



January 29, 2026

Doug McLean, Director of Planning and Development
Town of Coventry Planning Department
1675 Flat River Road
Coventry, Rhode Island 02816

**RE: Revity Office Building
Coventry, RI
Plat 5 Lot 14-1
Master Plan Submission**

Mr. McLean:

On behalf of the applicants, Revity Energy, LLC, we respectfully submit this letter to support the Master Plan application for the proposed office building located on Assessors Plat 5 Lot 14-1 on Centre of New England Boulevard. The site is located on the south side of Centre of New England Boulevard near the Hopkins Hill Road intersection. The site is currently undeveloped and predominantly consists of gravel and some low-lying brush, and the total acreage of the site is approximately 3.1 acres. The site and surrounding properties are zoned Business Park (BP). The surrounding area includes a commercial building to the west, conservation land to the south/east, vacant property to the northeast, and commercial buildings to the north.

The subject parcel is not located within an area which has historically significant structures or agricultural lands. The property is located within a RIDEM natural heritage area, and this will be reviewed by RIDEM during the permitting process. The abutting parcel on AP 5 Lot 14 recently received a RIDEM wetlands approval and RIDEM did not raise any significant concerns within their approval related to the RIDEM natural heritage area.

There are no flagged wetlands located within the immediate area of the proposed development. There are existing wetlands to the east of the site and a perennial stream less than 10 feet in width. The offsite wetlands require a 50-foot perimeter wetland buffer and a 100 ft stream buffer which partially extends onto the southern corner of the site.

The site is in an area classified as groundwater GA. Groundwater areas classified as GA are groundwater resources, which like GAA, are known or presumed to be suitable for drinking water use without treatment. However, groundwater classified GA does not fall within any of the three priority areas described above under GAA. Approximately 70% of the state overlies groundwater classified as GA. The site is not located within a groundwater recharge area, a wellhead protection area, or non-community wellhead protection area.



The proposed improvements include the construction of a 15,000-sf office building, associated parking, landscaping, and stormwater controls. Revity Energy is a family-owned business and is proposing this new office as a potential new location for the business office. The proposed use would be a typical office use with approximately 30-35 employees.

The site will be designed to meet all Town of Coventry stormwater design regulations. The existing stormwater basin to the northeast of the site was originally designed to accommodate runoff for this area and accounted for up to 90% impervious for the surrounding properties in the business park. Therefore, the proposed site will propose new drainage system which will treat and recharge the first 1-inch of runoff prior to discharging stormwater into the existing basin. To discharge the stormwater flow from the proposed development a connection to a proposed 24" outlet pipe within a drainage easement that crosses Lot 14 will be needed.

The stormwater analysis and associated report will be prepared for the RIDEM application which the applicant plans on doing concurrently with the Preliminary submission to the Town. At this time, it is assumed that stormwater will be handled by underground infiltration and potentially above ground landscaped stormwater features. The applicant will submit the RIDEM wetlands approval as part of the final application to the Town. At this time, it is unknown the amount of rock and ledge to be excavated but based on visual inspection of the property there are no visible ledge outcrops, so we are not expecting any ledge removal at this time. Rock removal will most likely be necessary for installation of the utilities, building foundation, and stormwater best management practices.

The property will be serviced by one driveway access off Centre of New England Boulevard utilizing the existing open curb cut which is approximately 50-foot in width and then transitions to a 24-foot-wide driveway entrance. The applicant will also be installing concrete sidewalks along the frontage of the property and landscaping the front of the building with street trees and shrubs to complement the surrounding area. A landscape plan will be prepared by John Carter & Associates concurrently with the detailed engineering of the site and this will be submitted with the Preliminary application to the Town of Coventry.

As previously stated, the subject property is in a Business Park (BP) Zoning District. Dimensional requirements in the BP Zoning District are site specific and designed to be tailored to the specific use that is being proposed. The zone is designed to give the Planning Commission the flexibility to decide on setbacks based on proposed layout of the property. We have shown approximate dimensional setbacks on the conceptual master plan.

The traffic for the proposed site development will be mostly for employees arriving and leaving the office. Using ITE Trip Generation Manual for land use 710- General Office Building, the applicable weekday trips would be based on 10.84 trips per 1,000 sf GFA (daily), 1.52 trips/1,000 sf (AM peak hour 7-9am), and 1.44 trips/1,000 sf (PM peak hour 4-6pm). This would equate 163 total average weekday daily trips, 23 AM peak hour trips (20 inbound/3 outbound), and 22 PM peak hour trips (4 inbound/18 outbound). The proposed office building would be accessed off Centre of New England Boulevard, which is a four-lane roadway with two lanes going in each direction. On a four-lane road, this added site traffic is small relative to the available capacity and is unlikely to change level of service on the roadway. Assuming Master Plan approval is granted, Revity Energy will be work with Crossman



Engineering to prepare a traffic report for the preliminary application to the Town of Coventry. Crossman Engineering has completed traffic analysis of this area and will be able to incorporate this use within their analysis and provide a report of any potential impacts or lack thereof.

The proposed office building and storage building are consistent with the Towns Comprehensive Plan which describes the Business Park Zone as one that should be used for retail service, office, and light industrial development. Therefore, we believe this use is consistent with the Towns Comprehensive Plan. The applicant looks forward to working with the Town on this application for a potential new office location for Revity Energy.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "David Russo", is written over a light blue horizontal line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David Russo, PE
Senior Civil Engineer