

## MINOR LAND DEVELOPMENT APPLICATION

February 10, 2026  
Via Electronic Mail

Town of Coventry  
Technical Review Committee  
1670 Flat River Road  
Coventry, RI 02816

Attention: Paul Guevremont Jr., Planning Technician

**RE: Minor Land Development Application  
650 Centre of New England Blvd  
Coventry, RI 02816  
Bohler Project #MAB250054.00**

Bohler has submitted a Minor Land Development Application for the building expansion project at the Walmart located 650 Centre of New England Boulevard on behalf of the Applicant, Wal-Mart Stores, Inc.

The area of the site is approx. 21.21 acres and contains an existing Walmart Store, associated parking and landscaped areas, and utility infrastructure. The existing building footprint is approximately 209,075 SF. The surrounding properties are a mix of uses, including commercial and residential. Home Depot abuts the property to the east, open space to the north, Village Green Circle to the west, and a hotel and commercial uses to the south.

The proposed project includes an 8,480 SF building addition to accommodate the store's existing online pickup and dispense program. Customers place an online order, arrive at the store, and notify Walmart associates via an app of the online pick-up parking space number they are parked in. The online pick-up operation exists today within the footprint of the building and will be relocated to the building addition. Additional work includes relocating the existing water loop and storm drainage infrastructure around the building expansion, lighting and landscaping improvements, wayfinding signage, and a sanitary sewer connection to collect condensation from the refrigeration units in the addition.

The building addition will occupy the area currently used for online pickup parking and will result in a net decrease of 50 spaces (1,053 spaces existing, 1,003 spaces proposed). The Applicant requests a waiver for Article 12, Section 255-1220, Table 12-3 for the minimum off-street parking requirements. Please note the Planning Commission granted a waiver for Article 12, Section 255-1220, Table 12-3 on June 17, 2022, to allow for a net decrease of 107 parking spaces from existing for a project proposing a 29,660 SF building addition.

Bohler respectfully requests the agenda item for the Minor Land Development Application for Walmart be heard at the upcoming meeting on **February 17<sup>th</sup>**. Please do not hesitate to reach out if you have any questions.

Sincerely,

**BOHLER, LLC**



Liam Feeney, P.E.