

January 30, 2026

VIA EMAIL AND MESSENGER

Town of Coventry
Planning Commission
c/o Doug McLean, Director
Planning and Development
1675 Flat River Road
Coventry, RI 02816
dmclean@coventryri.gov

Re: Major Land Development for Master Plan Review – Proposed 15,000 sf Office Building located at 0 Centre of New England Blvd., Assessor’s Plat 5, Lot 14-1

Dear Hon. Planning Commission Members,

This office represents Revity Energy, LLC (“Applicant”) who seeks to construct a 15,000 sf office building at 0 Centre of New England Blvd., Assessor’s Plat 5, Lot 14-1 (“Project”) in the Business Park zone in the Centre of New England. The Applicant hereby files this Master Plan Submission for Major Land Development and requests to be heard at the next possible Planning Commission Meeting.

Enclosed please find eleven (11) copies of the following submission materials as required in the Town of Coventry, Subdivision and Land Development Regulations, for Major Land Developments & Major Subdivisions – Master Plan:

- The signed application, attached as **TAB 1**;
- The signed and annotated checklist, attached as **TAB 2**;
- The Project Narrative prepared by Revity Energy, LLC dated January 29, 2026, attached as **TAB 3**;
- The Master Plan Submission plan set dated January 29, 2026, including two 24” x 36” sized copies, attached as **TAB 4**;
- The 500’ Radius List and Map of abutters, attached as **TAB 5**;
- The email correspondence from the Town Engineer regarding sewer availability, attached as **TAB 6**;
- The written correspondence dated January 13, 2026 that Kent County Water Authority has reviewed the plan and is able to provide water service, attached as **TAB 7**; and
- \$500.00 Filing Fee, attached as **TAB 8**.

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Additionally, the Applicant requests submission waivers from the following checklist items and materials to be deferred to a later date:

Deferral to prior preliminary plan submission:

- Checklist Item #21: Location of percolation and soil evaluations. Full engineering has not yet been completed. Such information will be completed prior to Preliminary Plan submission.
- Checklist Item #34: Proposed location of proposed permanent bounds and corner markers if applicable – We will work with the surveyor DiPrete Engineering after they complete their Class 1 Survey to determine if and where permanent bounds may be needed on the property.
- Checklist Item #41: Approximate cubic yards of rock and ledge excavation. Such information will be available when full engineering is completed at the Preliminary Plan stage. At this time, it is unknown the amount of rock and ledge to be excavated. Based on visual inspection of the property there are no visible ledge outcrops. 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.
- Checklist Item #47: Class 1 Survey. At this point in time, the Applicant has obtained good quality and informative maps sufficient for the conceptual Master Plan stage. The Applicant shall provide a Class 1 Survey for Preliminary Plan submission.
- Checklist Items #56 and 57: Written Confirmation of Sewer Subcommittee Review. The Applicant requests a submission waiver of this item until preliminary plan review. We have been in contact with the Town Engineer who has informed us that there is sewer availability and that a sewer study will be completed within the next two to three weeks. We have not heard back from the Town Engineer as of the date of this submission. A copy of the email correspondence is attached as **TAB 6**.
- Checklist Item #63: Landscape Plan. At this point in time, as full engineering has not yet been completed, the Applicant requests to defer the landscaping plan until Preliminary Plan submission.

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Complete Waiver

- Checklist Item #49: Town Fiscal Impact Analysis. To the extent applicable, and out of an abundance of caution, the Applicant requests a complete submission waiver of this item. Due to the office use and resulting lack of need of municipal resources, there will not be a fiscal impact to the Town.

As you are aware, all state permits are not required until final plan review pursuant to R.I. Gen. Laws § 45-23-39 and Checklist Item #53 is not applicable.

The Applicant looks forward to presenting before the Commission.

Sincerely,

/s/ Joelle C. Rocha

Joelle C. Rocha

Enclosures