

RESPONSE TO COMMENTS

Mr. Doug McClean
Director Of Planning and Development
Town Of Coventry
1670 Flat River Road
Coventry, Rhode Island 02816

Project:

Major Land Development Project/Comprehensive Permit
Preliminary Application Submission
Siena Condominiums
Main Street, Coventry, Rhode Island
CE&C NO: 25024.00

December 10, 2025

Mr. McClean,

Regarding the Comments prepared by the Town Planning Department and Town Agencies prior to the Monday, December 8, 2025, Technical Review Committee Meeting, we have provided a response in *Italic* below each comment. In addition, we have received several emails from the Planning Department requesting additional information. A response to each of those requests is included as well.

Planning Department Comments Received Via Email on December 5, 2025

1. Planning Staff notes that recent code changes have allowed for residential development in the VMC zone, and the maximum allowable density for the subject parcel is 2 units per acre under standard zoning provisions. This development is being proposed as a state-enabled Comprehensive Permit Application with access to public water and sewer, which makes it eligible for a density bonus of an additional 5 units per acre. Therefore, the minimum allowable density for this development is 7 units per acre. The applicant is currently seeking a density of 7.27 units per acre.

Response: Noted

2. The applicant will request an easement to access Ken Ray Drive from the Town Council following the Preliminary Plan review. The access easement was originally intended for both regular traffic and emergency responders, but the applicant has since revised their easement request to propose Ken Ray Drive as an emergency-access-only roadway. The applicant will also install a crash gate at the northern end of the two-way Siena Lane internal roadway.

Response: The project will go before the Town Council in January 2026, to request the utility and emergency access easement.



3. In earlier correspondence, Central Coventry Fire District indicated their support for the emergency-access roadway and crash gate, given Ken Ray Drive's existing safety issues. The Traffic Impact Study submitted by the applicant states that "the safe stopping sight distance exiting Ken Ray Drive is substandard (210 feet and should be 261 feet)."

Response: Noted

4. The applicant should relocate the proposed mail room to another area of the site, as this will detract from the historic aesthetic of the Washington Village streetscape.

Response: The community mailbox has been relocated as shown on the current plans.

5. Staff suggest the applicant explore the potential utilization of the area of the parcel along Main Street for a reconstruction of one of the existing houses proposed for demolition – either 1205 or 1209 Main Street. Staff is concerned that the demolition of these two houses would amount to a disruption of the historic Washington Village streetscape.

Response: We have evaluated several options for replacing a building along the street front and all had parking, drainage, grading and setback issues.

6. Planning staff is concerned that the Landscape Plan shown on Sheet L-1 does not adequately protect the existing natural buffer along the northern edge of the subject parcel on Ken Ray Drive. Staff recommends that the applicant maintain the existing trees and re-plant trees as necessary to ensure reasonable screening for future residents of Siena Condos and the active recreation areas at Paine Memorial Park. The Director of Parks and Recreation has submitted a memo to Planning staff in support of a natural vegetative buffer, which will be incorporated into the record on this proposal.

Response: A revised Landscape Plan with additional trees in the buffer area along the north property line has been included in the current plans.

Department of Public Works Comments Received Via Email on December 5, 2025

1. Omit stop sign at Ken Ray Drive.

Response: The previously proposed stop sign at Ken Ray Drive has been removed.

2. Install break-away emergency gate @ Ken Ray Drive.

Response: A breakaway emergency gate will be installed at Ken Ray Drive.

3. Install low impact plantings @ the emergency gate.

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Response: AS discussed at the TRC meeting on December 8, 2025, the Director is looking for a planted, driveable surface. We will evaluate options for a plantable, driveable surface within the proposed utility and emergency access easement area.

4. Provide a fenced area for a trash dumpster.

Response: Trash and recycling will be managed with individual wheel bins for trash and recycling at each unit. We understand the Town will not pick up the trash and recycling in the private development and a private waste hauler will be contracted by the homeowners association.

5. Provide areas for snow storage

Response: Snow storage areas are shown on the BMP Key plan in the Stormwater System Operation & Maintenance Plan that has been submitted to the Town.

Town Engineering Comments Received Via Email on December 8, 2025

1. Applicant shall follow the Town of Coventry Inspection Procedures Document dated 11/10/25.

Response: Noted

2. Submission of a Town of Coventry Soil Erosion and Sediment Control (SESC) Application will be required for the project.

Response: A Town of Coventry Soil Erosion and Sediment Control (SESC) Application will be submitted.

3. Question: Is the sidewalk access to the cluster mailbox handicap accessible?

Response: The community mailbox location has been revised and the sidewalk has been removed.

4. Engineering requests tying in the foundation drains to the infiltration chambers or to dedicated drywells.

Response: Foundation drains will either discharge to the proposed leaching chambers or be connected to a dedicated drywell. At this time we are waiting on the RIDEM response to the stormwater design, which includes the foundation drains.

5. Sheet 5 of 20 (Proposed Layout Plan) – Overhead light adjacent to Unit O is labeled as a parking area light. Confirm that the area it illuminates is not for parking.

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Response: All overhead lighting was labeled "Parking Area Light" although the term "Street Light" is more accurate for some locations. The location in question is a "street light" as there is no parking in that area.

Planning Department Comments Received Via Email on December 8, 2025

1. Can you please provide us with an additional statement itemizing the requested waivers from the zoning code and/or sub regs by Wednesday at COB?

Response: We have reviewed the Chapter 255, Zoning Ordinance and the Town of Coventry Subdivision and Land Development Regulations (February 2024) and revised our itemized waiver list, attached.

2. Do you plan to preserve any existing trees on the northern border, near Ken Ray Drive? It seems as though all of the existing trees will be removed and placed with the arborvitaes, but please correct me if I've misinterpreted the plan. If you plan to keep existing trees, can you provide us with the specific locations of trees proposed for preservation by Wednesday at COB?

Response: We do not have individual tree survey locations, so we cannot speak to individual tree location or show existing trees that will remain. The landscape plan was revised to add additional trees along the northern border as previously requested. An effort will be made to keep as many existing trees as possible.

Planning Department Comments Received Via Email on December 9, 2025

1. Can you also provide us with the proposed location of the LMI units, as well as some indication of whether the LMI units will be built and occupied in a proportional manner to market-rate units?

Response: At this time we are waiting for the Rhode Island Department of Environmental Management's response to our proposed stormwater treatment and collection system design. As noted in the Stormwater Site Planning, Analysis And Design Report, in several locations the proposed foundations do not meet all the required setback distances. If the full basements are not allowed, slab on grade construction may be necessary. Any slab on grade units will be LMI units.

It is the intension of our client to construct the market rate and affordable homes at approximately an equal rate. The LMI construction will comply with state laws as applicable.

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Planning Department (Fire Department) Comments Received Via Email on December 9, 2025

1. Chief Cady is asking for an additional, fourth streetlight on the plan. He sent me the following statement to that effect: "I would like to see a fourth light added to the upper stretch of the lane. Approx. Halfway between the proposed light by the Ken Ray Dr. gate and the proposed light at the top of the lane at the right side of the street."

Response: The request additional street light will be added to the plans.

End.

Sincerely yours
COMMONWEALTH ENGINEERS & CONSULTANTS, INC.

Stephen Andrus, P.E.

Attachments: Revised Waiver Request

Project:

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Siena Condominiums
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December 11, 2025

Preliminary Plan Revised Waiver Requests:

Waiver Request: The following waivers are being requested:

Zoning Ordinance Waivers:

1. §255-600 Zoning District Use and Dimensional Regulations, A, Tables 6-1 and 6-5, A Multifamily Dwelling Project – is not permitted in the VMC (Village Mainstreet Commercial) zone.

Subdivision and Land Development Regulation Waivers:

1. Article VII, C.6 Financial Guarantees- we are requesting no improvement guarantees (Bonding)
2. Article VIII, E.4 Communication Lines (Electric, Telephone, and Cable TV) - All electric, communication (telephone, fire alarm and cable TV) and street lighting lines shall be installed underground- we are requesting overhead electric and telecommunication lines.
3. Article XIII, B.3 Street Rights-of-way Width
4. Article XIII, B.6 Private Streets – we are requesting private streets.
5. Article XIII, B.13 Street Trees – we are requesting relief from this standard. The project has a landscape plan prepared by a registered landscape architect and may have different locations, types and sizes than those specified in the regulations. We are requesting to use the landscape plan as shown.
6. Article XIII, B.15 Monuments – we are requesting no additional monuments other than what is currently in place.
7. Article XIII, B.16 Lot Corner Markers – we are requesting no additional lot corner markers other than what is currently in place.
8. Article XIII, B. 17 Sidewalks/bikewalks – we are proposing no sidewalks.
9. Article XIII, B. 19 Curbing at Intersection Fillet Curves – bituminous concrete type berms (RIDOT Standard 7.5.1, Method B) are proposed in lieu of precast concrete.
10. Article XIV, B. 1 Street Dimensions – we are proposing a driveway with a 22' width and 1' cape cod berms on each side for a total driveway width of 24'.
11. Article XIV, C Curbs – bituminous concrete curbs are proposed in lieu of the specified precast concrete curbs.
12. Article XIV, D Sidewalks – we are proposing no sidewalks.

Major Land Development Project Preliminary Checklist Waivers:

Several checklist items are required at the preliminary plan stage, such as RIDEM and RIDOT permits. At this time, we are requesting the following list of checklist waivers listed below be deferred to the final plan:

1. Line 57: Wetlands and Stormwater have been submitted to RIDEM. Permits have not been issued as of November 6, 2025.
2. Line 65: Wetlands and a Physical Alteration Permit application have been submitted. Permits have not been issued as of November 6, 2025.
3. Line 66: An approved Soil Erosion and Sediment Control Plan has been submitted to the Town Engineer for review at this time.