



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>	Master Plan Stage
<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 Equipment Storage Facility for Contractor Use
<b>Description:</b>	Applicant proposes to construct two commercial Equipment Storage Facility for Contractor Use buildings of 12,000 SF and 6,250 SF with associated parking and landscaping.

## I. PROJECT INFORMATION

### Overview

This matter comes before the Planning Commission as a Master Plan stage, Major Land Development application. The application was before the Technical Review Committee on February 17, 2026. This project was reviewed as a Pre-Application stage proposal on December 17, 2025.

### Existing Conditions

The 6.8-acre parcel, located about 400 yards west of the Flat River Road and Victory Highway rotary and at the corner of Old Summit Rd and Flat River Road, is currently vacant land. There is a substantial wetland on the eastern portion of the property and a stream that runs east to south-west.



### 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.



*RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, “The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies.”*

1. The Comprehensive Plan’s Future Land Use designation for the subject parcel is Mixed Use - Village. The equipment storage for contractor use proposed for this parcel is consistent with the Mixed Use designation.

*RIGL § 45-23-60. Procedure – Required findings. (a)(2) states, “The proposed development is in compliance with the standards and provisions of the municipality’s zoning ordinance.”*

2. The proposed use for the subject parcel is a by-right use within the VRC zone and they are not seeking any variances.

*RIGL § 45-23-60. Procedure – Required findings. (a)(3) states, “There will be no significant negative environmental impacts from the proposed development as shown on the **final** plan, with all required conditions for approval.” (emphasis added)*

3. This finding pertains specifically to the final plan; however, no significant environmental impacts are anticipated based on the Master Plan level of detail required at this stage.

*RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, “All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.”*

4. The subject parcel currently enjoys adequate permanent physical access to a public right-of-way (Flat River Road).
5. The proposed building will be accessed via a proposed driveway, which will provide for safe and adequate circulation for vehicular traffic as well as having a turnaround for emergency vehicles.

## **Recommendation**

Staff finds this proposal consistent with the standards for required findings of fact set forth in RIGL Section 45-23-60 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 waivers, and **approve** the Master Plan application, subject to the conditions denoted below.

## **Conditions of approval**

1. A photometric plan will be required at Preliminary Plan stage to show that the light will not spill onto neighboring properties.
2. Applicant shall confirm the color of the proposed building as part of the Preliminary Plan stage.

3. The OWTS location shall be sited to minimize the removal of any existing trees.
4. Bolstering of the buffer along the right of way (Flat River Rd.) shall be detailed at the Preliminary Plan stage.
5. A Landscaping Plan shall be submitted at Preliminary Plan stage. Invasive plants shall be removed from any landscape buffers kept. Any plantings shall be non-invasive species.
6. 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. The COC shall be focused on site civil related work. Work includes, but is not limited to; all drainage system components, earth grading, roadway subbase, pavement and curbing, concrete flatwork, underground utilities (sewer, electric, water, etc.), survey markers and monuments, fire cisterns, signage, fencing and landscaping. EOR shall partner with a qualified sub-consultant to perform necessary inspection related duties if EOR does not perform these duties in-house. All coordination between EOR and inspection sub-consultant shall be finalized before construction commences. A certificate of occupancy will not be issued until COC is received and accepted by the town.



TOWN OF COVENTRY  
Department of Planning & Development  
1675 Flat River Road, Coventry, RI 02816  
Phone (401) 822-9184 Fax (401) 822-6236

## **TECHNICAL REVIEW COMMITTEE REPORT**

**DATE:** February 17, 2026  
**PROJECT NAME:** "Summit Commercial Condos"  
**PROPERTIES:** AP 316, Lot 27  
**ADDRESS:** 28 Old Summit Road  
**ZONE:** VRC (Village Rural Commercial)  
**OWNER:** 28 Summit Road, LLC  
**APPLICANT:** Billias Restoration, LLC

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

The site plans and application materials were submitted for review on January 7, 2026. The Applicant proposes to construct two equipment storage facilities for contractor use with sizes of 12,000 SF and 6,250 SF with associated parking and landscaping. The members of the Technical Review Committee reviewed the following documents related to this application when preparing the comments below:

Summit Commercial Condos - Master Plan Set.pdf  
Summit Commercial Condos - Architectural Drawings.pdf  
Summit Commercial Condos - SESC Application.pdf  
Summit Commercial Condos - RIDEM Septic Permit.pdf

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### **PRINCIPAL PLANNER DESIGNEE**

- Staff note that this application is a Major Land Development as the new structures would be collectively over 7,500 square feet.
- Planning Staff note that the Applicant has provided a buffer along the western side of the property and that there is an existing buffer of trees along the northern side, on Flat River Road. The Applicant will be required to fill in the existing buffer where needed to ensure proper screening from the residential use to the north and west. A landscape plan with this information shall be submitted at Preliminary Plan.
- A photometric plan will be required at Preliminary Plan stage to show that the light will not spill onto neighboring properties.
- Staff note that the Applicant has submitted pictures showing the buildings to be painted dark gray.
- The Applicant must show loading spaces on the site plan prior to the Master Plan hearing.

- The OWTS location shall be sited to minimize the removal of any existing trees.
- Bolstering of the buffer along the right of way (Flat River Rd.) shall be detailed at the Preliminary Plan stage.

#### TOWN ENGINEER

- A) Submission of a complete Town of Coventry Soil Erosion and Sediment Control (SESC) Application will be required for the project.
- B) A RIDEM OWTS permit will be required for the project.
- C) A RIDEM Wetlands permit will be required for the project.
- D) 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.
- E) A RIDOT Physical Alteration Permit Application will be required for the proposed road opening.
- F) 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.

#### PUBLIC WORKS DIRECTOR DESIGNEE

- Old Summit Road is a State road. It is very narrow and should be reviewed by the State for a large vehicle/weight restriction.
- Old Summit Road was under review as a historic district. What is the status of this review?
- Wetlands and streams and their buffers should be reviewed by the RIDEM for compliance with State regulations.
- If the existing landscape buffer is to be retained, invasive species must be removed. The buffer shall be maintained by the owner(s). No weak wooded trees are to be planted in the buffer. Any planting shall be non-invasive.

#### 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.*