



**Town of Coventry  
Technical Review Committee Meeting  
Monday, April 15, 2024 at 1:30 PM**

**This meeting will be convened in-person in the Coventry Town Hall Annex Planning Conference Room, 1675 Flat River Road, Coventry RI 02816.**

1. CALL TO ORDER / DETERMINATION OF A QUORUM
2. EMERGENCY EVACUATION PLAN
3. APPROVAL OF MINUTES
  - 3.1 January 16, 2024
  - 3.2 February 20, 2024
4. NEW BUSINESS FOR DISCUSSION AND/OR COMMENTS
  - 4.1 **"C & M Plat"**

*For comments to the Administrative Officer*  
Preliminary Plan, Minor Subdivision  
Owner/Applicant: C & M Realty, LLC  
AP 5, Lot 2.1; Zone R-20 (Residential)  
437 Hopkins Hill Road  
*Applicant proposes to subdivide a 3.82-acre lot hosting two existing single-family dwellings into three lots.*
  - 4.2 **"Shippee Farm Plat"**

*For comments to the Administrative Officer*  
Preliminary Plan, Minor Subdivision  
Owner/Applicant: Ralph N. Shippee, Sr. Revocable Trust  
AP 318, Lot 120; Zone RR2  
770 Hill Farm Road  
*Applicant proposes to subdivide a 41.6 acre lot hosting one existing single-family dwelling into two lots.*
  - 4.3 **"Deltufo Town Farm Plat"**

*For comments to the Administrative Officer*  
Preliminary Plan, Minor Subdivision  
Owner/Applicant: Mark A. Deltufo Trust - 2016  
AP 324, Lot 107  
846 Town Farm Road  
*Applicant proposes to subdivide a 13.45-acre lot into two lots, leaving one existing single-family dwelling on one lot and constructing one new single-family dwelling on the other.*

4.4 **“The Residences at Fairview”**

*For comments to the Administrative Officer  
Preliminary Plan, Minor Land Development*

Owner/Applicant: Synergy Capitol, LLC  
AP 63 Lot 128; R-20 Zone (Residential)  
484 Fairview Ave.

*Applicant proposes an Adaptive Reuse project to convert an 18,000 SF church building into an 18-unit multifamily residential dwelling consisting of a mix of studio and one-bedroom units across three floors. This project will include at least 5 affordable housing units per state law.*

5. ADJOURNMENT

**Meeting materials can be found on the Coventry Planning Department's webpage at the following link: <https://www.coventryri.gov/planning-development>.**

**Verbal comments from the public will not be taken during Technical Review Committee meetings. However, the public is welcome to submit written comments on any agenda item prior to the meeting. Please direct comments to [dmclean@coventryri.gov](mailto:dmclean@coventryri.gov).**

**The public is welcome to any meeting of the Town Council or its committees. If communication assistance is needed or any other accommodation to ensure equal participation, please contact the Town Clerk at (401) 822-9173 at least two (2) business days prior to the meeting.**

**Agenda Posted Thursday, April 4, 2024**