



TOWN OF COVENTRY, RI  
DEPARTMENT OF PLANNING & DEVELOPMENT

## STAFF REPORT

<b>Project Name:</b>	Summit Commercial Condos
<b>Plan Type:</b>	Major Land Development
<b>Plan Review Phase:</b>	Pre-Application
<b>Applicant:</b>	Billias Restoration, LLC
<b>Owner:</b>	28 Old Summit Road, LLC
<b>Address:</b>	28 Old Summit Road
<b>Plat / Lot / Zone:</b>	AP 316 Lot 27 Zone VRC Lot Size 6.8 acres
<b>Existing Use:</b>	Vacant Land
<b>Proposed Use:</b>	Commercial
<b>Description:</b>	Applicant proposes to construct two commercial condo buildings of 12,000 SF and 6,250 SF with associated parking and landscaping.

### Background and Existing Conditions

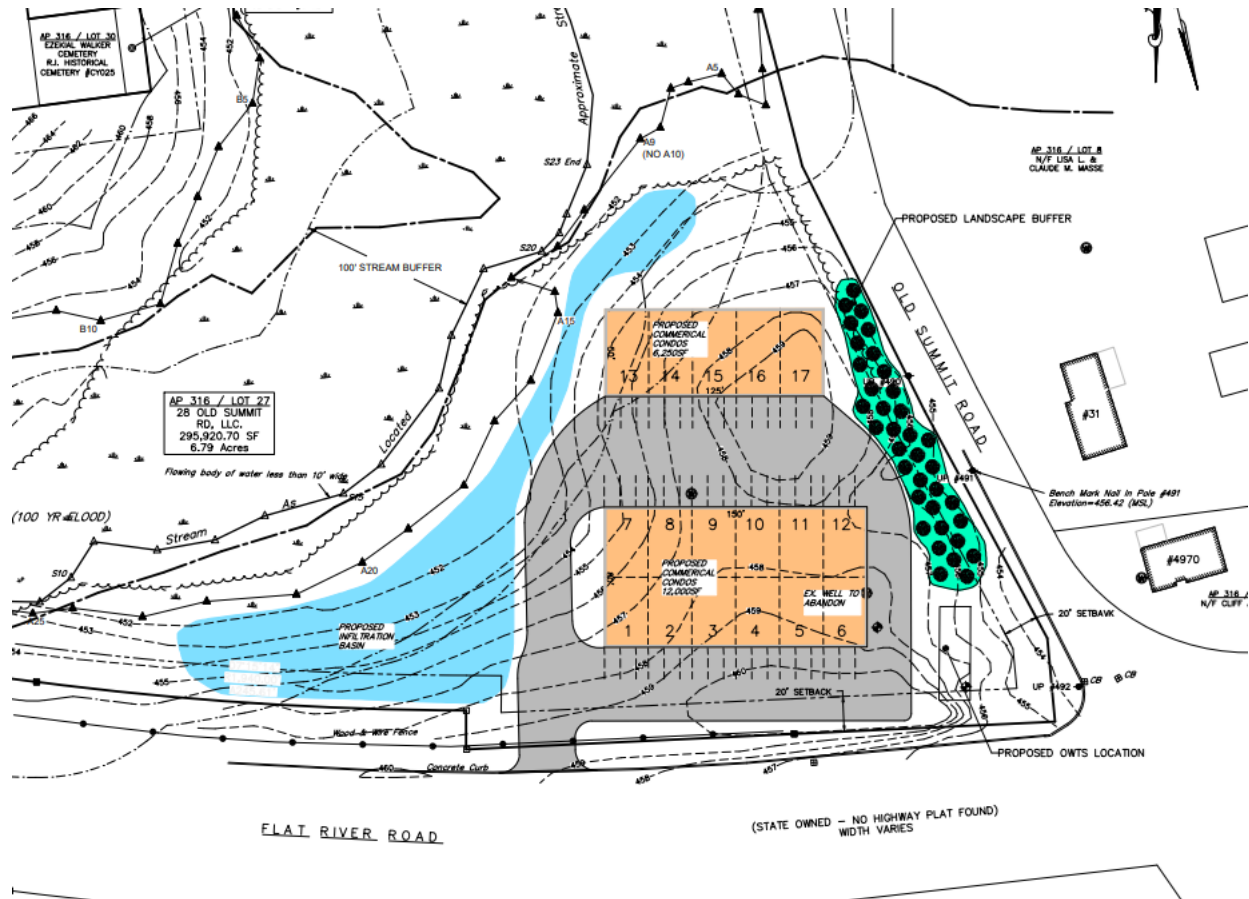
This item will be reviewed as a Pre-Application for a proposed Major Land Development of a 6.8-acre parcel at the location listed in the title block above. The subject parcel abuts residential uses on all sides, although to the northeast there are no residences. There appear to be wetlands on the southern and eastern sides of the property and the property is partially located in Flood Zone A ("100 Year Flood") of the FEMA flood zone.



The Pre-Application meeting with the Planning Commission is the first step in the overall application process where no votes are taken, no notification is required, and the applicant does not get an approval or denial on the project. The applicant is provided with initial feedback from the Planning Commission with the intention to help shape the project moving forward.

### **Proposed Conditions**

The applicant has proposed to build two commercial condo buildings on the northwest section of the property, a 12,000 square foot building containing 12 bays with an additional 6,250 square foot building with 5 bays to the south behind it. Associated parking, driveways, and landscaping along Old Summit Rd. are also proposed. The plans additionally show a proposed infiltration basin on the east side of the buildings.



## Zoning

The subject parcel is zoned VRC (Village Rural Commercial) and is currently vacant land. The proposed use of "Equipment garage for the commercial storage of construction vehicles and heavy equipment over 4-ton carrying capacity" is allowed by-right in the VRC Zone.

## Interdepartmental Review and Comments

Please see the attached report from the Technical Review Committee (dated December 8, 2025) for interdepartmental comments on this application.

## Pre-Application Recommendations

Staff recommend that the Planning Commission allow the applicant to proceed to the Master Plan stage of application and review, with the following guidance:

1. The applicant should refer to the December 8, 2025 Technical Review Committee report for direction on information to supply and plan edits to make at the Master Plan application in coordination with Planning staff.



## TOWN OF COVENTRY

Department of Planning & Development  
1675 Flat River Road, Coventry, RI 02816  
Phone (401) 822-6246 Fax (401) 822-6236

### TECHNICAL REVIEW COMMITTEE REPORT

**DATE:** December 8, 2025  
**PROJECT NAME:** "Summit Commercial Condos"  
**PROPERTIES:** AP 316, Lot 27  
**ADDRESS:** 28 Old Summit Road  
**ZONE:** VRC (Village Rural Commercial)  
**OWNER:** 28 Old Summit Road, LLC  
**APPLICANT:** Billias Restoration, LLC

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This matter came before the Coventry Technical Review Committee at its December 8, 2025 meeting as a Pre-Application Plan for a Major Land Development project in accordance with Article V, D.3. of the Coventry Subdivision & Land Development Regulations.

An application and plan were initially submitted for review on November 19, 2025. The applicant has proposed to build two commercial condo buildings on the northwest section of the property, a 12,000 square foot building containing 12 bays with an additional 6,250 square foot building with 5 bays to the south behind it. Associated parking, driveways, and landscaping along Old Summit Rd. are also proposed. The plans additionally show a proposed infiltration basin on the east side of the buildings.

The members of the Technical Review Committee reviewed the following documents related to this application when preparing the comments below:

Summit Commercial Condos – Pre-App Planset.pdf

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#### TOWN ENGINEER

##### General

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

##### Plan Set

- A) A RIDEM Freshwater Wetlands permit shall be required for the project.

- B) A drainage plan and drainage calculations are required for the new buildings and any new impervious parking in accordance with Article XIII.D of the Town of Coventry Design and Public Improvement Standards.

#### PRINCIPAL PLANNER

- Planning Staff note that this Pre-Application submission shall be heard as a Major Land Development and that Master Plan stage would be the next proper step.
- Staff ask if the applicant intends to request a combination of the Master and Preliminary Plans.
- Staff see the value of the proposed buffer along Old Summit Rd. and ask the applicant to extend the buffer around the corner to Flat River Rd. where practical and around the back of the southern building.
- A photometric plan will be required at Preliminary Plan stage to show that the light will not spill onto neighboring properties.
- Staff ask the applicant to make sure the color of the building blends well into the surrounding landscape and/or neighborhood.
- Staff note that a parking analysis will have to be calculated, along with either loading spots or a waiver from said requirement.
- Staff note that a new address on Flat River Rd would be required.

#### PUBLIC WORKS DIRECTOR

- Provide an Infiltration Basin along the east side of the project to reduce contaminants from leaching into the wetland area.
- Provide a detailed Landscape Plan.
- Provide a fenced in area for the trash dumpster, possibly to the west of Unit #17

#### FIRE REPRESENTATIVE

- Sprinklers and fire alarms would be required.
- A cistern would be required, likely 30,000 gallon capacity.

#### 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.*