

NARRATIVE REPORT

FOR

“SIENA CONDOMINIUMS”

AP 45, LOTS 10, 11, 12 & 13

MAIN STREET

COVENTRY, RI

OWNER

STEPHEN T. JURCZYK

PO BOX 434

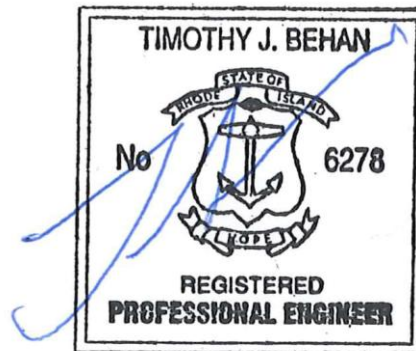
COVENTRY, RHODE ISLAND 02816

APPLICANT:

BOULDER HILL DEVELOPMENT, LLC

57 PINE RIDGE DRIVE

CRANSTON, RHODE ISLAND 02921



PREPARED BY:



COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

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REVISED NOVEMBER 10, 2025

CEC PROJECT NO. 25024.00

INTRODUCTION

On behalf of Boulder Hill Development, LLC, Commonwealth Engineers & Consultants, Inc. (CEC) has prepared the following Narrative Report for the site at Main Street in Coventry, Rhode Island.

Project Narrative

The following are a general description of the existing conditions on and near the subject parcel, and a detailed description of the proposed development within a portion of the same.

General Description of Project: The applicant proposes to construct eight 1,924 sq. ft. duplex structures for a total of sixteen units on approximately 2.2 acres of land as a Comprehensive Permit. Primary access to the proposed development will be from Main Street and a second means of access will be provided from Ken Ray Drive. The access to Ken Ray Drive will require an easement from the Town of Coventry since a narrow strip of their land exists between subject property and the street right-of-way.

Proposed Density: The project area is 2.2 acres and 16 units are proposed. The density is $16/2.2 = 7.27$ units per acre.

Affordable %: The project will provide 25% affordable units and 75% market rate units.

Building Floor Plan and Elevation: Please refer to Appendix 1 for the floor plan and elevation of the proposed buildings.

Type of Ownership: The units will be individually owned as a condominium.

Existing Property: The existing site includes Lots 10, 11, 12 & 13 in A.P. 45 and totals 2.2 acres +/-). The subject parcels are located the VCM (Village Main Street) District associated with Main Street (Route 117) on the east side of Coventry. The parcels are primarily lawn with some mixed hardwood specie trees at the perimeters of the lots. This site has 5 formers houses and several outbuildings. The former homes are in poor condition, and do not appear to have been utilized for some time. The buildings do not appear to have any recent improvements, and the utilities appear substandard. As the buildings deteriorate, all will be removed and disposed of as part of this development. See demolition notes in the plan set.

Abutting Properties: The properties to the east and west are older small residential structures on small lots. The abutting property to the north is owned by the Town of Coventry and is developed as an athletics field complex. The proposed development is bounded to the south by Main Street (Route 117).

Wetland Resources in the Area: There are no wetlands on subject property, and all soils are upland soils. The South Branch Pawtuxet River is situated on the south side of Main Street behind the development on Main Street. The 150-foot river buffer is not on the site. The 200-foot river jurisdictional area enters the southeast corner of Lot 12 where there is approximately 5.5 square feet of jurisdictional area on site.

Flood Zones: The subject property is situated in "Zone X" (an area of minimal flooding) as defined by Federal Emergency Management Agency map #44003C0104H, effective date October 2, 2015.

Topography: The topography generally slopes from the north to the south at an approximate slope of 5 percent, refer to existing and proposed plan.

Soils: The RIDEM Natural Resources Map indicates the subject parcels are underlain by soils classified as Ur (Urban Land) and NaB (Narragansett Silt Loam) with water tables generally greater than 6 feet in depth.

Stormwater Management System: Management of stormwater runoff from the proposed development has been designed in accordance with Town and RIDEM standards so post-project runoff rates are less than pre-project conditions and stormwater will be recharged and treated prior to discharge. The Drainage Report and Operation and Maintenance Manual are attached.

Potable Water Source: The applicant is proposing to connect to the Kent County Water Authority water main located in Main Street and extend a new water main up Ken Ray Drive. A hydrant will be added at the intersection of Main Street and Ken Ray Drive. See Appendix 2 for the KCWA approval letter and Appendix-3 for Fire marshal Approval.

Wastewater Disposal System: The applicant is proposing to connect to the Town of Coventry public sewer system in Main Street. The Town engineer reviewed the proposed sewage collection system and project was presented to the Town Council and approved on October 14, 2025. See Appendix-5 for the Town Council Resolution.

Erosion Control Practices: A detailed soil erosion and sedimentation control (SESC) plan and construction drawings have been prepared in conformance with RI Stormwater Handbook requirements and the Town ordinances, attached.

Parking: Required number of parking spaces have been provided per the Town of Coventry Parking Regulation for the Proposed Residential Structures, refer to the parking calculations on the Proposed Site plan.

Trash and Recycling: Trash and recycling will be managed with individual wheel bins for trash and recycling at each unit.

Signs: The only proposed signs will be street sign at each entrance to the development and stop signs at the exits.

Electric and Communications Utility: The electric services and communication services will be overhead utilities, see waiver request below.

State Permits: The following state permits will likely be required for subject project:

1. RIDOT Physical Alteration Permit-Submitted by CEC on September 8, 2025
2. RIDEM Freshwater Wetlands-Submitted by CEC on September 9, 2025
3. RIDEM Stormwater Permit-Submitted by CEC on September 9, 2025
4. RIDEM RIPDES Permit-Submitted by CEC on September 9, 2025

Waiver Request:

The following waivers are being requested:

Major Land Development Project 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, see Appendix-7.
2. Line 65: Wetlands and a Physical Alteration Permit Application have been submitted. Permits have not been issued as of November 6, 2025, see Appendix-7.
3. Line 66: An approved Soil Erosion and Sediment Control Plan. -Submitted to Town Engineer for review at this time.

Subdivision and Land Development Regulation Waivers:

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.

End of Narrative

Appendices

- Appendix-1: Building Elevations and Floor Plan
- Appendix-2: Kent County Water Authority Approval Letter dated September 24, 2025
- Appendix-3: Fire Marshal Correspondence
- Appendix-4: Rhode Island Housing Letter of Eligibility
- Appendix-5: Town Council Sewer Resolution
- Appendix-6: Traffic Safety Assessment by Crossman Engineering
- Appendix-7: RIDEM and RIDOT Permit Submittals

Attachments:

- Attachment-1: Application and Checklist for Major Land Development and Major Subdivisions
- Attachment-2: Stormwater Site Planning, Analysis and Design Report
- Attachment-3: Stormwater System Operation & Maintenance Plan
- Attachment-4: Draft Soil Erosion and Sediment Control Plan