 and November 2023) have been made since the bond was originally set by the Planning Commission.

**Bond Reduction #1 (May 2023)**

Phase I Bond =	\$949,750
Phase I Release =	<u>\$356,000</u>
<b>Phase I Retention =</b>	<b>\$593,750</b>

<b>Phase II Retention =</b>	<b>\$200,550</b>
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<b>Phase III Retention =</b>	<b>\$588,750</b>
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**Bond Reduction #2 (November 2023)**

Phase I Bond =	\$593,750
Phase I Release =	<u>\$120,550</u>
<b>Phase I Retention =</b>	<b>\$473,200</b>

Phase II Bond =	\$200,550
Phase II Release =	<u>\$102,140</u>
<b>Phase II Retention =</b>	<b>\$ 98,410</b>

Phase III Bond=	\$588,750
Phase III Release=	\$336,520
<b>Phase III Retention =</b>	<b>\$252,230</b>

The Engineering Department issued a Bond Reduction Recommendation Memo to the Planning Commission back in October 16, 2025. In this memo, the Engineering Department listed conditions that needed to be met in order to issue a favorable recommendation for bond reduction. The conditions are listed as follows:

- 1) Evidence that the on-going ponding issue in Cassidy Trail has been completely mitigated;
- and
- 2) The Phase I stormwater drainage system investigation is completed (as recommended in Fuss & O'Neill's investigation report dated March 20, 2025) and after all required investigation information is reviewed and approved;
- or
- 3) The Engineer of Record, DiPrete Engineering issues a Certificate of Conformance to the Town of Coventry certifying that the Phase I Drainage System was constructed in accordance with the documents approved as part of the Final Plan Submission.

The Engineering Department is in receipt of a December 5, 2025 letter addressed to the Planning Commission, c/o Doug McLean prepared by the developer's attorney. The letter attempts to address each finding/recommendation presented by Coventry Engineering and Fuss & O'Neill. The letter is simply crafted to refute every finding/recommendation and **offers nothing of substance for a plan of corrective action.**

In addition to the previously identified findings, another drainage issue has been identified with the project. Complaints of stormwater runoff damage have been made to the town by an abutter located to the west of the project. The abutter claims that his driveway has been washed out multiple times from runoff exiting the subject project.

Due to the inaction of the developer to adequately address the current findings/issues associated with the project, the Engineering Department does not recommend bond release/reductions for Phases I, II and III, consistent with the analysis/content of the October 16, 2025 Engineering Department Bond Reduction Memo.

Current bond retention for each phase is:

<b>Phase I</b>	Currently Retained	\$473,200
	Recommended Retention	\$473,200
	<b>Amount to be Released</b>	<b>\$0</b>
<b>Phase II</b>	Currently Retained	\$ 98,410
	Recommended Retention	\$ 98,410
	<b>Amount to be Released</b>	<b>\$0</b>
<b>Phase III</b>	Currently Retained	\$252,230
	Recommended Retention	\$252,230
	<b>Amount to be Released</b>	<b>\$0</b>