



TOWN OF COVENTRY, RI
DEPARTMENT OF PLANNING & DEVELOPMENT

STAFF REPORT

Project Name:	Revity Energy, LLC Office Space
Plan Type:	Major Land Development
Plan Review Phase:	Master Pan
Owner:	Starr Resolute, LLC
Applicant:	Revity Energy, LLC
Address:	0 Centre of New England Boulevard
Plat / Lot / Zone:	Portion of AP 5 Lot 14-1 Zone BP Lot Size 3.1
Existing Use:	Vacant
Proposed Use:	Office Space
Description:	The applicant proposes to construct a new 15,000 sq. ft. (150' x 100') office building on a currently vacant 3.10-acre lot

I. PROJECT INFORMATION

Overview

This matter is before the Planning Commission as a Master Plan Application for a proposed Major Land Development on a currently empty 3.10-acre lot. This lot sits in the Centre of New England Business Park area, and is zoned as such. This proposed building will be used as an office space for Revity Energy, LLC, which fits the character of the surrounding business park environment.

Existing Conditions



This 3.10-acre empty lot abuts several commercial/industrial sites. It is noted on the plan that the majority of the lot is currently gravel. There are wetlands noted on the Eastern portion of the property. It is also noted that like many other Centre of New England parcels, this lot sits within a natural heritage area.

Plans indicate a slight slope downwards towards the northeastern most portion of the property. It should also be noted that this parcel lies directly on the Coventry/West Greenwich line, with the border directly to the south of the property.

Proposed Conditions



The applicant has submitted a revised site plan dated February 18, 2026 indicating its intent to develop 15,000 sq. ft. (150' x 100') office building situated on the northeastern side of the property with associated parking and landscaping. The building height is noted to be 15-18'. It should be noted that while there are no standard setbacks in the BP (Business Park) zone, staff finds that the proposed separation distances demonstrated in the proposed conditions plan are reasonable and fit the character of the surrounding area. Several abutting structures propose similar/lesser separation distances than the ones proposed here, leading staff to deem these appropriate.

The proposed office use is allowed by right in the Business Park Zone under Coventry Zoning Code §255, attachment 1 (Schedule of District Use Regulations).

Waivers

In the applicant's initial materials, waivers were requested for the following items:

- Item 21 – Location of percolation and groundwater test holes
- Item 41 – Approximate cubic yards of rock and ledge excavation, yards of fill to be brought on site and yards of gravel and excavation to be removed

- Item 47 – Certification by a registered land surveyor that all interior perimeter lot lines and street lines of the land being subdivided conform to standards
- Item 49 – Required copies of the Planning Department’s fiscal impact analysis form
- Items 56 and 57 – Written Confirmation of Sewer Subcommittee Review
- Item 63 – Landscape plan

The listed waiver requests above have been reviewed by staff and have been administratively deemed “not applicable” for this particular project. Staff feels that based on the specific characteristics of this project, these waivers do not require a specific vote by the Planning Commission and are not information that staff is currently seeking.

A waiver was also requested by the applicant for item number 34 - proposed location of proposed permanent bounds and corner markers if applicable. The applicant states Class 1 Survey has not yet been completed, and will work with DiPrete Engineering after they complete their survey to determine if and where permanent markers are needed. This submission waiver request has resulted in the application being deemed incomplete due to the lack of a Class 1 Survey. The Planning Commission will decide on the approval of this waiver at the February 25, 2026 meeting. Staff **would support** the granting of this waiver with the assumption that a full Class 1 Survey is completed before Preliminary Plan submission, which the applicant has indicated is the case.

Interdepartmental Review and Comments

Please see the attached report from the Technical Review Committee (dated February 17, 2025) for interdepartmental comments on this application. It should be noted that at the time of the Technical Review Committee meeting, DPW had not yet reviewed the plans. In an email dated February 19, 2026, Assistant Town Manager Maria Broadbent provided the following comments on behalf of DPW:

- After reviewing the plans provided it isn’t obvious what is proposed to be the ROW or tree lawn planting area or sidewalks, or who would own these areas. None of these areas if they are proposed will be the maintenance responsibility of the town. If trees are to be planted, they shall not be weak-wooded or invasive. Bradford or callery pears shall not be planted either on the project site, or in or adjacent to the roadway. Not much detail is shown in the plans provided.
- Stormwater management is covered by reviews by the town engineer and RIDEM. It is hoped that those reviews will take into account that this project appears to be within the watershed of the impaired tributaries of Tiogue Watershed for which there appears to be a TMDL. Perhaps the developer should provide written confirmation that the TMDL for this watershed has been addressed and is no longer in effect.

- See attached RIDEM report from 2011: <https://dem.ri.gov/sites/g/files/xkgbur861/files/programs/benviron/water/quality/swbpdf/tiogues.pdf>

Recommendation

Staff finds this proposal consistent with the standards for required findings of fact set forth in RIGL Section 45-23-39 as well as with the Town of Coventry's Subdivision and Land Development Regulations. Staff therefore recommends that the Planning Commission adopt the documented findings of fact and **approve** the Master Plan application, subject to the conditions denoted below.

Conditions of approval

1. Upon granting a waiver for checklist item number 34, the applicant shall complete a full Class 1 Survey and all associated requirements prior to Preliminary Plan submission.
2. A full landscaping plan shall be included with Preliminary Plan submission.
3. Submission of a complete Town of Coventry Soil Erosion and Sediment Control (SESC) Application will be required for the project.
4. 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.
5. A trash area shall be provided per the requirements of §1207 of the Zoning Ordinance.
6. A traffic study shall be included with Preliminary Plan submission.
7. A demonstration of code compliance and/or zoning relief for loading spaces shall be addressed at the Preliminary Plan stage.



TOWN OF COVENTRY
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TECHNICAL REVIEW COMMITTEE REPORT

DATE: February 17, 2026
PROJECT NAME: "Revity Energy, LLC Office Space"
PROPERTIES: AP 5, Lot 14-1
ADDRESS: Centre of New England Boulevard
ZONE: BP (Business Park)
OWNER: Starr Resolute, LLC
APPLICANT: Revity Energy, LLC

This matter came before the Coventry Technical Review Committee at its February 17, 2026 meeting as a Preliminary Plan for a Major Land Development in accordance with Article V, § D.4. of the Coventry Subdivision & Land Development Regulations.

An application and plan were initially submitted for review on January 30, 2026. The applicant proposes to construct a new 15,000 sq. ft. (150' x 100') office building on a currently vacant 3.10-acre lot. The members of the Technical Review Committee reviewed the following documents related to this application when preparing the comments below:

Revity Energy LLC Office Space - Master Plan Set.pdf
Revity Energy LLC Office Space - Project Narrative.pdf
Revity Energy LLC Office Space - Submission Waivers.pdf

PRINCIPAL PLANNER DESIGNEE

- There are no standard setbacks in the BP (Business Park) zone. Staff has reviewed the proposed separation distance between the proposed building and property lines and find that they fit the nature of the proposed building as well as the character of the surrounding buildings.
- Planning staff note that building height is not specified on plans – more information regarding building height is requested at this time.
- Planning staff request that a map legend be added to site plans.
- Applicant is requesting a submission waiver for item 34 - Proposed location of proposed permanent bounds and corner markers if applicable:
 - Applicant states Class 1 Survey has not yet been completed, and will work with DiPrete Engineering after they complete their survey to determine if and where permanent markers are needed. This submission waiver request has resulted in the application being deemed incomplete. The Planning Commission will decide on the approval of this waiver at the February 25, 2026 meeting.

- In lieu of full landscaping plan, planning staff requests to see a conceptual landscaping plan at this stage.
- Other submission waivers identified in applicant's materials have been found to be acceptable and do not apply to this project.

TOWN ENGINEER

- A) Submission of a complete Town of Coventry Soil Erosion and Sediment Control (SESC) Application will be required for the project.
- B) The proposed sewer connection requires a permit from the Town of West Warwick Sewer Authority and the Town of Coventry Sewer Department. Please submit at your convenience.
- C) 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.
- D) Stormwater design will be reviewed at Preliminary Plan.
- E) A trash area shall be provided per the requirements of Section 1207 of the Zoning Ordinance.

PUBLIC WORKS DIRECTOR

- Public Works has not yet reviewed this project.

FIRE REPRESENTATIVE

- No comments at this time.

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.