COVENTRY TOWN COUNCIL - DOCKET

Tuesday, June 9, 2026 @ 6:00 PM

John-Paul A. Verducci, President, Town Wide
Frank M. Brown, Jr. Vice President, Town Wide
Jonathan J. Pascua, District 1
Alisa M. Capaldi, District 2
Richard J. Houle, District 3
Mia R. Iannotti, District 4
Vacant, District 5

Meeting of the Town Council will be held **in the Town of Coventry Council Chambers, Coventry Town Hall located at 1670 Flat River Road in Coventry, Rhode Island**, for the purpose of considering the agenda items so stated on this Docket.

Remote participation is also available by using the logon information provided below as posted on the Town's website at www.coventryri.gov and Secretary of State's website at www.sos.ri.gov:

Zoom Webinar – Remote Meeting Participation

You are invited to a Zoom webinar.
When: Jun 9, 2026 06:00 PM Eastern Time (US and Canada)
Topic: Town of Coventry Town Council Meeting - June 9, 2026

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/85913357663?pwd=CDmhGunlJ9hAX9jc3Ln5uHPT4epxAW.1
Passcode:271651

Phone one-tap:
+13052241968,,85913357663#,,,,*271651# US
+13092053325,,85913357663#,,,,*271651# US

YouTube Livestream – Viewing ONLY

The meeting will be live streamed on YouTube. Click the link below to view the meeting. You will only be able to watch the proceedings.
https://www.youtube.com/playlist?list=PLyqD7ZZ7yy3k49iJKceeTHEJ0ICzMMVzV

Agenda and Docketed Matters before the Council

- **Call to Order** by the Council President or presiding officer of the Council
- Council member attendance taken via **Roll Call**
- **Pledge of Allegiance**
- **Emergency Evacuation Plan**

Page

I. MEETING MINUTES FROM PRIOR MEETINGS (VOTE(S) MAY BE TAKEN)

A. March 10, 2026,March 16, 2026 & March 17, 2026 Open Session Minutes
March 16, 2026 & March 17, 2026 Executive Session Minutes

II. PUBLIC ACKNOWLEDGEMENTS AND COMMENDATIONS

7 - 18 A. Recognition of Coventry Student Art Show winners for the "Historical Coventry A Celebration in Art!"
Proclamations for Art Show

III. PUBLIC COMMENT ON DOCKETED ITEMS

(This is an opportunity for members of the audience to provide comments on specific issues listed on the docket or being considered.)

IV. PUBLIC HEARINGS(VOTE(S) MAY BE TAKEN)

(This is an opportunity for members of the audience to provide testimony/comments on the specific issues being considered.)

Matters for Public Hearing:

19 - 22 A. Public hearing of Ordinance No. 2026-02 - Amendment of the Town of Coventry Code of Ordinances, Chapter 175, Article II,17-5 Use of facilities
Ordinance No. 2026-02

23 - 24 B. Public hearing of Ordinance No. 2026-03 - Amendment of the Town of Coventry Code of Ordinances, Chapter 231, Article II, 231-8 Operation of motor Vehicles in parks, recreation areas, and on school grounds
Ordinance No. 2026-03

25 - 26 C. Public hearing of Ordinance No. 2026-04 - Amendment of the Town of Coventry code of ordinances, Chapter 102, Article I, 102-2 Operation near bathing areas
Ordinance No. 2026-04

Public hearing of Ordinance No. 2026-01 - Amendment of the Town of

27 - 30	D.	Coventry Code of Ordinances, Chapter 15, Article II Economic Development Commission 1a Ord 2026-01 Economic Development
31 - 36	E.	Public Hearing: Stock Transfer of Class B Liquor License - Filippou's Twisted Pizza 915 Tiogue Avenue from Steven Filippou, 100 % owner to transfer his 100 % to Nicolette A Filippou All requirements met on licenses Application - Filippous Twisted Class B stock transfer with Vict & Live show
37 - 66	F.	Public Hearing - To gather public feedback on the proposed 2026 Comprehensive Community Plan Update Link to web page: https://coventryri.gov/comprehensive-plan 2026-05-29 REC Comprehensive Plan Update
67 - 70	G.	Public hearing of Ordinance No. 2026-05 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 56, Article I - General Provisions Ordinance No. 2026-05
71 - 72	H.	Public hearing of Ordinance No. 2026-06 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 106, Building Regulations Ordinance No. 2026-06
73 - 77	I.	Public hearing of Ordinance No. 2026-07 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 123, Financial Security Ordinance No. 2026-07
78 - 87	J.	Public hearing of Ordinance No. 2026-08 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 191, Section 5 - Construction of Sewers by Private Developers Ordinance No. 2026-08
88 - 91	K.	Public hearing of Ordinance No. 2026-09 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 200 - Soil Erosion and Sediment Control Ordinance No. 2026-09
92 - 95	L.	Public hearing of Ordinance No. 2026-10 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 209, Article II - Permits Ordinance No. 2026-10
96 - 104	M.	Public hearing of Ordinance No. 2026-11 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 255, Article IX - Supplementary Regulations Ordinance No. 2026-11
105 - 109	N.	Public hearing of Ordinance No. 2026-12 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 255, Article X - Earth Removal/Sand and Gravel Extraction

Ordinance No. 2026-12

110 - 112 O. Public hearing of Ordinance No. 2026-13 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 255, Article XIII - Residential Cluster Development
Ordinance No. 2026-13

113 - 114 P. Public hearing of Ordinance No. 2026-14 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 255, Article XVII - Landscaping
Ordinance No. 2026-14

115 - 120 Q. Public hearing of Ordinance No. 2026-15 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 255, Article XX -Wind Energy Facilities
Ordinance No. 2026-15

121 - 126 R. Public hearing of Ordinance No. 2026-16 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 255, Article XXI - Special Regulations - Solar Power Generators
Ordinance No. 2026-16

127 - 135 S. Public hearing of Ordinance No. 2026-18 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 255, Article IX - Supplementary Regulations
2026-05-29 REC Ordinance 2025-18 Gas Stations with Staff Memo
Ordinance No. 2026-18

136 - 145 T. Public hearing of Ordinance No. 2026-19 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 255, Article IX - Supplementary Regulations
2026-05-29 REC Ordinance 2025-19 Gas Stations with Staff Memo
Ordinance No. 2026-19

146 - 155 U. Public hearing of Ordinance No. 2026-17 - Amendment of the Town of Coventry Code or Ordinances, 2008 Part II - General Legislation, Chapter 255, Article VI Zoning District Use and Dimensional Regulations, and Article IX - Supplementary Regulations
2026-05-29 REC Ordinance 2025-17 Kennels with Background Memo
Ordinance No. 2026-17

V. LICENSES (VOTE(S) MAY BE TAKEN

156 - 157 A. 60 Day Hawker License for S & T Fireworks
To be located at 792 Tiogue Avenue, Coventry, RI
Dates: June 26 through July 5, 2026
Contingent on local fire inspection once tent is erected
Per Coventry Code 183-4
Application - S&T fireworks Hawker Lic.

158 - 159 B. New 60 Day Hawker License - Keystone Novelties Distributors LLC
To be located at 6 Reservoir Road, Coventry, RI

Dates: June 25, 2026 to July 5, 2026
Contingent on local fire inspection once tent is erected
Per Coventry Code 183-4
Application - Keystone Novelties Hawker Lic.

160 - 161 C. Renewal of Body Works License - Massage Cosomo
6 Coventry Shopper's Park Coventry, RI
All requirements have been met
Per Coventry Code 104-3
Per RIGL 23-20.8-3
Application - Massage Cosmo Body works renewal

162 - 164 D. New Victualling License and Additional Hours - Kent County Coffee LLC dba Dunkin
800 Tiogue Avenue (change in ownership)
Contingent on Board of Health approval - applicant requesting approval from council prior to closing
Per Coventry Code Chapter 153-2, 153-3
Per RIGL 5-24-1
Application - Kent County Coffee Victualling with Additional hours

165 - 166 E. New Victualling License - Coventry Eats LLC dba Ham N Eggers
687 Washington Street
Contingent on Board of Health approval - applicant is requesting approval from council as inspection is scheduled for Monday, June 8, 2026
Per Coventry Code Chapter 153-2, 153-3
Per RIGL 5-24-1
Application - Coventry Eats New Victualling Lic.

VI. RESOLUTIONS OF THE COUNCIL (VOTE(S) MAY BE TAKEN)

167 - 181 A. Resolution 2026 - 58 - Approving the contract to Greenwood Industries, LLC for the A.S.F.M.S. Partial Roof Replacement in the amount of $4,324,000 to be paid out of the School Bond of $25m
Coventry ASFMS Partial Roof Replacement Reccomendation to Award Letter
Greenwood Industries - Alan Shawn Feinstein Middle School Roof Replacement
Resolution No. 2026-58 to approve ASFMS Roof replacement bid

182 - 184 B. Resolution 2026 - 59 - Approving a change to the Sewer Use Fee and add a Well Use Fee
Impact of change in minimum consumption to 3800 cu ft billable based on 90
Resolution No. 2026-59 to Change the Sewer Use Fee and Well Use

185 C. Resolution 2026 - 60 - Requesting the transfer of the monument to David Whitman from the Town of Coventry to the Town of West Warwick
Resolution No. 2026-60 to transfer the monument to David Whitman to the Town of West Warwick

186 - 191 D. Resolution 2026 - 61 - Approving the contracts of Vortex Inc. and Ruggieri Carpet One in the combined amount of $185,130 for the removal of asbestos floor tiles and installation of new flooring at Hopkins Hill Elementary School to be paid out of the School Bond of $25m
HH Abatement and Flooring
Resolution No. 2026-61 to approve Hopkins Hill School Flooring

VII. PUBLIC COMMENT FOR UN-DOCKETED ITEMS

(This is an opportunity for members of the audience to provide comments on specific issues not listed on the docket or being considered.)

ADJOURNMENT (VOTE WILL BE TAKEN)

The Town Council's next regular monthly meeting will be held on June 23, 2026.

Joanne Amitrano, Town Clerk

Agenda posted January 05, 2026

TOWN OF COVENTRY
COUNTY OF KENT
STATE OF RHODE ISLAND

**PROCLAMATION **

K-2nd grade 1st Place Kaiden Pelletier

On May 19, 2026 the Coventry Public Library hosted an art contest as part of the Town's 250th Celebration asking students to submit their work based on any aspect of Coventry history, from any time period, including buildings, landscapes, people and events. In partnership with the Library, The Paine House (WRICHS), the Coventry Historic Preservation Commission, and the Nathanael Greene Homestead we thank everyone who participated, planned, coordinated, and judged the contest. A special thanks to the three Art Teachers-Michaela Gauthier, Alexandria McKay, and Carla Paquet for incorporating this contest into their curriculum.

The Council would like to congratulate **Kaiden Pelletier**, a kindergartener at Tiogue Elementary School as the 1st Place winner for creativity, level of effort, and its unique concept.

Now, therefore, be it resolved, that I, John-Paul A. Verducci, Town Council President, confirms that the Coventry Town Council congratulates Kaiden Pelletier on the 1st Place award.

IN TESTIMONY WHEREOF, and on behalf of the Honorable Town Council, I have hereunto set my hand and caused the seal of the Town to be affixed this 9th day of June, 2026.

_____
John-Paul A. Verducci
Town Council President

ATTEST: _____
Joanne P. Amitrano
Town Clerk

TOWN OF COVENTRY
COUNTY OF KENT
STATE OF RHODE ISLAND

**PROCLAMATION **

K-2nd grade 2nd Place Luca Marietti

On May 19, 2026 the Coventry Public Library hosted an art contest as part of the Town's 250th Celebration asking students to submit their work based on any aspect of Coventry history, from any time period, including buildings, landscapes, people and events. In partnership with the Library, The Paine House (WRICHS), the Coventry Historic Preservation Commission, and the Nathanael Greene Homestead we thank everyone who participated, planned, coordinated, and judged the contest. A special thanks to the three Art Teachers-Michaela Gauthier, Alexandria McKay, and Carla Paquet for incorporating this contest into their curriculum.

The Council would like to congratulate **Luca Marietti**, a 2nd grade student at Washington Oak Elementary School as the 2nd Place winner for its historical subject matter and very good likeness to Nathanael Greene.

Now, therefore, be it resolved, that I, John-Paul A. Verducci, Town Council President, confirms that the Coventry Town Council congratulates Luca Marietti on the 2nd Place award.

IN TESTIMONY WHEREOF, and on behalf of the Honorable Town Council, I have hereunto set my hand and caused the seal of the Town to be affixed this 9th day of June, 2026.

_____
John-Paul A. Verducci
Town Council President

ATTEST: _____
Joanne P. Amitrano
Town Clerk

TOWN OF COVENTRY
COUNTY OF KENT
STATE OF RHODE ISLAND

**PROCLAMATION **

K-2nd grade 3rd Place Bristol Hunold

On May 19, 2026 the Coventry Public Library hosted an art contest as part of the Town's 250th Celebration asking students to submit their work based on any aspect of Coventry history, from any time period, including buildings, landscapes, people and events. In partnership with the Library, The Paine House (WRICHS), the Coventry Historic Preservation Commission, and the Nathanael Greene Homestead we thank everyone who participated, planned, coordinated, and judged the contest. A special thanks to the three Art Teachers-Michaela Gauthier, Alexandria McKay, and Carla Paquet for incorporating this contest into their curriculum.

The Council would like to congratulate **Bristol Hunold**, a 1st grade student at Tiogue Elementary School as the 3rd Place winner for its creativity and the use of mixed media.

Now, therefore, be it resolved, that I, John-Paul A. Verducci, Town Council President, confirms that the Coventry Town Council congratulates Bristol Hunold on the 3rd Place award.

IN TESTIMONY WHEREOF, and on behalf of the Honorable Town Council, I have hereunto set my hand and caused the seal of the Town to be affixed this 9th day of June, 2026.

_____
John-Paul A. Verducci
Town Council President

ATTEST: _____
Joanne P. Amitrano
Town Clerk

TOWN OF COVENTRY
COUNTY OF KENT
STATE OF RHODE ISLAND

**PROCLAMATION **

3-5th grade 1st Place Brooklyn Hunold

On May 19, 2026 the Coventry Public Library hosted an art contest as part of the Town's 250th Celebration asking students to submit their work based on any aspect of Coventry history, from any time period, including buildings, landscapes, people and events. In partnership with the Library, The Paine House (WRICHS), the Coventry Historic Preservation Commission, and the Nathanael Greene Homestead we thank everyone who participated, planned, coordinated, and judged the contest. A special thanks to the three Art Teachers-Michaela Gauthier, Alexandria McKay, and Carla Paquet for incorporating this contest into their curriculum.

The Council would like to congratulate **Brooklyn Hunold**, a 3rd grade student at Tiogue Elementary School as the 1st Place winner for its feeling of movement and motion and excellent use of color and texture.

Now, therefore, be it resolved, that I, John-Paul A. Verducci, Town Council President, confirms that the Coventry Town Council congratulates Brooklyn Hunold on the 1st Place award.

IN TESTIMONY WHEREOF, and on behalf of the Honorable Town Council, I have hereunto set my hand and caused the seal of the Town to be affixed this 9th day of June, 2026.

_____
John-Paul A. Verducci
Town Council President

ATTEST: _____
Joanne P. Amitrano
Town Clerk

TOWN OF COVENTRY
COUNTY OF KENT
STATE OF RHODE ISLAND

**PROCLAMATION **

3-5th grade 2nd Place Kole Kenyon

On May 19, 2026 the Coventry Public Library hosted an art contest as part of the Town's 250th Celebration asking students to submit their work based on any aspect of Coventry history, from any time period, including buildings, landscapes, people and events. In partnership with the Library, The Paine House (WRICHS), the Coventry Historic Preservation Commission, and the Nathanael Greene Homestead we thank everyone who participated, planned, coordinated, and judged the contest. A special thanks to the three Art Teachers-Michaela Gauthier, Alexandria McKay, and Carla Paquet for incorporating this contest into their curriculum.

The Council would like to congratulate **Kole Kenyon**, a 4th grade student at Father John V. Doyle School as the 2nd Place winner for its excellent shading and gray scale and good use of available space to show size and depth.

Now, therefore, be it resolved, that I, John-Paul A. Verducci, Town Council President, confirms that the Coventry Town Council congratulates Kole Kenyon on the 2nd Place award.

IN TESTIMONY WHEREOF, and on behalf of the Honorable Town Council, I have hereunto set my hand and caused the seal of the Town to be affixed this 9th day of June, 2026.

_____
John-Paul A. Verducci
Town Council President

ATTEST: _____
Joanne P. Amitrano
Town Clerk

TOWN OF COVENTRY
COUNTY OF KENT
STATE OF RHODE ISLAND

**PROCLAMATION **

3-5th grade 3rd Place Kiera Wheelin

On May 19, 2026 the Coventry Public Library hosted an art contest as part of the Town's 250th Celebration asking students to submit their work based on any aspect of Coventry history, from any time period, including buildings, landscapes, people and events. In partnership with the Library, The Paine House (WRICHS), the Coventry Historic Preservation Commission, and the Nathanael Greene Homestead we thank everyone who participated, planned, coordinated, and judged the contest. A special thanks to the three Art Teachers-Michaela Gauthier, Alexandria McKay, and Carla Paquet for incorporating this contest into their curriculum.

The Council would like to congratulate **Kiera Wheelin**, a 4th grade student at Tiogue Elementary School as the 3rd Place winner for its good color and contrast that shows the rich history of Coventry.

Now, therefore, be it resolved, that I, John-Paul A. Verducci, Town Council President, confirms that the Coventry Town Council congratulates Kiera Wheelin on the 3rd Place award.

IN TESTIMONY WHEREOF, and on behalf of the Honorable Town Council, I have hereunto set my hand and caused the seal of the Town to be affixed this 9th day of June, 2026.

_____
John-Paul A. Verducci
Town Council President

ATTEST: _____
Joanne P. Amitrano
Town Clerk

TOWN OF COVENTRY
COUNTY OF KENT
STATE OF RHODE ISLAND

**PROCLAMATION **

6-8th grade 1st Place Sophia LeBlanc

On May 19, 2026 the Coventry Public Library hosted an art contest as part of the Town's 250th Celebration asking students to submit their work based on any aspect of Coventry history, from any time period, including buildings, landscapes, people and events. In partnership with the Library, The Paine House (WRICHS), the Coventry Historic Preservation Commission, and the Nathanael Greene Homestead we thank everyone who participated, planned, coordinated, and judged the contest. A special thanks to the three Art Teachers-Michaela Gauthier, Alexandria McKay, and Carla Paquet for incorporating this contest into their curriculum.

The Council would like to congratulate **Sophia LeBlanc**, an 8th grade student who is home schooled as the 1st Place winner for its skillful depiction of Coventry's landscape that provides the same sense of calm that nature-lovers have enjoyed for centuries.

Now, therefore, be it resolved, that I, John-Paul A. Verducci, Town Council President, confirms that the Coventry Town Council congratulates Sophia LeBlanc on the 1st Place award.

IN TESTIMONY WHEREOF, and on behalf of the Honorable Town Council, I have hereunto set my hand and caused the seal of the Town to be affixed this 9th day of June, 2026.

_____
John-Paul A. Verducci
Town Council President

ATTEST: _____
Joanne P. Amitrano
Town Clerk

TOWN OF COVENTRY
COUNTY OF KENT
STATE OF RHODE ISLAND

**PROCLAMATION **

6-8th grade 2nd Place Evan Tift

On May 19, 2026 the Coventry Public Library hosted an art contest as part of the Town's 250th Celebration asking students to submit their work based on any aspect of Coventry history, from any time period, including buildings, landscapes, people and events. In partnership with the Library, The Paine House (WRICHS), the Coventry Historic Preservation Commission, and the Nathanael Greene Homestead we thank everyone who participated, planned, coordinated, and judged the contest. A special thanks to the three Art Teachers-Michaela Gauthier, Alexandria McKay, and Carla Paquet for incorporating this contest into their curriculum.

The Council would like to congratulate **Evan Tift**, an 8th grade student at the Alan Shawn Feinstein Middle School as the 2nd Place winner for using perspective to put the viewer on the edge of the scene by the water and the mill.

Now, therefore, be it resolved, that I, John-Paul A. Verducci, Town Council President, confirms that the Coventry Town Council congratulates Kaiden Pelletier on the 2nd Place award.

IN TESTIMONY WHEREOF, and on behalf of the Honorable Town Council, I have hereunto set my hand and caused the seal of the Town to be affixed this 9th day of June, 2026.

_____
John-Paul A. Verducci
Town Council President

ATTEST: _____
Joanne P. Amitrano
Town Clerk

TOWN OF COVENTRY
COUNTY OF KENT
STATE OF RHODE ISLAND

**PROCLAMATION **

6-8th grade 3rd Place Dominic Vuolo

On May 19, 2026 the Coventry Public Library hosted an art contest as part of the Town's 250th Celebration asking students to submit their work based on any aspect of Coventry history, from any time period, including buildings, landscapes, people and events. In partnership with the Library, The Paine House (WRICHS), the Coventry Historic Preservation Commission, and the Nathanael Greene Homestead we thank everyone who participated, planned, coordinated, and judged the contest. A special thanks to the three Art Teachers-Michaela Gauthier, Alexandria McKay, and Carla Paquet for incorporating this contest into their curriculum.

The Council would like to congratulate **Dominic Vuolo**, a 6th grade student at the Alan Shawn Feinstein Middle School as the 3rd Place winner for its use of mixed media using bright, cheery colors juxtaposed with the darker images.

Now, therefore, be it resolved, that I, John-Paul A. Verducci, Town Council President, confirms that the Coventry Town Council congratulates Dominic Vuolo on the 3rd Place award.

IN TESTIMONY WHEREOF, and on behalf of the Honorable Town Council, I have hereunto set my hand and caused the seal of the Town to be affixed this 9th day of June, 2026.

_____
John-Paul A. Verducci
Town Council President

ATTEST: _____
Joanne P. Amitrano
Town Clerk

TOWN OF COVENTRY
COUNTY OF KENT
STATE OF RHODE ISLAND

**PROCLAMATION **

9-10th grade 1st Place Genevieve Gagnon

On May 19, 2026 the Coventry Public Library hosted an art contest as part of the Town's 250th Celebration asking students to submit their work based on any aspect of Coventry history, from any time period, including buildings, landscapes, people and events. In partnership with the Library, The Paine House (WRICHS), the Coventry Historic Preservation Commission, and the Nathanael Greene Homestead we thank everyone who participated, planned, coordinated, and judged the contest. A special thanks to the three Art Teachers-Michaela Gauthier, Alexandria McKay, and Carla Paquet for incorporating this contest into their curriculum.

The Council would like to congratulate **Genevieve Gagnon**, an 10th grade student at Coventry High School as the 1st Place winner for its fine line work and good shading. It emanates emotion and is an excellent rendering of a historical woman.

Now, therefore, be it resolved, that I, John-Paul A. Verducci, Town Council President, confirms that the Coventry Town Council congratulates Genevieve Gagnon on the 1st Place award.

IN TESTIMONY WHEREOF, and on behalf of the Honorable Town Council, I have hereunto set my hand and caused the seal of the Town to be affixed this 9th day of June, 2026.

_____
John-Paul A. Verducci
Town Council President

ATTEST: _____
Joanne P. Amitrano
Town Clerk

TOWN OF COVENTRY
COUNTY OF KENT
STATE OF RHODE ISLAND

**PROCLAMATION **

11-12th grade 1st Place Griffin Frenze

On May 19, 2026 the Coventry Public Library hosted an art contest as part of the Town's 250th Celebration asking students to submit their work based on any aspect of Coventry history, from any time period, including buildings, landscapes, people and events. In partnership with the Library, The Paine House (WRICHS), the Coventry Historic Preservation Commission, and the Nathanael Greene Homestead we thank everyone who participated, planned, coordinated, and judged the contest. A special thanks to the three Art Teachers-Michaela Gauthier, Alexandria McKay, and Carla Paquet for incorporating this contest into their curriculum.

The Council would like to congratulate **Griffin Frenze**, a 12th grade student at Coventry High School as the 1st Place winner for its very good shading and is a wonderful representation of Nathanael Greene.

Now, therefore, be it resolved, that I, John-Paul A. Verducci, Town Council President, confirms that the Coventry Town Council congratulates Griffin Frenze on the 1st Place award.

IN TESTIMONY WHEREOF, and on behalf of the Honorable Town Council, I have hereunto set my hand and caused the seal of the Town to be affixed this 9th day of June, 2026.

_____
John-Paul A. Verducci
Town Council President

ATTEST: _____
Joanne P. Amitrano
Town Clerk

TOWN OF COVENTRY
COUNTY OF KENT
STATE OF RHODE ISLAND

**PROCLAMATION **

People's Choice Winner Mia Tonet

On May 19, 2026 the Coventry Public Library hosted an art contest as part of the Town's 250th Celebration asking students to submit their work based on any aspect of Coventry history, from any time period, including buildings, landscapes, people and events. In partnership with the Library, The Paine House (WRICHS), the Coventry Historic Preservation Commission, and the Nathanael Greene Homestead we thank everyone who participated, planned, coordinated, and judged the contest. A special thanks to the three Art Teachers-Michaela Gauthier, Alexandria McKay, and Carla Paquet for incorporating this contest into their curriculum.

The Council would like to congratulate **Mia Tonet**, a student at Western Coventry Elementary School, 156 votes were cast for the People's Choice on the evening of the Art Show & Reception, with Mia getting the highest number of votes to win.

Now, therefore, be it resolved, that I, John-Paul A. Verducci, Town Council President, confirms that the Coventry Town Council congratulates Mia Tonet on wining the People's Choice award.

IN TESTIMONY WHEREOF, and on behalf of the Honorable Town Council, I have hereunto set my hand and caused the seal of the Town to be affixed this 9th day of June, 2026.

_____
John-Paul A. Verducci
Town Council President

ATTEST: _____
Joanne P. Amitrano
Town Clerk

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

AN ORDINANCE IN AMENDMENT OF CHAPTER 175 OF THE CODE OF ORDINANCES, ENTITLED "PARKS AND RECREATION FACILITIES," SECTION 175-5, USE OF FACILITIES

Ordinance No. 2026-02

Be it ordained by the Town Council of the Town of Coventry as follows:

Section 1. Amendment of § 175-5.

Section 175-5 of the Code of Ordinances, Town of Coventry, entitled "Use of facilities," is hereby amended to read as follows (new language underlined):

§ 175-5. Use of facilities.

A. Town parks and recreational facilities shall be open from 7:00 a.m. to 11:00 p.m. The Recreation Director is authorized to extend these time limits, but only on special written permit. Unlighted areas will be closed from dusk to 7:00 a.m.

B. No person shall bring into any park or playground area any refuse, ashes, garbage or other material for the purpose of disposal within the area.

C. Littering is prohibited. All refuse and waste material shall be deposited in receptacles provided for that purpose and shall not be left on the ground or in the waters of any Town park. Picnic areas must be left clean.

D. No person shall start a fire in any park or playground area without a written permit from the Recreation Director.

E. No person shall erect any tent or be allowed to camp or live in any park or playground area without a written permit from the Recreation Director.

F. No person shall bathe in the waters of any Town park except in the designated bathing area.

G. No person shall hunt, trap, or carry firearms within a park or playground area. No animal or bird in any Town park shall be harassed, injured or killed.

H. No person shall cut, remove or damage any tree or shrub within a park area, nor shall any person deface any building or public property.

I. No person shall disrobe in any public park or recreational area other than in a properly designated building.

J. The playing of golf or the driving of golf balls is prohibited in all parks and recreational areas.

K. The Recreation Director may schedule activities on public recreation property and may issue a written permit authorizing the use of the property.

L. No person shall possess, drink, sell or offer for sale any intoxicating beverages or possess any controlled substances within the limits of a Town park or recreational area.

M. No person shall offer for sale at any park or recreational area any goods or services except on behalf of any nonprofit organization or nonprofit corporation duly organized for the purposes set forth in R.I.G.L. § 7-6-4, where no part of the net income or profit of such sale will be distributed to such person or the members, directors or officers of such nonprofit organization or nonprofit corporation. In addition, all such nonprofit organizations and nonprofit corporations shall obtain a written permit from the Recreation Office in advance of any sale of goods or services.

N. No person shall distribute or exhibit any printed or written matter, nor shall any person hold any public meeting at any park or recreational area without a written permit from the Recreation Office. When official permission is granted, the distributor or exhibitor shall be responsible for removal of all litter which may result from such distribution or exhibition.

O. Sirens and other noise-making devices are not to be operated within the confines of a public park or recreational area. Engine-powered airplanes, cars and boats may be operated upon the receipt of written permit from the Recreation Office.

P. No person shall be allowed to feed any fowl of any type, including seagulls, ducks, geese and pigeons, in any park or any public recreation area.

Q. Prohibition of smoking in athletic and recreational facilities.
(1) Definitions. The following terms shall have the meanings indicated:

ATHLETIC OR RECREATIONAL FACILITIES OWNED BY THE TOWN OF COVENTRY

Any athletic or recreational facility including, but not limited to, any playing field, ballfield, basketball court, tennis court, soccer field or playground which is owned or operated by the Town of Coventry.

YOUTH EVENT

Any scheduled game, match, practice or the like in which any participant is under the age of 18 years.

(2) Use of tobacco and its byproducts, along with marijuana and its byproducts is prohibited. Smoking and other uses of tobacco and marijuana products, including but not limited to smoking, vaping, chewing tobacco, or any similar product, are hereby prohibited at any athletic or recreational

facility, grounds or property owned or operated by the Town of Coventry. ~~during youth events~~.

(3) Penalty. Any person violating this subsection may be ejected from athletic or recreational facilities owned by the Town and/or may be fined not more than $100.

R. Prohibitions and restrictions at Briar Point Beach facility.

(1) Briar Point Beach shall be open to the public daily from 10:00 a.m. to 6:00 p.m. from Memorial Day to Labor Day. No public access shall be permitted after 6:00 p.m. during this period. Pedestrians shall vacate the facility 15 minutes before dusk. At all other times of the year, the facility shall be closed to the public between the hours of dusk and 7:00 a.m.

(2) No person shall use, operate, or cause to be used or operated any wired or wireless speaker, radio, record player, tape deck, or other device designed for the production or amplification of sound (hereinafter "sound equipment") within the beach or park area, except when such equipment is used exclusively with personal listening devices, including but not limited to headphones, earphones, or wireless earbuds.

(3) It shall be unlawful for any person to ignite, maintain, or use any grill, barbecue, fire pit, flat-top grill, or other similar cooking apparatus, or any device producing an open flame within the premises of Briar Point Beach. This prohibition shall apply to all forms of cooking, heating, or recreational fire, whether fueled by charcoal, wood, propane, gas, pellets, or any other combustible or flammable material.

Section 2. Severability.

If any provision of this Ordinance or the application thereof shall be held invalid, such invalidity shall not affect the provisions or application of this Ordinance which can be given effect without the invalid provision or application.

Section 3. Effective Date.

This Ordinance shall take effect upon passage and all required approvals.

This Ordinance shall take effect upon passage.

Introduced by/Pursuant to: Councilmember _____

Referred to/for: First Reading of the Ordinance on April 14, 2026

Planning Commission on (if needed) _____, 2026

Advertised in Kent County Times on May 28, 2026

Public Hearing before the Town Council on _____, 2026

Passed or Denied on a vote of _____

_____
John-Paul A. Verducci – Town Council President

Approved:

_____
Daniel O. Parrillo – Town Manager

Certification of Actions by Town Clerk:

_____
Joanne P. Amitrano – CMC, Town Clerk

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

AN ORDINANCE IN AMENDMENT OF CHAPTER 231 OF THE CODE OF ORDINANCES, ENTITLED "PARKS AND RECREATION," SECTION 231-8, OPERATION OF MOTOR VEHICLES IN PARKS, RECREATIONAL AREAS, AND ON SCHOOL GROUNDS

Ordinance No. 2026-03

Be it ordained by the Town Council of the Town of Coventry as follows:

Section 1. Amendment of § 231-8.
Section 231-8 of the Code of Ordinances, Town of Coventry, entitled "Operation of motor vehicles in parks, recreational areas, and on school grounds," is hereby amended to read as follows (new language underlined and deletions struck through, if applicable):

§ 231-8. Operation of motor vehicles in parks, recreational areas, and on school grounds.

A. No person shall operate a motor vehicle, motorcycle, snowmobile, go-cart, dirt bike, mini scooter, minibike, motorbike or other self-propelled vehicle in any of the parks, recreational areas or on exterior school property of the Town, except as provided in this section. Class 1 electric bicycles as defined by RIGL § 31-19.7-1 shall be allowed on the Coventry portion of the Washington Secondary Bike Path, known as the Greenway. Class 2 and Class 3 electric bicycles as defined by RIGL § 31-19.7-1 are prohibited.

B. Operation and parking of the vehicles specified in Subsection A of this section shall be allowed in designated driveways or parking lots. In such areas, the speed limit shall not exceed 10 miles per hour, conditions permitting. In addition, these vehicles shall be properly registered and equipped according to the motor vehicle code of the state.

C. Operation of snowmobiles in such areas shall be allowed during those periods of time when adequate snow cover affords protection to the ground and turf, in areas designated by the Director of Parks and Recreation. For purposes of this subsection, adequate snow cover shall mean four inches or more of snow.

D. The operator of a motor vehicle, recreational vehicle or any other vehicle not manually propelled shall grant the right-of-way to all persons within the limits of a public park or recreational area.

Section 2. Severability.
If any provision of this Ordinance or the application thereof shall be held invalid, such invalidity shall not affect the provisions or application of this Ordinance which can be given effect without the invalid provision or application.

Section 3. Effective Date.

This Ordinance shall take effect upon passage.

Introduced by/Pursuant to: Councilmember _____

Referred to/for: First Reading of the Ordinance on April 14, 2026

Planning Commission on (if needed) _____, 2026

Advertised in Kent County Times on May 28, 2026

Public Hearing before the Town Council on _____, 2026

Passed or Denied on a vote of _____

_____
John-Paul A. Verducci – Town Council President

Approved:

_____
Daniel O. Parrillo – Town Manager

Certification of Actions by Town Clerk:

_____
Joanne P. Amitrano – CMC, Town Clerk

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

AN ORDINANCE IN AMENDMENT OF CHAPTER 102 OF THE CODE OF ORDINANCES, ENTITLED "WATERWAYS," SECTION 102-2, OPERATION NEAR BATHING AREAS

Ordinance No. 2026-04

Be it ordained by the Town Council of the Town of Coventry as follows:

Section 1. Amendment of § 102-2.
Section 102-2 of the Code of Ordinances, Town of Coventry, entitled "Operation near bathing areas," is hereby amended to read as follows (new language underlined):

§ 102-2**Operation near bathing areas.**

No motorboat, while being operated upon waters within the boundaries of the Town, shall ~~pass~~ be operated closer than a distance of 150 feet to a public bathing area on the shores of the waters of the Town.

Section 2. Severability.
If any provision of this Ordinance or the application thereof shall be held invalid, such invalidity shall not affect the provisions or application of this Ordinance which can be given effect without the invalid provision or application.

Section 3. Effective Date.
This Ordinance shall take effect upon passage.

Introduced by/Pursuant to: Councilmember _____

Referred to/for: First Reading of the Ordinance on April 14, 2026

Planning Commission on (if needed) _____, 2026

Advertised in Kent County Times on May 28, 2026

Public Hearing before the Town Council on _____, 2026

Passed or Denied on a vote of _____

John-Paul A. Verducci – Town Council President

Approved:

Daniel O. Parrillo – Town Manager

Certification of Actions by Town Clerk:

Joanne P. Amitrano – CMC, Town Clerk

Changes from original ordinance are shown in bold & underlined

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

AN ORDINANCE AMENDING THE CODE OF THE TOWN OF COVENTRY
(Relating to the Economic Development Commission)

CHAPTER 15 - Commissions

Ordinance No. 2026-01

Preamble / Purpose

In accordance with Section 13.40 of the Town Charter, the Town Council is authorized to establish an Economic Development Commission to promote and encourage the location and development of new business in the Town and to support the maintenance and expansion of existing trade and business. The Town Council shall prescribe the duties of the Commission, and the Town Manager shall appoint members to serve at the Manager's pleasure.

§ 15-14. Establishment

In accordance with Section 13.40 of the Charter, there is hereby established an Economic Development Commission for the Town.

§ 15-15. Membership

The Economic Development Commission shall consist of nine (9) members residing in the Town **or owning/operating a business in the Town.**

1. Appointments:

   All members shall be appointed by the Town Manager to serve at the Manager's pleasure (Charter §13.40).

   One (1) member shall be a member of the Town Council, appointed by the Town Council President, who may serve as a non-voting liaison.

2. Residency and Business Requirements:

At least five (5) members shall reside in the Town; up to four (4) may reside outside the Town if they own/operate a business in Town. One (1) member shall be a resident in the Town engaged in agriculture as a source of income and counts toward the membership requirements. It is desirable that the members be actively engaged in the field of public relations, finance, real estate, liaison and industry.

§ 15-16. Appointment and Terms of Members; Vacancies

1. Terms of Office:

The initial members shall be appointed for staggered terms (1, 2, and 3 years) to ensure continuity and serve at the pleasure of the Town Manager. Thereafter, members shall be appointed to for terms of three (3)years and serve at the pleasure of the Town Manager.

2. Vacancies:

In the event of a vacancy, the Town Manager shall appoint a replacement to serve the remainder of the unexpired term.

§ 15-17. Compensation of Members

Members shall serve without compensation.

§ 15-18. Election and Terms of Officers

The Economic Development Commission shall elect its *Chair* from its members for a term of one (1) year.

The Commission may elect a Vice Chair at its discretion.

The Commission shall elect a Secretary, **who shall be responsible for the recording of minutes of all meetings.**

§ 15-19. Meetings

A. Regular meetings shall be held at least **every other** month. Special meetings may be held as necessary.

A quorum shall consist of a majority of appointed members.

Members who miss three (3) or more meetings within a twelve-month period without cause may be removed by the Town Manager.

B. All transactions shall be made part of the public record and available for public inspection.

§ 15-20. Adoption of Rules for Transaction of Business; Records

Retained as part of §15-19B public record requirements.

§ 15-21. Advisory Role of Commission

The Economic Development Commission shall act in an advisory capacity to the Town Council and the Town Manager to promote and encourage the location and development of new business in the Town and to encourage the maintenance and expansion of trade and business in the Town .

§ 15-22. Powers and Duties

Promote, aid, and assist in the development, expansion, and location of industry and business in the Town, maintaining an equitable balance between commercial and residential property.

Conduct surveys, compile statistics, and perform duties consistent with this article as prescribed by the Town Manager or Town Council.

Cooperate with the Planning Commission and other Town departments; have access to relevant plans, records, surveys, and other information; act as a liaison to state/federal agencies when authorized.

§ 15-23. Reports and Recommendations

Submit annual and quarterly progress reports to the Town Manager and Town Council.

Provide recommendations as deemed necessary for the best interests of the Town.

SECTION III. EFFECTIVE DATE

This Ordinance shall take effect upon passage.

Introduced by/Pursuant to: Councilmember President John-Paul Verducci

Referred to/for: First Reading of the Ordinance on April 14, 2026

Planning Commission on (if needed) _____, 2026

Advertised in Kent County Times on May 21, 2026

Public Hearing before the Town Council on June 9, , 2026

Passed or Denied on a vote of _____

_____

John-Paul A. Verducci – Town Council President

Approved:

_____

Daniel O. Parrillo – Town Manager

Certification of Actions by Town Clerk:

_____

Joanne P. Amitrano – CMC, Town Clerk

Stock Transfer of Class B liquor license with New Victualling and Live Show

From: Filippou's Twisted Pizza Coventry

Steven Filippou 100%

To: Filippou's Twisted Pizza Coventry

Nicolette Filippou 100%

- Police have performed a record check with no issues. (6/3/2026)
- Director of Planning & Development has no concerns with the issuance of this license. (5/18/2026)

All requirements have been met.

Coventry Code Chapter 89-9,12

R.I. Gen. Laws § 3-5-19

STATE OF RHODE ISLAND

Coventry
(City or Town)

Board of Licensing Commissioners

Application For Transfer Of Beverage License

Date 5/8/25

Steven Filippou D.B.A. Filippous Twisted Pizza Corp., of 915 Tiogue Ave
Name of Applicant Street Address

holder of a Class B beverage license for premises located at

915 Tiogue Ave

hereby petitions the Licensing Board to transfer the said license to:

Same
(new location, if any)

Nicolette Filippou NF Argalasti DBA Filippous Twisted Pizza Coventry
(transferee, if any)

66 Otis St Danville CT 06241
(residence of transferee)

Signature of transferor

Signature of transferee

The Board of License Commissioners has set Date and time June 9, 2026

at 6:00pm Place of hearing

Council Chambers, Town Hall, 1670 Flat River Rd., Coventry, RI 02816
for a hearing on this petition and ordered the same to be duly advertised.

Date 5/8/25

For Board of License Commissioners

Title Town Clerk

(A transferee must file an information form)
2 Page Applciation*

STATE OF RHODE ISLAND — COVENTRY — City or Town

Board of Licensing Commissioners

Application For License By Corporation

RETAILER CLASS:
A___BH___BM___BT___BV___BVL✓___C___E___ED___J___T___(2:00a.m.___)

Name of Applicant(Corp. Name) NF Argalasti — Tel. # 401-206-1831

D/B/A Filippous Twisted Pizza Coventry

Address of Premise 915 Tiogue Ave Coventry RI 02816

State - Incorporated RI | Date of Incorporation 5-6-2026

Name, Address and Telephone Number of all Officers:

President Nicolette A Filippou

Vice President

Secretary

Treasurer

Name and Addresses of All Directors or Board Members:
Nicolette A Filippou 66 Otis St Payville CT 06241

Classes of Stock:

(a) Amount of Each Authorized: 100%

(b) Amount of Each Issued:

Names and Addresses of All Registered Owners of Each Class and amount owned: (attach list if necessary)

If any of the above stock is hypothecated or pledged provide details:

If application is in behalf of undisclosed principal or party in interest, give details:

Does Applicant Own Premises? Yes___ No X | Is Property Mortgaged? Yes___ No X | Is Property Leased? Yes X No___

Give Name and Address of Mortgagee or Lessee and Amount of Extent
SNJ Realty P.O. Box 1595 North Kingstown RI 02852
SJNF

Have any Officers, Board Members or Stockholders ever been arrested or convicted of a crime?
Yes ___ No X If Yes Explain

Is any other business to be carried on in Licensed Premises? Yes ___ No X If Yes Explain

Is any Officer, Board Member or Stockholder engaged in any manner as a Law Enforcement Officer? If Yes Explain

n/a

Is Applicant or any of its officers, Board Members or Stockholders interested directly or indirectly, as principle or associate, or in any manner whatsoever, in any retail license issued under Chapter 3-7 of the General Laws of Rhode Island, 1956, as amended? If Yes Explain

n/a

Is Applicant the owner or operator of any other business? If Yes Explain

n/a

State amount of capital invested in the business? _____

Does applicant have draft system? _____

I hereby certify that the above statements are true to the best of my knowledge and belief.

Applicant — Date: 5/8/25

Witness of Licensing Board or Notary Public — Date of Witness or Notary Expiration: 5-8-2026 - 12-23

KERRY A NARDOLILLO NOTARY PUBLIC STATE OF RHODE ISLAND

Instructions for Corporation Applicants

1. Every question on Application Form must be answered. Any false statement made by the Applicant will be sufficient grounds for the denial of the application or the revocation of the license in case one has been granted.
2. Corporations having 25 or more stockholders need not file a list of the names and addresses of stockholders (Question #8).
3. Attention is called to the requirements of the 1963 amendment of Section 3-5-10 of the General Laws.
   (a) All newly elected officers or directors must be reported to the Board of License Commissioners within 30 days.
   (b) Any acquisition by any person of more than ten per cent (10%) of any class of corporate stock must be reported within 30 days.
   (c) Any transfer of fifty per cent (50%) or more of any class of corporate stock can be made only by written application to the licensing board subject to the procedure for a transfer of a license.
4. Submit with this application a copy of proposed menu. (Class BV: BVL)
5. Submit with this application a copy of Pharmacist's Dept. of Health License. (Class E)

(COPY SHALL BE FORWARDED TO BUSINESS ADMINISTRATION BY TOWN CLERK)

STATE OF RHODE ISLAND
TOWN OF COVENTRY, RI

APPLICATION FOR: **VICTUALLING**

Check One: ( ) Corporation (Y) Sole Proprietorship

NF Argalasti DBA: Filippous Twisted Pizza Coventry
Corporation Name and DBA Name

915 Tiogue Ave Coventry RI 02816
Corporation Address

Nicolette A Filippou 66 Otis St Dayville CT 06241
Proprietor's Name Home Address

401-206-1831
Telephone Number Date of Birth

915 Tiogue Ave Coventry RI 401-615-3684
Location of Business Telephone Number

SNJ Realty
Property Owner Name

*Signature of Proprietor or Agent

Date Filed: MAY 11 2026 License Fee: $50.00 pd CK#107 Advertising Fee: n/a

* BY SIGNING THIS APPLICATION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS.

NiKKi Filippous1@gmail.com

STATE OF RHODE ISLAND
TOWN OF COVENTRY, RI

APPLICATION FOR: **LIVESHOW**

Check One: ( ) Corporation (X) Sole Proprietorship

NF Argalasti DBA - Filippous Twisted Pizza Coventry
Corporation Name and DBA Name

915 Tiogue Ave Coventry RI 02816
Corporation Address

Nicolette A Filippou 66 Otis St Dayville CT 06241
Proprietor's Name Home Address

401-206-1831
Telephone Number Date of Birth

915 Tiogue Ave Coventry RI 02816 401-615-3684
Location of Business Telephone Number

SNJ Realty
Property Owner Name

*Signature of Proprietor or Agent

Date Filed: 5/8/18 License Fee: $100.00 CK#1107 Advertising Fee: N/A

* BY SIGNING THIS APPLICATION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS.

Type of Entertainment: Live band

INST: 00009124
Bk: 2355 Ps: 916

COVENTRY PLANNING COMMISSION DECISION

RECOMMENDATION TO COVENTRY TOWN COUNCIL ON PROPOSED 2026 COMPREHENSIVE PLAN UPDATE

DATE OF MEETING: **April 29, 2026**

SUBJECT: **Recommendation to Town Council – 2026 Comprehensive Plan Update**

This matter came before the Coventry Planning Commission as a Public Hearing on April 29, 2026 for a recommendation to the Town Council on the DRAFT 2026 Comprehensive Community Plan Update.

The DRAFT 2026 Comprehensive Plan Update will replace the 1999 Comprehensive Plan, which expired in 2004, and provides a much-needed update to the Town's policy structure moving forward. The 2026 Plan includes elements focused on the following policy areas: land use, natural resources, open space and outdoor recreation, cultural and historical resources, housing, economic development, community services and facilities, energy and renewable energy, and natural hazards and climate change.

The local adoption process for municipal comprehensive plans is outlined in RIGL § 45-22.2-8, which tasks the Planning Commission with preparing the draft comprehensive plan, including the implementation program. The Commission is also tasked with gathering oral or written feedback from citizens, conducting a minimum of one public hearing, and submit recommendations to the Coventry Town Council regarding the adoption of the plan.

The Planning Commission held a public workshop discussion to gather initial feedback on the DRAFT Comprehensive Plan on April 9, 2026 prior to the official Public Hearing noted above. The Plan was revised following the meeting to reflect the Planning Commission's desired changes and to incorporate comments and suggested edits from Town staff, local stakeholders, and members of the public.

Following the Planning Commission's review and recommendation, the Coventry Town Council will hold a separate public hearing and vote on the adoption of the Comprehensive Plan. The Planning Commission and Town Council should both consider if the DRAFT 2026 Comprehensive Community Plan Update aligns with the goals of the Rhode Island Comprehensive Planning and Land Use Act, RIGL 45-22.2-3(c).

The recommendation below is based upon the "Town of Coventry Community Comprehensive Plan: 2026 Update" initially prepared by BETA Group, and last revised by Planning staff on April 16, 2026 in response to the comments and suggested edits accepted by the Planning Commission at the public workshop discussion. This recommendation is also based upon two Staff Reports, dated March 20, 2026 and April 21, 2026, which itemizes all accepted revisions, as well as outstanding public comments on the matter.

INST: 00009124
Bk: 2355 Pg: 917

It is hereby DECREED:

Upon a motion made by Secretary Burke, and seconded by Member DaSilva, the Coventry Planning Commission unanimously forwards a ***positive recommendation*** to the Coventry Town Council on the DRAFT 2026 Comprehensive Community Plan Update, based upon the following Findings of Fact:

FINDINGS OF FACT:

The Planning Commission conducted an orderly, thorough, and expeditious review of this DRAFT 2026 Comprehensive Community Plan Update for alignment with the goals of the Rhode Island Comprehensive Planning and Land Use Act, RIGL 45-22.2-3(c) and finds as follows:

RIGL § 45-22.2-3(c) Goals*. The general assembly hereby establishes a series of goals to provide overall direction and consistency for state and municipal agencies in the comprehensive planning process established by this chapter. The goals have equal priority and are numbered for reference only.*

(1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, the availability of existing and proposed public and/or private services and facilities, and is consistent with available resources and the need to protect public health, including drinking water supply, drinking water safety, and environmental quality.

1. The DRAFT Land Use Element, which consists of relevant goals, policies, and action items delineated in Volume I and the Implementation Plan, as well as the existing conditions and needs study in Volume II – Chapter 1 and its Future Land Use Map (FLUM), addresses the promotion of orderly growth and development in Coventry.
2. The DRAFT Land Use Element recognizes the natural characteristics of the land, the availability of existing and proposed public and/or private services and facilities and ensures consistency with available resources and the need to protect public health. The land use goals encourage the preservation of open space, forests, and agricultural areas and encourages growth in areas that are serviced by existing or planned community services.
3. The DRAFT Community Services and Facilities Element, which consists of the relevant goals, policies, and action items delineated in Volume I and the Implementation Plan, as well as the existing conditions and needs study in Volume II – Chapter 7, also addresses the availability of existing and proposed public and/or private services.

(2) To promote an economic climate which increases quality job opportunities and overall economic well being of each municipality and the state.

INST: 00009124
Bk: 2355 Pg: 918

4. The DRAFT Economic Development Element, which consists of the relevant goals, policies, and action items delineated in Volume I and the Implementation Plan, as well as the existing conditions and needs study in Volume II – Chapter 6, promotes an economic climate which increases quality job opportunities and overall well being of Coventry for the next decade.

(3) To promote the production and rehabilitation of year-round housing and to preserve government subsidized housing for persons and families of low- and moderate-income in a manner that: considers local, regional, and statewide needs; housing that achieves a balance of housing choices, for all income levels and age groups; recognizes the affordability of housing as the responsibility of each municipality and the state; takes into account growth management and the need to phase and pace development in areas of rapid growth; and facilitates economic growth in the state.

5. The DRAFT Housing Element, which consists of the relevant goals, policies, and action items delineated in Volume I and the Implementation Plan, as well as the existing conditions and needs study in Volume II – Chapter 5, promotes the production of year-round housing and the preservation of government subsidized housing for persons and families of low- and moderate-income.
6. This DRAFT Housing Element also considers local, regional, and statewide needs and recognizes the affordability of housing as the responsibility of Coventry through a variety of goals and action items.
7. The DRAFT Housing Element considers local, regional, and statewide needs through a variety of goals, policies, and action items. These needs are expressed in Chapter 5 – Housing, and will be expanded upon in the concurrent Housing Chapter update.
8. The DRAFT Housing Element will help achieve a balance of housing choices through Goal 3, which calls upon the Town to enable housing types beyond single-family detached homes to accommodate diverse housing needs, and also Goal 4, which recommends that the Town expand homeownership options for low- and moderate-income households. These goals are supported by specific policies and action items.
9. The DRAFT Housing Element takes into account growth management and the need to phase and pace development in areas of rapid growth through specific calls for infrastructure planning in the Centre of New England region and identification of priority growth areas. Goal 2 and the specific policies and action items within directly address housing growth.
10. The DRAFT Housing Element addresses economic growth in Goal 4, which includes specific action items aimed at conducting housing-employment analysis and exploring employer interest in workforce housing partnerships.

(4) To promote the protection of the natural, historic and cultural resources of each municipality and the state.

INST: 00009124
Bk: 2355 Pg: 919

11. The DRAFT Natural Resources Element, which consists of the relevant goals, policies, and action items delineated in Volume I and the Implementation Plan, as well as the existing conditions and needs study in Volume II – Chapter 2, promotes the protection of natural resources in Coventry.
12. The DRAFT Historical and Cultural Resources Element, which consists of the relevant goals, policies, and action items delineated in Volume I and the Implementation Plan, as well as the existing conditions and needs study in Volume II – Chapter 4, promotes the protection of cultural and historical resources in Coventry.

(5) To promote the preservation of the open space and recreational resources of each municipality and the state.

13. The DRAFT Open Space and Outdoor Recreation Element, which consists of the relevant goals, policies, and action items delineated in Volume I and the Implementation Plan, as well as the existing conditions and needs study in Volume II – Chapter 3, promote the preservation of open space and recreational resources in Coventry.

(6) To provide for the use of performance-based standards for development and to encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical, and recreational resources, and achieving a balanced pattern of land uses.

14. The current DRAFT Housing Element (Volume II – Chapter 5) provides performance-based standards for development through the specific LMI housing production projections tied to each specific affordable housing strategy.
15. The DRAFT Plan encourages the use of innovative development regulations and techniques such as conservation development ordinances (action item NR-10), archaeological survey requirements for indigenous sites (HC-6), zoning ordinances to allow two-family and multi-family housing (H-14), incentives for renewable energy and energy efficiency (ER-5), and sidewalk regulations for private developments (T-15). These tools would promote the development of land suitable for development while protecting the Town's natural, cultural, historical, and recreational resources.

(7) To promote consistency of state actions and programs with municipal comprehensive plans, and provide for review procedures to ensure that state goals and policies are reflected in municipal comprehensive plans and state guide plans.

16. This DRAFT Comprehensive Plan will be consistent with state actions and programs and reflects state goals and policies. Each chapter is based upon the appropriate state guide plans (for example, the Land Use Element and FLUM draws from *Land Use 2025*) and the state goals and policies contained therein.

INST: 00009124
Bk: 2355 Pg: 920

(8) To ensure that adequate and uniform data are available to municipal and state government as the basis for comprehensive planning and land use regulation.

17. This DRAFT Comprehensive Plan ensures that adequate and uniform data are available to Coventry and the State through the provision of maps, tables, graphs, and charts.
18. Chapter 6 – Economic Development was updated with data from 2024 or newer in response to comments from the Division of Statewide Planning, to ensure State approvability.
19. Chapter 5 – Housing contains obsolete data that will be updated in the concurrent Housing Chapter update.

(9) To ensure that municipal land use regulations and decisions are consistent with the comprehensive plan of the municipality, and to ensure state land use regulations and decisions are consistent with state guide plans.

20. All elements of the DRAFT Plan point to specific updates to the Coventry Zoning Ordinance and Subdivision Regulations where appropriate. The following land use action items, LU-1 and LU-2, address the above goal directly:
    a. LU-1 states: "Revise the Town Zoning Ordinance in accordance with the State Zoning Enabling Legislation and the new Comprehensive Community Plan. This will include revising, updating, and officially adopting town zoning maps to provide accurate and up-to-date information on Zoning District boundaries."
    b. LU-2 states: "Revise Town Subdivision and Land Development Regulations in accordance with the Comprehensive Community Plan."
21. As stated in the finding above, all elements of the DRAFT Plan are consistent with the requisite state guide plans.

(10) To encourage the involvement of all citizens in the formulation, review, and adoption, or amendment of the comprehensive plan.

22. The previous Planning staff held three public meetings on the DRAFT Comprehensive Plan on May 25, 2022 (to introduce the planning process), October 12, 2022 (to review goals and develop policies and actions), and March 20, 2023 (to present the implementation plan).
23. The previous Planning staff also conducted multiple meetings with an ad-hoc Comprehensive Plan advisory task force throughout the Comprehensive Planning process in 2022-2023. The current Planning staff held a final, follow-up meeting with the task force in March 2026 to gather comments.

INST: 00009124
Bk: 2355 Ps: 921

24. The current Planning staff sought feedback on the DRAFT Housing Chapter from local stakeholders and housing policy experts to ensure adequate local "buy in" on affordable housing strategies in Chapter 5, and goals, policies, and action items.

The following votes were cast on this matter:

Chairman Richard Kalunian	Aye
Vice Chairman John Studley, IV	Aye
Secretary Michael Burke	Aye
Member James Kenney, II	Aye
Member Ken DaSilva	Aye
Member Patrick Dulude	Aye
Member Gavaskar Lewis	Aye

Members Excused – Kevin Reyes and John Preiss

SIGNED:

Richard Kalunian, Chairman
Coventry Planning Commission

5.11.2026
Dated

TOWN OF COVENTRY, R.I.
May 12,2026 09:25A
JOANNE P AMITRANO, TOWN CLERK

PLANNING DEPARTMENT MEMORANDUM

TO: Coventry Planning Commission

FROM: Doug McLean, Director of Planning and Development

DATE: April 21, 2026

SUBJECT: DRAFT 2026 Comprehensive Community Plan Update

I. Background Information

The Town of Coventry proposes a Comprehensive Community Plan Update to replace the 1999 Comprehensive Plan, which expired in 2004, and provides a much-needed update to the Town's policy structure moving forward. The DRAFT 2026 Comprehensive Plan includes elements focused on the following policy areas: land use, natural resources, open space and outdoor recreation, cultural and historical resources, housing, economic development, community services and facilities, energy and renewable energy, and natural hazards and climate change.

As historic background, a previous draft of the Comprehensive Plan Update was initially prepared by BETA Group and sent to the Division of Statewide Planning for advisory review in Fall of 2023. The State identified several deficiencies throughout the Plan, with a particular focus on the lack of affordable housing strategies. In 2024, Town staff and BETA Group drafted revisions to address deficiencies in an attempt fill in those gaps, however the DRAFT Plan still needed adequate "buy in" from local stakeholders on affordable housing strategies.

In April 2025, Planning Staff convened an ad-hoc group of community stakeholders and housing policy experts to review the draft Housing Chapter and offer comments. Staff also used existing technical assistance funds (at no cost to the Town) to support expert consultant review of the DRAFT Housing Chapter to target specific improvements. In November 2025, the Town obtained additional free technical assistance through RI Housing's Municipal Technical Assistance Program (MTAP) to fund a more significant re-write of the Housing Chapter to better address the strategic goals and objectives and protect community character and ensure viability. The Town's consultant anticipates that the revised Housing Chapter will be finalized in the fall of 2026.

II. Local and State Adoption Process

The Town is now prepared to locally adopt the DRAFT 2026 Comprehensive Plan, starting with the Planning Commission's review and recommendation. The local adoption process is further outlined in **RIGL § 45-22.2-8**, which tasks the Planning Commission with preparing the draft comprehensive plan, including the implementation program. The Commission is also tasked with gathering oral or written feedback from citizens, conducting a minimum of one public hearing, and submit recommendations to the municipal legislative body (the Town Council) regarding the adoption of the plan. Following the Planning Commission's recommendation, the Coventry Town Council will hold a separate public hearing and vote on the adoption of the DRAFT 2026 Comprehensive Plan Update. At this time, no Town Council hearings on this matter have been scheduled.

The Division of Statewide Planning is the agency responsible for the state-level review and adoption of this document. The state adoption process is further detailed in RIGL § 45-22.2-9. Prior to the initiation of this current local adoption process, the Division of Statewide Planning informed Planning staff that most components of the DRAFT 2026 Plan remain generally consistent with state Comprehensive Planning standards since their 2023 review. However, the Division noted deficiencies within the Housing and Economic Development chapters. The deficiencies in the Housing Chapter, in addition to any comments received as part of this local adoption process, will be addressed in the revised version.

The current DRAFT Economic Development Chapter was considered deficient primarily because it contained obsolete data. Staff updated the tables, charts, and graphs with more recent (2024 or newer) data, where available. Statewide Planning returned comments to the Town on April 6, 2026, which have been addressed in the latest version.

III. Latest Revisions to DRAFT Comprehensive Plan

The Planning Commission held a public workshop discussion to gather initial public feedback on the DRAFT Comprehensive Plan on April 9, 2026. The previous Staff Report, dated March 20, 2026, summarized all public comments received as part of the Planning Commission's review.

The DRAFT Plan has been revised following the meeting to reflect the Planning Commission's desired changes and to incorporate comments from Town staff and members of the public. The following revisions have been made to the following chapters:

Chapter 1 – Land Use: Minor edits were made to this chapter in response to comments from a resident to remove a sentence on page 1, which stated that potential deviation from the Future Land Use Map (FLUM) is appropriate. Staff also adjusted an incomplete sentence related to density in sewered areas on page 5 and deleted errant references to nonexistent maps. These revisions did not result in any significant policy changes.

Chapter 2 – Natural Resources: This chapter was revised to reflect feedback from Planning Commission members on the inclusion of Conservation Commission and Land Trust members in the Technical Review Committee. Per their feedback, Planning staff will share development plans and materials will those boards rather than add their representatives as formal TRC members. This policy shift also resulted in a change to Volume I, specifically Natural Resource Goal 2 – Policy 4 (page 36). The needs and opportunities section was revised to include specific calls for bald eagle protection in the Lake Tiogue area, in response to concerns from residents.

Chapter 3 – Open Space and Outdoor Recreation: The latest version of this chapter incorporates comments and suggested edits from the Director of Parks and Recreation. These edits were straightforward and included post-pandemic updates to data and/or information on Town parks, athletic fields, and playgrounds, and other recreation services. These revisions did not result in any significant policy changes.

Chapter 4 – Historical and Cultural Resources: The latest version of this chapter reflects minor edits from the Historic Preservation Commission (HPC), which were generally straightforward. The HPC asked for staff to add the original Town Clerk's office to the list of historic buildings, offered minor formatting edits, and provided additional context on the Town's historic cemeteries. These revisions did not result in any significant policy changes.

Chapter 7 – Community Services and Facilities: The chapter was revised based on feedback from the Town Engineer, Police Chief, Library Director, Central Coventry Fire Chief, and Director of Human

Services. These comments and suggested edits were straightforward and generally consistent with the needs and daily operations of those departments. Note that Table 7.2 was revised to reflect anticipated Kent County Water Authority's Capital Improvement Projects for the FY 2027-2031 period. These revisions did not result in any significant policy changes.

Chapter 9 – Transportation: The latest version of this chapter includes minor edits from the Town Engineer, as well as the deletion of an inaccurate statement about the school bus depot per feedback from the Town Manager and a resident. These revisions did not result in any significant policy changes.

Chapter 10 – Natural Hazards and Climate Change: Planning staff updated Chapter 10 to better align with and reflect the Town's Hazard Mitigation Plan (HMP) from 2025, through additional references to specific HMP action items.

IV. Comprehensive Planning Goals

Staff has conducted an orderly, thorough, and expeditious review of this proposed DRAFT Comprehensive Plan Update for alignment with the goals of the **Rhode Island Comprehensive Planning and Land Use Act**, RIGL 45-22.2-3(c) and finds as follows:

RIGL § 45-22.2-3(c) Goals*. The general assembly hereby establishes a series of goals to provide overall direction and consistency for state and municipal agencies in the comprehensive planning process established by this chapter. The goals have equal priority and are numbered for reference only.*

(1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, the availability of existing and proposed public and/or private services and facilities, and is consistent with available resources and the need to protect public health, including drinking water supply, drinking water safety, and environmental quality.

1. The DRAFT Land Use Element, which consists of relevant goals, policies, and action items delineated in Volume I and the Implementation Plan, as well as the existing conditions and needs study in Volume II – Chapter 1 and its Future Land Use Map (FLUM), addresses the promotion of orderly growth and development in Coventry.
2. The DRAFT Land Use Element recognizes the natural characteristics of the land, the availability of existing and proposed public and/or private services and facilities and ensures consistency with available resources and the need to protect public health. The land use goals encourage the preservation of open space, forests, and agricultural areas and encourages growth in areas that are serviced by existing or planned community services.
3. The DRAFT Community Services and Facilities Element, which consists of the relevant goals, policies, and action items delineated in Volume I and the Implementation Plan, as well as the existing conditions and needs study in Volume II – Chapter 7, also addresses the availability of existing and proposed public and/or private services.

(2) To promote an economic climate which increases quality job opportunities and overall economic well being of each municipality and the state.

4. The DRAFT Economic Development Element, which consists of the relevant goals, policies, and action items delineated in Volume I and the Implementation Plan, as well as the existing conditions and needs study in Volume II – Chapter 6, promotes an economic

climate which increases quality job opportunities and overall well being of Coventry for the next decade.

(3) To promote the production and rehabilitation of year-round housing and to preserve government subsidized housing for persons and families of low- and moderate-income in a manner that: considers local, regional, and statewide needs; housing that achieves a balance of housing choices, for all income levels and age groups; recognizes the affordability of housing as the responsibility of each municipality and the state; takes into account growth management and the need to phase and pace development in areas of rapid growth; and facilitates economic growth in the state.

5. The DRAFT Housing Element, which consists of the relevant goals, policies, and action items delineated in Volume I and the Implementation Plan, as well as the existing conditions and needs study in Volume II – Chapter 5, promotes the production of year-round housing and the preservation of government subsidized housing for persons and families of low- and moderate-income.
6. This DRAFT Housing Element also considers local, regional, and statewide needs and recognizes the affordability of housing as the responsibility of Coventry through a variety of goals and action items.
7. The DRAFT Housing Element considers local, regional, and statewide needs through a variety of goals, policies, and action items. These needs are expressed in Chapter 5 – Housing, and will be expanded upon in the concurrent Housing Chapter update.
8. The DRAFT Housing Element will help achieve a balance of housing choices through Goal 3, which calls upon the Town to enable housing types beyond single-family detached homes to accommodate diverse housing needs, and also Goal 4, which recommends that the Town expand homeownership options for low- and moderate-income households. These goals are supported by specific policies and action items.
9. The DRAFT Housing Element takes into account growth management and the need to phase and pace development in areas of rapid growth through specific calls for infrastructure planning in the Centre of New England region and identification of priority growth areas. Goal 2 and the specific policies and action items within directly address housing growth.
10. The DRAFT Housing Element addresses economic growth in Goal 4, which includes specific action items aimed at conducting housing-employment analysis and exploring employer interest in workforce housing partnerships.

(4) To promote the protection of the natural, historic and cultural resources of each municipality and the state.

11. The DRAFT Natural Resources Element, which consists of the relevant goals, policies, and action items delineated in Volume I and the Implementation Plan, as well as the existing conditions and needs study in Volume II – Chapter 2, promotes the protection of natural resources in Coventry.
12. The DRAFT Historical and Cultural Resources Element, which consists of the relevant goals, policies, and action items delineated in Volume I and the Implementation Plan, as well as

the existing conditions and needs study in Volume II – Chapter 4, promotes the protection of cultural and historical resources in Coventry.

(5) To promote the preservation of the open space and recreational resources of each municipality and the state.

13. The DRAFT Open Space and Outdoor Recreation Element, which consists of the relevant goals, policies, and action items delineated in Volume I and the Implementation Plan, as well as the existing conditions and needs study in Volume II – Chapter 3, promote the preservation of open space and recreational resources in Coventry.

(6) To provide for the use of performance-based standards for development and to encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical, and recreational resources, and achieving a balanced pattern of land uses.

14. The current DRAFT Housing Element (Volume II – Chapter 5) provides performance-based standards for development through the specific LMI housing production projections tied to each specific affordable housing strategy.
15. The DRAFT Plan encourages the use of innovative development regulations and techniques such as conservation development ordinances (action item NR-10), archaeological survey requirements for indigenous sites (HC-6), zoning ordinances to allow two-family and multi-family housing (H-14), incentives for renewable energy and energy efficiency (ER-5), and sidewalk regulations for private developments (T-15). These tools would promote the development of land suitable for development while protecting the Town's natural, cultural, historical, and recreational resources.

(7) To promote consistency of state actions and programs with municipal comprehensive plans, and provide for review procedures to ensure that state goals and policies are reflected in municipal comprehensive plans and state guide plans.

16. This DRAFT Comprehensive Plan will be consistent with state actions and programs and reflects state goals and policies. Each chapter is based upon the appropriate state guide plans (for example, the Land Use Element and FLUM draws from *Land Use 2025*) and the state goals and policies contained therein.

(8) To ensure that adequate and uniform data are available to municipal and state government as the basis for comprehensive planning and land use regulation.

17. This DRAFT Comprehensive Plan ensures that adequate and uniform data are available to Coventry and the State through the provision of maps, tables, graphs, and charts.
18. Chapter 6 – Economic Development was updated with data from 2024 or newer in response to comments from the Division of Statewide Planning, to ensure State approvability.
19. Chapter 5 – Housing contains obsolete data that will be updated in the concurrent Housing Chapter update.

(9) To ensure that municipal land use regulations and decisions are consistent with the comprehensive plan of the municipality, and to ensure state land use regulations and decisions are consistent with state guide plans.

20. All elements of the DRAFT Plan point to specific updates to the Coventry Zoning Ordinance and Subdivision Regulations where appropriate. The following land use action items, LU-1 and LU-2, address the above goal directly:
    a. LU-1 states: "Revise the Town Zoning Ordinance in accordance with the State Zoning Enabling Legislation and the new Comprehensive Community Plan. This will include revising, updating, and officially adopting town zoning maps to provide accurate and up-to-date information on Zoning District boundaries."
    b. LU-2 states: "Revise Town Subdivision and Land Development Regulations in accordance with the Comprehensive Community Plan."
21. As stated in the finding above, all elements of the DRAFT Plan are consistent with the requisite state guide plans.

(10) To encourage the involvement of all citizens in the formulation, review, and adoption, or amendment of the comprehensive plan.

22. The previous Planning staff held three public meetings on the DRAFT Comprehensive Plan on May 25, 2022 (to introduce the planning process), October 12, 2022 (to review goals and develop policies and actions), March 20, 2023 (to present the implementation plan).
23. The previous Planning staff also conducted multiple meetings with an ad-hoc Comprehensive Plan advisory task force throughout the Comprehensive Planning process in 2022-2023. The current Planning staff held a final, follow-up meeting with the task force in March 2026 to gather comments.
24. The current Planning staff sought feedback on the DRAFT Housing Chapter from local stakeholders and housing policy experts to ensure adequate local "buy in" on affordable housing strategies in Chapter 5, and goals, policies, and action items.

V. Planning Department Recommendation

Staff finds proposed Comprehensive Plan Update to be consistent with the State goals set forth in RIGL § 45-22.2-3(c). Staff therefore recommends that the Planning Commission adopt the documented findings of fact and forward a ***positive recommendation*** to the Town Council.

PUBLIC COMMENTS
ON
2026 COMPREHENSIVE PLAN UPDATE

R. David Jervis
Commissioner

Rebecca Parenteau
Resident Commissioner

Scott Duckworth
Commissioner

Phil Casacalenda
Commissioner

Maureen Jendzejec
Commissioner

Julie A. Leddy
Executive Director

Town of

Coventry Housing Authority

March 18, 2026

Doug McLean
Director of Planning & Development
Town of Coventry
1670 Flat River Road
Coventry, RI 02816

RE: Comprehensive Community Plan

Dear Doug:

I am writing to express my strong support for the Town of Coventry's Comprehensive Community Plan, particularly the plan's goals, policies, and strategies related to housing. The Plan presents a thoughtful, forward-looking framework that acknowledges current housing challenges while establishing a clear path toward sustainable, inclusive, and resilient growth.

Housing is fundamental to the well being of residents and the long-term vitality of the Community. The Comprehensive Community Plan appropriately recognizes the need to expand housing diversity, support affordable and workforce housing, and encourage responsible development that aligns with the Town's character and infrastructure capacity. By addressing housing availability, accessibility, and affordability, the Plan promotes economic stability, social equity, and improved quality of life for residents of all ages and incomes.

I commend the Town for prioritizing strategies that encourage a variety of housing types, including options for seniors, young families, and individuals entering the workforce. These efforts will help ensure that residents can remain in the community throughout different stages of life, strengthening neighborhood stability, and fostering a more inclusive community overall.

Additionally, the Plan's emphasis on coordinated land use planning, infrastructure investment, and public engagement demonstrates a balanced and responsible approach to housing growth. Supporting these housing initiatives will help the Town respond to current needs while remaining adaptable to future changes in population, market conditions, and economic opportunities.

For these reasons, I strongly support the Housing Elements of the Town's Comprehensive Community Plan and encourage their adoption and implementation. This Plan represents an important step toward a sustainable future that meets the needs of both current and future residents.

Sincerely,

Julie A. Leddy
Executive Director

14 Manchester Circle, Coventry, Rhode Island 02816
Tel: (401) 828-4367 *Fax: (401) 823-5211*
Relay RI (voice) 800-745-6575 *TTY 800-745-5555*
www.coventryhousing.org

Comments – Coventry Comprehensive Community Plan

Page 9: Instead of "Five years after adoption, halfway through the 10-year plan update cycle, " the period should be more like 6 or 7 years. 6.5 years would be 2/3 of the way through the 10 year cycle

Page 13: The use of "Flat River Reservoir (Johnson's Pond)" should be moved back to the first use of Flat River Reservoir

Page 14: Figure 2.1 The 2030 number should be increased based upon the approved number or additional dwelling units.

Page 20, Figure 2.10: The white bar graphs for Kent County should be changed to a more visible color

Page 21, Figure 2.11: The white bar graphs for 2010-2013 should be changed to a more visible color

Page 35, IMPLEMENTATION ACTIONS #7: Add other major water bodies including but not limited to Quidnick Reservoir and Lake Tiogue.

Page 37, IMPLEMENTATION ACTIONS #9: Include other major water bodies including but not limited to Quidnick Reservoir and Lake Tiogue.

Page 40, IMPLEMENTATION ACTIONS #6: Include other major water bodies including but not limited to Quidnick Reservoir and Lake Tiogue.

Pages after Page 46: Page numbers should be decreased as page numbers jump from 46 to 98. Page numbers in the following comments contain the published page number followed by the correct number in parenthesis.

Page 99 (48), IMPLEMENTATION ACTIONS #1: Define acronym (LMIH).

Page 99 (48), IMPLEMENTATION ACTIONS: Add a new Action that reads: "Create a program where dilapidated houses can be rehabilitated and registered as LMIH and counted for the town's 10% requirement."

Page 112 (61), Implementation Action #2: What is fore-organization.?

Page 115 (64), POLICIES FOR DECISION MAKING #3: Define acronym BMP.

Page 116 (65), IMPLEMENTATION ACTIONS: Add a new action to prevent additional stormwater runoff from paved driveways and driveways that have downspout outputs directed towards the streets.

Page 119 (68), IMPLEMENTATION ACTIONS: Add a new item: Require all non-hydranted subdivisions to have 30,000 gallon cisterns to meet firefighting water needs and reduce ISO

rating thereby decreasing homeowner insurance costs. This will aid in not only fighting house fires, but also brush/forest fires that are expected to increase in frequency and size due to climate change.

Compiled Comments – Coventry Comprehensive Community Plan Volume II, Part 1

Page 4 Section *1.2.1*: The Urban Services Boundary is defined by the area Served by Kent County Water only. The Urban Services Area should also require sewer services. Other wise the title is incorrect at the area only has one service and is missing a service essential for higher density development. I suggest using Map 7.3 in Volume 2, Part 2

Page 22, Table 1.8: Where is this defined?

Page 51, Table 2.4: Princess Pine (Dendrolycopodium obscurum, formerly Lycopodium obscurum) is missing from this list. It is protected in Rhode Island under regulations concerning the collection of wild plants. It is illegal to harvest or collect it from public land, and collecting it from private land requires the landowner's written permission, according to Rhode Island Department of Environmental Management (DEM) rules.

Protection Status: Princess Pine is protected by state law (RIGL 2-15-8) as a native plant often used for decorative purposes, meaning it cannot be gathered from public, state, or private property without authorization.

Page 51, Table 2.4: Also missing are Lady Slippers (Cypripedium), particularly the common Pink Lady's Slipper. These are protected in Rhode Island. They are considered a species of "special concern" due to their fragile nature, long maturation period, and high failure rate in transplanting. Picking or disturbing them on public land is generally discouraged or prohibited, as they are part of a delicate ecosystem.

Page 102, 4.5 APPENDIX A; What is the value of multiple entries of "Unknown Lot" in this list

Compiled Comments – Coventry Comprehensive Community Plan Volume II, Part 2

General: Many tables and Figures are noticeably out of date; For example Table 5.3 needs to be updated with 2023 through 2025 data, and Figure 5.4 should be updated to include data up to and including 2025.

Chapter 6, 6.2.6.4: Relative to a full town center, There is a 8.2 acre tract of land behind Dunkin donuts on Tiogue Ave (Plat 29, Lot 43) that may be a much better location. A second possible location is the former K-Mart site on Tiogue Ave.

Chapter 7, Page 37, Section 7.3.9 Second Paragraph: The statement "Other problems the town faces include unreliable staffing with per diem workers at the Western Coventry Fire District" is no longer true as a result of the added staffing and modified scheduling.

General:

Since so much of the meeting was devoted to the gold star for the village Commercial district in Western Coventry, I will start with that. The following words were all copied from the 2000 comp plan and while good, all need to be updated to reflect the items discussed including:

- Minimizing signage and sign lighting
- Use of bright colors that contrast with the rural/abutting atmosphere
- Prohibition of drive through services
- Additional architecture and appearance requirements including building heights, setbacks, matching of neighboring properties and

Village Commercial (VC)
The purpose of the Village Commercial district is to provide a land use category that will support a variety of less-intense type of land uses, including retail, services, light industrial, office, and residential uses, with particular attention to the preservation and enhancement of the visual, traditional and historic character of the vicinity. Development must be designed, sited and maintained to be compatible with the existing scale and building fabric. Likewise, buffering, access, landscaping, lighting and signage must be compatible with adjacent residential uses and must be consistent with the village concept. The primary objective of the Village Commercial District is to serve the convenience needs of the residential communities, while striving to preserve neighborhood integrity, historic structures and scenic vistas.

Special Planning District (SPD) (Overlay District)
The purpose of the Special Planning district is to provide a flexible land use category whose design guidelines take into consideration the special impact this area has on the community, due to its location in a visually prominent part of Town. There is a strong emphasis on aesthetics, including design and layout of buildings. Development should be designed and sited to encourage internal pedestrian traffic, such as with a traditional village center concept. Strip development is strongly discouraged. A mix of commercial (including retail, services, cultural and educational training institutions, and office) and residential uses are contemplated. Buffering, access, landscaping, lighting and signage must be oriented to accommodate pedestrian traffic within the site and should protect surrounding residences from adverse development impacts.

The Land Use Plan expands the Summit Village Commercial district, by including parcels north of Summit Road, west of Victory Highway (Route 102) and south of Flat River Road (Route 117), encompassing the entire intersection. These parcels were formerly planned for Very Low Density Residential (VDR) and Mixed (MXD) use. As the Summit Village vicinity is ideal for commercial, light industrial, and office use in the western portion of the town, the Plan converts these areas to the Village Commercial (VC) designation-- a designation that contemplates a mix of uses, including residential use. Summit Village is a suitable site for western Coventry's commercial district due to its location at the major intersection in western Coventry and given its historic roots as a village center for the area. Many of the existing businesses, including a General Store, florist, gunsmith, church, lumberyard, and sawmill, have served western Coventry residents with goods and services for decades. The new bounds of the village zoning district will serve to better define the village and will provide for anticipated growth needs of the western Coventry community.

Over the years, the historical character of Summit Village has been substantially preserved. However, as the population of western Coventry increases, the demand for commercial development will correspondingly occur. The General Business zoning regulations do not appropriately protect the historical features and mix of uses unique to the village and its surrounding area. The Village Commercial district will continue to provide for the mix of commercial, retail, residential, and light industrial uses essential to businesses and residents of the area, while preserving the historic and rural integrity of the area for all of Coventry's residents.

The creators of the Land Use Plan anticipate that design standards for the Village Commercial district will be implemented to ensure that the historic and rural character of Summit Village is maintained. Illustrations and design guidelines should be made a part of the zoning ordinance to accurately depict the type of character to be maintained. The following guidelines should be followed. New development and renovation of existing buildings should be compatible with the scale and building fabric of existing buildings and features predominant in the area. Historic structures should be preserved. New construction, renovation and new uses should provide for pedestrian access, low intensity lighting, and signage that complements the rural character of the village. New land uses within the village should be compatible and in character with existing uses. Development access, building orientation, lighting, and signage should focus towards the village center and should protect surrounding residences from adverse development impacts. In sum, the guidelines should seek to accommodate future growth while maintaining the character of Summit
Village.

Additionally I offer the following bullets to address proper land use

1. Since 5 acre zoning is not working to everyone's expectations, 10 acre zoning should be considered.
2. Cluster zoning land calculations should subtract all non usable land, including wetlands, wetland buffer zones, steep slopes, and exposed ledge
3. Buffer zones should be required between incompatible land uses. The commercial, industrial and other higher use zones shall be the use that installs the buffer zones. The buffer zones must include features that address noise mitigation, light mitigation, litter mitigation, and people and car barriers
4. Land Use shall be required to provide any and all necessary improvements necessary to make the increased use compatible with neighborhood and town facilities. This shall include and not be limited to road improvements (including turn lanes, road widening, adjacent road drainage improvements, sidewalks, and traffic lights)
5. Major land use projects shall be required to fund traffic and engineering studies using service providers chosen by the town. The engineering studies shall address the impact on additional wells to the aquifers in the area, increases in water table due to additional septic water, and increase in background noise and background light

The above ideas are to make development palatable to the town and abutters. Coventry presently does not adequately address these areas and this may be why developers come to Coventry, as they can maximize their profit margin doing work here.

The borders of the Urban Land Use are of the map reviewed should be compared to the following:

1. Kent County Water service area.
2. Expansion into other areas bordering water bodies so as to not add additional pressure to already fragile ecosystems
3. Expansion into limited space residential areas such as the triangle of land bordered by Hill Farm Rd, Harkney Hill Rd and Johnson's Pond.
4. Review of roadways, particularly state roads for traffic capacity and address road improvements necessary to address the anticipated additional traffic.

Land use needs to address driveways and preventing them from pitching towards roadways without interruption. This is presently not addressed, and when houses are built and sold they have gravel driveways to meet the requirement that no additional water can flow from the property after development. These properties later pave their driveways and the water from not only the driveway, but roof surfaces and downspouts now flows from the property onto the roadways creating additional drainage problems that the town does not have the ability to properly address. There is a serious issue with this on Weaver Hill Rd, that has existed for some time and a recent driveway paving has only made it worse.

Good morning Doug,
As an original member of the 2023 Comprehensive Plan Review Committee, I viewed my responsibility as a representative from District 4. I am discouraged that the housing section of the proposed Comp Plan is basically about how to raise our percentage of LMIH. There is no consideration given to maintaining any quality of life issues to existing residents.

The Town should first and foremost protect its natural resources. With the current development and plans in the pipeline for development around Lake Tiogue, we are one storm or misstep away from an environmental disaster. The development pressures are extreme surrounding Lake Tiogue. Although the new developments will be attached to the sewer system, the neighborhoods surrounding Tiogue Lake (with the exception of Lakeside Drive) have been actively advocating for sewers, yet we don't see that happening in the near future.

The list of developments in district 4 is overwhelming. To name a few, The Village at Tiogue, Willow Lakes, 666 Arnold road, Parcels 2,3 and 4 at CONE. This is not responsible development, this is destroying a section of Eastern Coventry. While the "professionals" assure us there will be no impact to the environment, there will be no traffic issues, and our way of life will not change, history has told us differently. Lake Tiogue has experienced plumes of excess water from CONE too many times. We fight daily to keep Lake Tiogue as a recreational asset to the town, Once, it has been destroyed by development there will be no coming back.

While I understand the town's obligation to the state to make progress towards a 10% LMIH, to force it down the throats of the District 4 residents is wrong, Lets share the development of LMIH with other districts in town.

Respectfully, but not hopeful for District 4,
Lisa Narkiewicz

General Questions

1. What is the Town/State interaction for roads. Rt117 and Rt116 are not maintained by the State but should be.
2. Identify workplan and ownership for task list.
3. How do Town Commissions work together? Today they do not.

Land Use

Goal 1

- Have zoning ordinance changes occurred
- Have subdivision changes occurred
- Reserve undeveloped open space does not seen to be taking place

Natural Resources

Goal 1

- 1- Explore regulations for collection of stormwater that is better than RIDEM standards
- 4- Improve stormwater management, to UNHSC standards
- 7- Johnson's Pond redevelopment seems to be dead in the water

Goal 2

- 1- Protect surface water including weed abatement for AIS
- 2- Watershed plan identification of watersheds, create lake management plans as well
- 3- Charge ConsCom to do this task
- 4- Charge ConsCom to do this task
- 6- Is this done yet

Outdoor Recreation

Goal 2

- 6- Redevelopment council again

Goal 3

- Accessibility to Greenway in the winter, free of snow

Transportation

Goal 1

- Sidewalk safety in the winter, sidewalks even for schools are not cleared

Hazards and Climate Change

Goal 1

- 5- Impermeable surface reduction

Goal 2

- 1- Dam management
- 3- Water depth in lakes is needed for flood control

Volume 2

Page 79, Table 3.2 Add Greenacres Middle Dam Pond, currently a new access path on Town property available.

TOWN OF COVENTRY, RI
Conservation Commission

1675 Flat River Road
Coventry, RI 02816

March 18, 2026

Director McLean:

Please accept these comments on behalf of the Conservation Commission in regards to the proposed Draft 2026 Coventry Comprehensive Plan.
Comments on Volume 1 are as follows:

- Land Use
  - Goal 1
    - Policy 1
      - There are currently no municipal land use restrictions in the Comprehensive Plan. The Plan has no clear guidance for restrictions.
- Natural Resources
  - Goal 1
    - Implementation Action 1
      - Explore regulations for collection of stormwater that is better than RIDEM standards (best management practices - BMPs).
    - Implementation Action 4
      - Explore improvements to Coventry's stormwater management standards to better align with UNH Stormwater Center standards.
  - Goal 2
    - Policy 1
      - Protect surface water including abatement for Aquatic Invasive Species.
      - Ensure forest woodlands and understory are diversified with non-invasive species.
    - Policy 2
      - Include watershed identification and Lake Management Plans.
      - Ensure that development considers the watershed and development effects on water quality.
    - Policy 3
      - Charge Planning Commission and Conservation Commission to do this task.
    - Policy 4
      - The Conservation Commission's involvement will allow for active participation in the Technical Review Committee.
    - Policy 7

- Ensure that all major developments review Bald and Golden Eagle Protection Act protocol prior to approval.

- Outdoor Recreation and Open Space
  - Goal 2
    - Implementation Action 6
      - The Conservation Commission should be working with the Redevelopment Agency (RDA).
      - The development of the Johnson's Pond area should include access to nearby public school athletic fields via bike and walking trails.
  - Goal 3
    - Implementation Action 1
      - When possible, keep the Coventry Greenway free of snow.
- Transportation
  - Goal 1
    - Implementation Action 1
      - Ensure sidewalk safety in the winter, especially for the school zones.
      - Where width allows, explore the possibility of an identified bike lane. Identify where sidewalks do not exist but should, to ensure safety of walking residents.
- Natural Hazards and Climate Change
  - Goal 1
    - Policy 2
      - Use Best Management Practices (BMPs) as identified by RIDEM, including reducing impervious/impermeable surfaces.
  - Goal 2
    - Policy 1
      - Dam inspection and management process needs to be in place.

Comments on Volume 2 are as follows:

- Page 79, Table 3.2 Change Greenacres Breezy Lake to Greenacres Upper Dam Pond and add Greenacres Middle Dam Pond due to a new access path on town property.

Thank you.

Sincerely,
Coventry Conservation Commission

Gerry Narkiewicz, Chairman

TOWN OF COVENTRY
Historic Preservation Commission
1675 Flat River Road, Coventry, RI 02816

To: Director Doug McLean
From: Coventry Historic Preservation Commission
Re: 2026 Comprehensive Plan Feedback

Please accept these comments on behalf of the Coventry Historic Preservation Commission regarding the proposed 2026 Comprehensive Plan:

- We are happy to report that the Commission's tasks, goals, and objectives that we recently completed tie nicely to the 2026 Comprehensive Plan, and we will continue to ensure that our work aligns with the Plan.
- We would like to add the Original Town Clerk's office (1111 Main Street) on the list of historic buildings. It also belongs to the Western Rhode Island Civic Historical Society and is undergoing renovations.
- Several historic sites and villages are described only briefly in the Plan. We recommend providing additional descriptive information for these areas, particularly Washington Village, which currently receives only a brief reference.
- The reference to the old police station/town hall should be revised to "Town House." The building was constructed and dedicated as part of the Town's 200th anniversary celebration, and the terminology should reflect its historical context.

- Organization of the various sections:
  - Volume 1 (tables) should come after Volume 2 (narrative information).
    - Implementation plans and tables usually come after the narrative pages.
  - Volume 2, Chapter 4 items:
    - The header is incorrect. It should read "Historical and Cultural Resources" making it consistent with the Plan text, other official documents, and RIHPHC norms.
  - Volume 1, Implementation Plan, Page 5:
    - Page 44 introductory statement should read: "Coventry's historical and cultural…" for reasons mentioned in 2a above.
    - Page 4 (tables): The header is incorrect as mentioned in 2a.
    - The numbering scheme is incorrect. It should read "HC1, HC-1…"

- Section 4.2.4 (Historical Cemeteries) references cemeteries and lists several at the end of the section, however:
  - Coventry has more than 200 historical cemeteries, many of which are small family burial grounds.

  - Many of these sites have no signage, fencing, or clear delineation, and may only be marked by plain fieldstones, making them difficult to identify in the field.
  - It is unclear how the Planning Department or Planning Commission tracks the locations of these cemeteries during development review.
  - Specifically, clarification is requested regarding what safeguards exist to prevent development from inadvertently occurring on top of an unmarked or undocumented cemetery site.
- Based on research:
  - Only approximately 60% of known cemeteries appear to be identified on the Tax Assessor's online mapping system.
  - An additional 64 "lost" cemeteries have documented locations in historical records but have not been observed since the early to mid-1900s.
- Coventry has already experienced situations involving cemetery locations, including:
  - An incident involving an unmarked cemetery lot within a subdivision, and
  - At least one instance where a burial site was accidentally disturbed during construction.
- When these issues were previously raised with a former Town Manager, it was indicated that it was not possible to incorporate these cemetery locations into the Town's mapping system. At that time, a suggestion was made to use the mapping resource maintained by the Rhode Island Advisory Commission on Historical Cemeteries, specifically the Rhode Island Historical Cemetery Database RIHistCem - Google My Maps , which includes mapped cemetery locations and links to detailed site information.
- No assurance was provided that this resource would be incorporated into the Town's internal mapping or development review process, and that concern remains today.
- Work is currently being done to install historical cemetery signage, but that effort is slow and incremental and cannot substitute for the Town maintaining accurate mapping and awareness of cemetery locations.

Norma R. Smith

Norma Smith, Chair
Coventry Historic Preservation Commission
Dated: March 6, 2026

Dennis Haggerty

From: Josh Chase
Sent: Tuesday, March 17, 2026 12:13 PM
To: Dennis Haggerty
Subject: Comp Plan Comments

Dennis,

Below are the comments submitted from Justine Johnson, who happens to be on the Land Trust.

1. For the preservation of large parcels in western Coventry, a zoning designation of greater than 5 acres should be examined.
2. In regards to OS4 OS-16, the Land Trust would be a good partner for this committee.
3. The Coventry Land Trust should be part of NR2 NR-14.
4. In Massachusetts, there is a movement to prevent any net additional deforestation for solar farms, instead encouraging the placement of solar panels on brownfields, rooftops, repurposed (razed) lots with currently vacant buildings, etc. There should be a proposal to make this a goal for Coventry as well.

Josh Chase
Principal Planner
Town of Coventry
1675 Flat River Rd.
Coventry, RI 02816
401.822.6230
Coventryri.gov/planning-development

Michelle M. Wilcox
373 Hopkins Hill Rd.
Coventry, Rhode Island

March, 19, 2026

Doug McLean, Planning Director
Town of Coventry
1675 Flat River Road
Coventry, RI 02816

Dear Doug,

I am writing to express my strong support for the proposed Town of Coventry Comprehensive Plan, specifically Chapter 5: Housing and the housing-related actions outlined in the Implementation Plan.

As a lifelong resident of Coventry, a professional in the housing and homelessness field, and a volunteer member of the Town's Housing Task Force, I care deeply about ensuring that our community remains a place where people of all ages, incomes, and household types can live and thrive. This plan reflects both the realities we face today, and the thoughtful, forward-looking strategies needed to address them.

The Housing Chapter clearly outlines the challenges confronting Coventry, including a housing stock that is heavily dominated by single-family homes and does not fully meet the needs of smaller households, aging residents, and renters. It also highlights the growing gap between local incomes and housing costs, as well as the Town's need to increase its affordable housing inventory to meet state benchmarks and community needs. These findings are accurate, data-driven, and consistent with what we are seeing across Rhode Island.

Equally important, the Implementation Plan provides a practical and actionable roadmap to respond to these challenges. The housing strategies emphasize both preservation and production—protecting existing affordable units while proactively identifying opportunities for new development. Key actions such as establishing a "zero net loss" goal for affordable housing, expanding rehabilitation programs (including lead abatement), supporting nonprofit developers, and identifying suitable sites for housing growth demonstrate a balanced and responsible approach.

The plan also thoughtfully aligns housing development with infrastructure, transit access, and village centers, while exploring zoning updates to allow for a broader range of housing types. These are essential steps if Coventry is to remain competitive, inclusive, and responsive to changing demographics.

I appreciate the plan's recognition that Coventry's future depends on providing diverse housing options—not only for low-income residents, but also for working families, older adults looking to downsize, and young people seeking to remain in the community. The emphasis on coordination, partnership, and proactive municipal leadership is exactly what is needed at this moment.

For all these reasons, I strongly urge the Town to adopt the Housing Chapter and associated Implementation Plan. Doing so will position Coventry to meet its housing needs in a thoughtful, strategic, and equitable way, while preserving the character and quality of life that make our community so special.

Thank you for your leadership and for the opportunity to provide input on this important plan.

Sincerely,



Michelle M. Wilcox

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES, 2008 PART II – GENERAL LEGISLATION, CHAPTER 56, ARTICLE I – General Provisions

Ordinance No. 2026-05

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article I:

Article I, Chapter 56 — Purchasing (General Provisions)

§ 56-10 Competitive bidding.

A. Generally.[1]

(1) Except in the case of contracts for professional services, before the Town makes any purchase of or contract for supplies, materials, equipment and contractual services or work to be performed in excess of $5,000, opportunity shall be given for competitive bidding after public notice, under such rules and regulations and with such exceptions as the Council may prescribe. No such transaction which is essentially a unit shall be defined into a series of orders for the purpose of circumventing the requirement of this section for competitive bidding.

(2) All such purchases or contracts for more than $5,000 shall be awarded to the lowest responsible bidder, except that the Purchasing Agent may be directed by the Council to reject any and all bids and then to readvertise for bids.

(3) All sales of personal property of the Town which has become obsolete and unusable, and the estimated value of which exceeds $5,000, except trade-in personal property, shall be accomplished by formal contract to the highest responsible bidder after due notice inviting proposals has been published as required by law.

[1] Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

B. Notice inviting bids.

(1) Notice inviting bids shall be published at least once in a newspaper having general circulation in the Town, at least five working days preceding the last day set for the receipt of proposals.

(2) The newspaper notice required in this subsection shall include a general description of the articles to be purchased or sold, and shall state where bid blanks and specifications may be secured and the time and place for opening bids.

C. Solicitation of bids from bidders' list. The Purchasing Agent shall solicit sealed bids from all responsible prospective suppliers who have requested their names to be added to a bidders' list, which the Purchasing Agent shall maintain, by sending them a copy of the newspaper notice provided for in Subsection B of this section, or such other notice as will acquaint them with the proposed purchase or sale. In any case, invitations sent to the vendors on the bidders' list shall be limited to commodities that are similar in character and ordinarily handled by the trade group to which the invitations are sent.

D. Bid deposits. When deemed necessary by the Purchasing Agent, bid deposits shall be prescribed in the public notices inviting bids. Unsuccessful bidders shall be entitled to return of an acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~surety~~ where the Purchasing Agent has required such. A successful bidder shall forfeit any Financial Security ~~surety~~ required by the Purchasing Agent upon failure on his part to enter into a contract within 10 days after the award.

E. Sealing and identification of bids. Bids shall be submitted sealed to the Purchasing Agent and shall be identified as bids on the outside of the envelope.

F. Opening of bids. Bids shall be opened in public at the time and place stated in the public notices, and the opening shall be witnessed.

G. Bid tabulation. A tabulation of all bids received shall be made, and shall be available for public inspection.

H. Rejection of bids; readvertising.

(1) The Town Manager shall have the authority to reject any and all bids of $1,000 or less. If the bid is in excess of $1,000, the Town Council reserves the right to reject any and all bids and then to readvertise for bids.

(2) If the lowest and best bid exceeds the budgeted amount and the Town Council does not make additional funds available, the appropriate authority designated in Subsection A of this section shall have the power to readvertise for bidding after making sufficient changes in the project plan to bring this cost within the limit of money available.

(I) Disqualification of bidders. The Purchasing Agent shall have the authority to declare vendors who default their quotations irresponsible bidders and to disqualify them from receiving any business from the Town for a stated period of time.

(J) Waiver of irregularities in bids. The Town Council shall have the authority to waive any and all irregularities in formal bids.

§ 56-10 Competitive bidding.

A contractor or vendor shall provide a an acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~corporate surety bond from a surety company authorized to do business in the state~~ to guarantee the full and faithful performance of his contract obligations and the payment of labor and material expended pursuant to the contract, whenever and in such amounts as is deemed necessary by the Purchasing Agent. All such acceptable forms of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~bonds~~ shall be approved as to form by the Town Solicitor.

Section 2. This ordinance shall take effect upon its passage and final adoption.

Approved as to Form:

_____

Town Solicitor Date

Introduced by/Pursuant to: Council

Referred to/for: First Reading of the Ordinance on May 12, , 2026

Planning Commission for recommendation on _____, 2026

Public Hearing before the Town Council on June 9, , 2026

Passed or Denied on a vote of _____

_____

John-Paul A. Verducci – Town Council President

Approved:

_____

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

**IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES,
2008 PART II – GENERAL LEGISLATION,
CHAPTER 106 – Building Regulations**

Ordinance No. 2026-06

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections:

Chapter 106 — Building Regulations

§ 106-5 Conditions for issuance of building permits for certain subdivisions.

(A) Responsibility of Building Inspector. The Building Inspector of the Town is charged with the responsibility for issuance and denial of building permits.

(B) Protection of public health, safety and welfare. There is an urgency to protect the public health, safety and welfare by ensuring that completion of all subdivisions is guaranteed by fiscally solvent acceptable forms of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~bonds~~.

(C) Issuance of certain building permits for new construction secured by Financial Securities ~~bonds~~. The Building Inspector is hereby ordered not to issue any further building permits for new construction in a subdivision secured by a Financial Security ~~bond~~, the guarantor of which is insolvent, defunct or closed institution, until and unless the developer and/or contractor replaces the Financial Security ~~bond~~ with another guarantee suitable to the Town Planning Commission or completes the infrastructure of the development to the satisfaction of the Town Engineer. The term "infrastructure," as used in this subsection, does not include sidewalks for purposes of determining whether a building permit may be issued, but shall include sidewalks for purposes of Financial Security ~~bonding~~ requirements.

Section 2. This ordinance shall take effect upon its passage and final adoption.

Approved as to Form:

_____

Town Solicitor Date

Introduced by/Pursuant to: Council

Referred to/for: First Reading of the Ordinance on May 12, , 2026

Planning Commission for recommendation on _____, 2026

Public Hearing before the Town Council on June 9, , 2026

Passed or Denied on a vote of _____

_____

John-Paul A. Verducci – Town Council President

Approved:

_____

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES,
2008 PART II – GENERAL LEGISLATION,
CHAPTER 123 – Financial Security

Ordinance No. 2026-07

The Town Council of the Town of Coventry hereby ordains as follows:

Chapter 123 – Financial Security

Sec. 123-1. Purpose.

A. The purpose of this chapter is to establish uniform standards governing financial security required by the Town in connection with land development, subdivision approvals, and related municipal approvals.

B. This chapter is intended to:

1. Ensure consistent administration of financial security requirements across all Town departments, boards, commissions, and officials;
2. Protect the Town and the public from incomplete, defective, abandoned, or noncompliant construction or improvements;
3. Ensure timely access to secured funds for cause in accordance with R.I. Gen. Laws § 45-23-46(d);
4. Maintain consistency with the Rhode Island Development and Subdivision Review Enabling Act, R.I. Gen. Laws Chapter 45-23, and other applicable state law; and
5. Establish standards for forms of financial security, administration, inspection, release, maintenance guarantees, and enforcement.

Sec. 123-2. Authority.

This chapter is adopted pursuant to:

A. Article XIII of the Rhode Island Constitution;

B. R.I. Gen. Laws § 45-6-1;

C. R.I. Gen. Laws Chapter 45-23, including §§ 45-23-32, 45-23-46, and 45-23-51;

D. R.I. Gen. Laws Title 24;

E. Municipal authority under Rhode Island law relating to public works, permitting, contracting, and protection of public infrastructure and funds;

F. R.I. Gen. Laws § 37-12-1, as persuasive authority where applicable; and

G. Any other applicable provision of state law.

Sec. 123-3. Applicability.

A. This chapter applies to financial security required in connection with:

1. Land development and subdivision approvals under R.I. Gen. Laws Chapter 45-23;

2. Construction, installation, repair, restoration, or dedication of public improvements;
3. Infrastructure intended for Town ownership, operation, maintenance, or acceptance;
4. Public infrastructure improvements including roadway, drainage, stormwater, utility, grading, excavation, erosion control, landscaping, sidewalk, and traffic control improvements;
5. Development agreements and public improvement agreements authorized by law;
6. Permits including earth removal, roadway opening, utility, municipal construction, and similar permits; and
7. Any other municipal approvals where financial security is authorized by state law.

B. Nothing in this chapter shall be construed to:

1. Expand municipal authority beyond that granted by state law;
2. Create authority to require financial security where such authority does not exist;
3. Conflict with R.I. Gen. Laws Chapter 45-23; or
4. Supersede mandatory state law requirements.

C. Financial security shall be administered by the municipal body responsible for issuing or administering the underlying approval.

Sec. 123-4. Forms of financial security.

A. The Town shall accept no fewer than three (3) forms of financial security as required by R.I. Gen. Laws § 45-23-46(d).

B. Acceptable forms of financial security include:

1. Performance bond issued by a surety authorized to transact business in Rhode Island;
2. Cash escrow deposit held by the Town in a segregated account;
3. Irrevocable trust agreement in a form approved by the Town Solicitor; and
4. Letter of credit in compliance with Sec. 123-5.

C. Applicants shall not be restricted to a single form of financial security where prohibited by state law.

D. All financial security instruments shall:

1. Be sufficient to ensure completion of required work;
2. Provide enforceable access to funds upon default or noncompliance;
3. Be enforceable under Rhode Island law; and
4. Be approved by the Town Solicitor prior to acceptance.

Sec. 123-5. Letters of credit.

A. Letters of credit may be accepted upon approval of the Town Solicitor.

B. Each letter of credit shall:

1. Be irrevocable;
2. Be issued by a financial institution authorized to do business in Rhode Island;
3. Be payable on demand at sight;
4. Permit immediate draw upon certification of default, nonperformance, abandonment, or noncompliance;
5. Include automatic renewal provisions unless released by the Town;
6. Require not less than 90 days prior written notice of cancellation, expiration, or modification;
7. Be governed by Rhode Island law;

8. Contain no conditions or requirements that materially restrict the Town's access to funds; and
9. Be approved as to form by the Town Solicitor.

C. The Town may reject any letter of credit that fails to adequately protect the Town's interests.

Sec. 123-6. Alternative financial security.

A. The Town may approve alternative forms of financial security providing protection equal to or greater than those listed in Sec. 123-4.

B. All alternative forms shall:

1. Ensure enforceable and timely access to funds;
2. Protect the Town from default, nonperformance, defective work, or incomplete work; and
3. Be approved by the Town Solicitor.

Sec. 123-7. Amount of security.

A. The amount of financial security shall be based on the estimated cost of completing required improvements or obligations.

B. Cost estimates shall be prepared or reviewed by qualified professionals or Town officials.

C. The Town may include reasonable costs for contingencies, engineering, legal services, inspection, inflation, administrative expenses, and completion risks.

D. Security amounts may be adjusted as project scope or conditions change.

Sec. 123-8. Inspection, phasing, and release.

A. All improvements are subject to inspection by the Town.

B. No improvement shall be deemed accepted unless approved in writing by the appropriate authority.

C. The Town may authorize:

1. Phased development and phased security;
2. Partial inspection and acceptance; and
3. Partial release of security.

D. Partial release shall require:

1. Written request;
2. Inspection and approval of completed work;
3. Verification of compliance; and
4. Sufficient remaining security for unfinished work.

E. The Town may withhold release for defective work, noncompliance, or unresolved obligations.

F. All releases shall be in writing.

Sec. 123-9. Maintenance guarantees.

A. The Town may require maintenance guarantees where authorized by law.

B. Maintenance guarantees shall:

1. Secure correction of defects, failures, or deficiencies;
2. Not exceed 10 percent of the original security amount where governed by R.I. Gen. Laws § 45-23-46(g);
3. Remain in effect for not more than one (1) year unless otherwise authorized by law; and
4. Be in a form approved by the Town Solicitor.

Sec. 123-10. Enforcement.

A. The Town may enforce financial security under R.I. Gen. Laws § 45-23-46(i).

B. Upon default or noncompliance, the Town may:

1. Draw upon financial security;
2. Complete or cause completion of required work;
3. Correct defective or incomplete work;
4. Retain contractors, consultants, or professionals;
5. Recover all associated costs; and
6. Pursue any other legal or equitable remedy.

C. Remedies are cumulative.

D. No inspection, partial approval, or partial release shall waive enforcement rights.

Sec. 123-11. Construction.

A. This chapter shall be construed consistent with applicable state law, including R.I. Gen. Laws Chapter 45-23 and Title 24.

B. This chapter shall not:

1. Expand municipal authority beyond state law;
2. Limit legally required financial security;
3. Create independent bonding authority; or
4. Create vested rights in any specific form of financial security.

Sec. 123-12. Conformity.

A. All municipal ordinances, rules, policies, and procedures shall be construed and administered in conformity with this chapter to the extent permitted by law.

B. In the event of conflict, this chapter shall control to the extent consistent with state law.

C. State law shall govern where applicable.

Sec. 123-13. Severability.

If any provision of this chapter is held invalid, the remaining provisions shall remain in full force and effect.

Sec. 123-14. Effective date.

This ordinance shall take effect upon passage and publication as required by law.

Approved as to Form:

_____

Town Solicitor Date

Introduced by/Pursuant to: Council

Referred to/for: First Reading of the Ordinance on May 12, , 2026

Planning Commission for recommendation on _____, 2026

Public Hearing before the Town Council on June 9, , 2026

Passed or Denied on a vote of _____

_____

John-Paul A. Verducci – Town Council President

Approved:

_____

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES, 2008 PART II – GENERAL LEGISLATION, CHAPTER 191, SECTION 5 – Construction of Sewers by Private Developers

Ordinance No. 2026-08

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections:

Chapter 191 — Sewers

§ 191-5 Construction of sewers by private developers.

A. Nonresidential developments, or residential developments consisting of more than a single dwelling, shall not be approved by the Town of Coventry until the developer has executed with the Town a permit agreement as hereinafter provided unless requirement is waived by the Town. Any such permit agreement shall provide for installation of a sewer system as provided in § 191-4 and as further provided below:

(1) The developer shall install the lateral sewer in the street and the building sewer from the lateral sewer to the property line. In addition, if the developer is constructing a new dwelling on a parcel, the building sewer shall be extended to connect with the building plumbing. In the case of new street construction, the developer shall make such installation before surfacing of the street is completed.

(2) When an owner of any parcel, or his agent, applies for a building permit, the building inspector shall require, as a condition of the issuance of such permit, that said owner or agent show on the plot plan the layout of the future connection from the lateral sewer to the building drain, including the elevation of the building sewer at the street line, elevation of the finished first floor and/or cellar floor, and elevation of the building drain to which the future building sewer would be connected.

(3) The developer shall cap all open ends of the sewer and shall, along with completed as-built plans of the sewer, provide exact ties and elevations so that the capped ends can be readily located.

(4) The Town shall approve elevations at each point where the sewers are capped, and the developer shall design and build the sewer to these elevations. The Town shall provide design capacities for the sewers.

(5) Where topography prevents installation of the sewer within the street, the developer shall install the sewer within rights-of-way that shall be of adequate width as determined by the Town and deeded to the Town of Coventry.

(6) The Town, in considering the acceptance of a new development for sewer service into the established system of sewers, as hereinbefore defined, shall employ the following as guidelines in determining an acceptable means and/or particular method by which said service may be achieved.

(a) When possible, sewer service shall be achieved by gravity means. All proposals will be reviewed by the Town based on the system's capacity to handle additional sewerage and compliance with this chapter.

(b) If gravity sewer service is not feasible or economical, as determined by the Town, sewer service shall be achieved by extending service to an existing pumping facility within the established system, subject to the Town's normal review process as stated above.

(c) If an existing pumping facility is not accessible or feasible under normal engineering standards, as determined by the Town, pressure/force mains with related pumping facilities may be considered by the Town.

[1] For new dwellings and/or developments that are inaccessible for gravity sewer service, the Town may consider the acceptance of a pumping facility into the Town's sewer system on a case-by-case basis. The overall need for such a facility in lieu of other viable options must be proved by the developer to the satisfaction of the Town prior to the Town's preliminary approval. The pumping facility must be designed and installed under the supervision of an individual licensed as a registered professional engineer in the State of Rhode Island. The work shall be in accordance with the Town standards and shall include all appurtenances necessary to establish a functional and acceptable facility as determined by the Town. Upon preliminary acceptance of a facility, the Town and developer shall negotiate a permitting agreement whereby the developer shall pay to the sewer commission, prior to the new system being accepted, a sufficient sum to defray all estimated operational and maintenance costs of the facility for a period of 10 years after acceptance. The amount of this payment shall be based on estimates at the time of the proposal as determined and approved by the Town. Said payment shall be in the form of a certified check payable to the Town of Coventry.

[2] Proposed pumping facilities servicing new or proposed nonresidential developments may be considered for acceptance by the Town. If such pumping facilities are not considered acceptable by the Town, the developer may install a pumping facility, such that the ultimate ownership and operational and maintenance responsibilities of such a facility remain the responsibility of the developer/property owner.

(d) If a pumping facility is deemed necessary by the developer and approved by the Town to serve a new development, the Town shall require either that the developer install said pumping facility and appurtenant equipment or that the developer pay to the Town of Coventry a sum sufficient to defray the cost of engineering (design, review and inspection), constructing, equipping, and

installing said pumping facility. The amount of this payment shall be based on estimates developed by a certified professional engineer registered in the State of Rhode Island and approved by the Town. The payment may be in the form of a certified check payable to the Town of Coventry and such funds shall be used only for the engineering (design, review and inspection), construction, equipping and installation of the pumping facility. This amount is in addition to that designated in Subsection A(6)(c)[1] above.

(e) Upon installation and acceptance by the Town of the pumping facility and appurtenant equipment, the developer shall deed the site, the facility and equipment to the Town and assign its rights in all warranties and guarantees to the Town. The deed and assignment shall be in a form approved by legal counsel to the Town.

(7) If the developer retains ownership of the pump station and/or collection system, the developer must comply with § 191-19.

(8) The developer shall be required to include as a part of the capped sewer construction any pipes, pumping stations or other appurtenances which would be required for or would serve areas outside of the development in question, without remediation from the Town.

B. A new development for which a permit agreement is required, as described under Subsection A hereof, shall not be approved by the Town until the developer has submitted a design of the sewers serving said development or has waived the requirement therefor pursuant to Subsection C below. Said design shall be prepared by the developer at his expense, shall conform to accepted engineering practices and existing installation requirements, and shall provide for an economical and effective future installation of the sewers. Any rights-of-way called for by such design as approved by the Commission shall be deeded to the Town of Coventry.

C. The Town may grant relief from any of the requirements imposed by Subsection A above if it determines that the need for the construction or design of sewers is impractical or remote taking into consideration: 1) the date upon which the sewers might be connected to the Town wastewater collection system; 2) the estimated cost of construction; and 3) the anticipated need for sewers within the development. Such need shall be determined after consideration of all available information, including any report or evidence submitted by the developer of such proposed development.

D. For any development or a portion thereof, with a common sanitary sewer system that is privately owned by an ownership, community or condominium type association or entity and discharges to the Town's POTW, the association or entity of record shall be fully responsible and accountable for the ownership, operation and maintenance of said sanitary sewer system in its entirety, including all regulatory compliance issues related thereto and must comply with § 191-19.

E. If a developer subdivides lots fronting on an existing Town road, the Commission may waive the requirement installation of capped sewers serving such lots if it finds such installation to be impracticable, provided that any easements necessary for future sewer installations are dedicated to the Town of Coventry. The Town may by agreement with the developer provide for immediate or future construction of the capped sewers by the developer as provided herein at his/her expense. The Town Council is authorized to enter into agreements on behalf of the Town of Coventry with

developers or other owners of land for the engineering (design, review and inspection) and construction of sewers by and at the expense of such developers or owners which sewers may become part of the public sewer system under the conditions hereinafter stipulated. The Town Council is empowered to make, from time to time, any necessary regulations stipulating the terms and conditions of said agreement consistent with the provisions of this chapter. The conditions under which a permit agreement may be executed are as follows:

(1) The president of the Town Council is authorized to sign on behalf of the Town of Coventry all such agreements when the same have been authorized by said Town Council.

(2) The terms and text of an agreement for any particular project under § 191-5 of this chapter shall be as approved by the Town's legal counsel.

(3) The Town shall specify in the terms of such agreements, or on plans which are made a part thereof, the limits, sizes and grades of the sewers to be built and the nature of and limitations on the waste or liquids to be conveyed. All the terms of and all subsequent amendments to this chapter shall be applicable to work done under such agreements.

(4) Such agreements shall provide that the full cost of engineering (design, review and inspection), and construction of the sewer and all expenses incidental thereto shall be borne by the developer or owner who shall, before commencing any work, deposit with the Finance Director of the Town of Coventry a sum deemed by the Town or such engineers as the Town may employ, to be sufficient to defray the cost of preliminary surveys, of the preparation of designs and plans, of other expenses of preliminary engineering, of inspection, supervisory engineering, grade staking, measuring, testing and all other expenses of the Town of Coventry incurred prior to or during construction, or during any maintenance period stipulated, including allowances for pension, insurance and similar costs related to payroll. Such agreements shall also provide that, in case said deposit proves to be insufficient at any time during the progress of the work, further deposit shall be made upon notification by the Finance Director of said Town and that, upon acceptance of the sewer, any unspent portion of said deposit shall be returned to the developer or owner.

(5) All such agreements shall provide that the developer or owner shall assume all risks and hold the Town of Coventry or their agencies harmless from any and all claims for damage arising from the work or its conduct. To secure such risks, adequate liability, property damage and compensation insurance in amounts fixed by the Town shall be required of the developer or owner who shall furnish proper and acceptable certificates of insurance before starting work.

(6) The Town, whenever in its opinion there is possibility of loss by the Town of Coventry by reason of failure of the owner or developer to complete the work contemplated in the agreement, or any part thereof, or to comply with any maintenance requirements, may require as a part of said agreement that adequate Financial Security ~~bond or other surety acceptable to the Town of Coventry~~ be submitted to insure completion and maintenance of the work. The acceptable forms of "Financial Security" are authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123.

(7) Such agreements shall require, whenever the work is not in a duly accepted public road, that adequate easements or rights-of-way be conveyed to the Town of Coventry prior to the acceptance of the sewer, the terms of conveyance being subject to the approval of the Town's legal counsel.

(8) After certification by the Town or such engineers as the Town may employ, that any sewer constructed under the terms of this section has been completed in accordance with the plans, specifications, and standards of the Town of Coventry and that the maintenance period fixed in the agreement has expired, and that all roadways, curbs, walks and other surfaces and appurtenances disturbed by the work have been properly restored, or that adequate Financial Security ~~by bond or otherwise~~ has been furnished to assure such restoration, the Town may, by resolution, incorporate said sewer into the Town's wastewater collection system, to become effective as specified in such resolution.

§ 191-14 Assessment

The following procedures have been established in order to recover the cost of sewage works, including but not limited to treatment facilities, planning, design, constructing, managing, operating, and maintaining the wastewater treatment and collection systems. These costs shall be recovered by the collection of assessments. Assessments are subject to change as the associated costs change.

A. Setting sewer assessment.

(1) The Town Council shall, by ordinance amendment, adopt a sewer assessment for real property (improved and unimproved) from time to time. The sewer assessment shall be used for the purpose of recovering capital cost of the Town's sewage works, including but not limited to all or such portion of the Town's share of the capital cost of the WWRWTF against residential and nonresidential properties. The sewer assessment rates shall be established by the Town Council and shall be available to the public prior to the commencement of any sewer project. Sewer assessments may be paid in up to 30 annual installments, pursuant to R.I.G.L. § 45-14-9.

(a) Residential sewer assessment. The sewer assessment will be fixed not to exceed $15,000 per residential property.

(b) Nonresidential sewer assessment per project.

[1] Nonresidential sewer assessment for Contract No. 8 is ($)81.60 per gallon per day (GPD).

B. Notwithstanding the foregoing, all owners of properties in the Town will have their sewer assessments deferred if the owner of such parcel, within 10 years of the date of the sewer assessment, has installed a new septic system, provided that such parcel shall remain subject to assessment and shall begin paying such assessment when their septic system fails (per RIDEM guidelines) and cannot be repaired.

C. Parcels of real property (improved and unimproved) which are not included in a specific sewered district not yet connected to the POTW, but which, in the future, may connect into the

POTW will be charged a sewer assessment, upon connection to said POTW, as outlined in this section.

D. Residential and nonresidential sewer assessments.

(1) The sewer assessments are as follows:

(a) Residential assessments: not to exceed $15,000.

(b) Nonresidential assessments:

[1] Minimum assessment: 200 GPD x nonresidential rate/GPD.

[2] All nonresidential properties with design flows between zero to 6,000 GPD: daily design flow (GPD) x nonresidential rate/GPD.

[3] All other nonresidential properties with design flows greater than 6,000 GPD: 6,000 (GPD) x nonresidential rate/GPD + (each gallon over 6,000 GPD x 0.70 x nonresidential rate/GPD).

(2) The nonresidential assessment shall be based upon a unit rate ($)/daily design flow (GPD) for flows below 6,000 GPD. Where the daily design flow (GPD) exceeds 6,000 GPD, a reduced rate ($)/GPD will apply to each additional gallon of daily design flow over 6,000 GPD. All daily design flows are established by RIDEM regulations. All assessments will be in accordance with § 191-14.

(3) For example, using a nonresidential rate of $80/GPD:

(a) A nonresidential facility using 6,000 GPD will translate to: 6,000 GPD x $80/GPD = $480,000.

(b) A nonresidential facility using 7,000 GPD will translate to: 6,000 GPD x $80/GPD + (1,000 GPD x 0.70 x $80/GPD) = $536,000.

(c) Vacant land shall be assessed and subject to the minimum assessments indicated in this section. The Town Council may defer assessment charges for vacant land that is restricted and considered undevelopable if supporting documentation is submitted proving such restriction, and that assessment charges be paid when such property is available for development, and provided a municipal lien be placed upon the property at the time of initial assessment for the initial assessment amount.

E. Assessments for real property located outside of the Town's boundaries requesting connection to the POTW shall be subject to assessments indicated in Subsections D and G. The parcel owner applying to connect to the POTW shall furnish a Financial Security ~~bond, at the owner's expense, with surety to the Town of Coventry, on the form furnished by said Town,~~ with the application to connect to Town's sewer system. Assessment charges shall be paid in full prior to connecting to the POTW. The acceptable forms of "Financial Security" are authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123.

F. Assessments for privately built sewers on private property. Notwithstanding any other provisions of this chapter, it is hereby determined that sanitary sewer lines built on private property by, and at the expense of, a private party shall be subject to assessments indicated in Subsection D.

G. Betterment assessments shall apply to assessments for properties serviced by public sewers, which are privately built, on public property and to all properties that propose a change in use, or an increase in daily flow (GPD), after the initial assessment date. Properties that propose a change in use, or an increase in daily flow (GPD) after the initial assessment date, are subject to both initial assessment and betterment assessments.

(1) Assessments for privately built sewers on public property. Notwithstanding any other provisions of this chapter, it is hereby determined that a public sanitary sewer line built by and at the expense of a private party within an existing or proposed public highway or public right-of-way, in which sanitary sewer is to become the property of the Town, and connected to the POTW, the following betterment assessments shall apply.

(a) Residential betterment assessments: 50% of the cost of the betterment will be assessed in the following manner for residential properties:

[1] Minimum assessment: 2 (BR) x 115 GPD/BR x 0.25 Residential Rate/GPD.

[2] Residential dwellings: #Bedrooms (BR) x 115 GPD/BR x 0.25 Residential Rate/GPD.

[3] Mobile homes: #Bedrooms (BR) x 115 GPD/BR x 0.25 Residential Rate/GPD.

(b) Nonresidential betterment assessments: 75% of the cost of the betterment will be assessed in the following manner for nonresidential properties:

[1] Minimum assessment: 200 GPD x 0.25 nonresidential rate/GPD.

[2] All nonresidential properties with design flows between zero to 6,000 GPD (gallons per day): daily design flow (GPD) x 0.25 nonresidential rate/GPD.

[3] All other nonresidential properties with design flows greater than 6,000 GPD (gallons per day): 6,000 (GPD) x 0.25 nonresidential rate/GPD + (each gallon over 6,000 GPD x 0.175 x nonresidential rate/GPD).

(2) All properties that propose a change in use, or an increase in daily flow, after the initial assessment date shall be subject to a betterment assessment as specified in Subsection G.

(3) Betterment assessments for all properties that propose a change in use, or an increase in daily flow, after the initial assessment date will be billed as a secondary assessment, in addition to the initial assessment, and shall be based upon the increased flow volume (GPD) only.

H. Assessments outlined in Subsection G shall be payable by the parcel owner annually over not more than 30 years, commencing the year following sewer installation, unless otherwise specified, interest on the unpaid balance shall be 0.5% greater than the rate at which the Town obtained the funds for each specific sewer project, to be computed by the Town Finance Director, for the project which brought the sewer line to the parcel, such same rate to apply to all outstanding payments until the assessment is paid in full, except that this amendment shall not apply to any payments in arrears as of the date of passage (July 8, 2019) of this amendment. Any assessment may be paid in full at any time; provided, however, that upon division of any parcel subject to an initial twenty-year sewer assessment, whether by subdivision, condominium, or any other division of the parcel subject to the twenty-year assessment, creates a new lot or unit which would otherwise be subject to a sewer assessment as provided in this chapter, or whenever a betterment assessment shall become due on any portion of or interest in such parcel, the entire outstanding balance of the twenty-year assessment shall become due immediately upon the transfer of any portion of or interest in such parcel. Unpaid assessments shall be liened and foreclosed upon in accordance with the general statutes governing the collection of taxes. Assessments for parcels outside of the Town's boundaries shall be paid in full by the parcel owner prior to connecting to the POTW.

I. Sewer pumps. If it is necessary for the property owner to install a grinder pump for an existing property, that is located along the Town's low pressure sewer (LPS), the Town will credit the residential property assessment charge in the amount of $5,000, and the nonresidential property assessment charge in the amount of $9,000. If it is necessary to install a grinder pump for an existing residential dwelling that is located in a low lying area along the Town's gravity sewer system, the Town will credit the residential assessment charge for that property by the amount of $5,000. The property owner or agent shall submit a plan proving to the Town that the property is too low to connect to the Town's gravity system by conventional gravity means. The plan shall identify, at a minimum, the future connection from the lateral sewer to the building, including the elevation of the building sewer at the street line, elevation of the finished first floor, elevation of the top of foundation, elevation of the basement floor, and elevation of the building drain to which the building sewer would be connected. The owner of any parcel requiring a pump will be responsible for the cost of furnishing, installing, operating, maintaining, and servicing any pump that may be required. Any pump proposed for use is required to be approved by the Town. The Town will not provide a pump for any parcel of property.

J. Future sewer users shall be notified by certified mail two years in advance that the users' property will have access to the public sewer use and that such property will be subject to assessment. Future sewer users shall also be notified by certified mail six months in advance of when project construction is scheduled to begin and when the public sewer is available to the user for connection.

K. Assessments collected in excess of the Financial Security ~~bond~~ indebtedness shall be retained in the Town's Sewer Fund to be used for capital improvements projects. The funds within the Sewer Fund shall be retained in an account for renewal and replacement of capital equipment and/or the reduction of existing and future debt repayment. All assessed funds shall be held in a special revenue account (Town of Coventry Sewer Fund) under the custody of the Finance Director, Town of Coventry. This fund shall be designated for use by the Town of Coventry for sewer-related purposes.

§ 191-17 Construction by licensed drain layer only

Construction of all sewer connections within the Town shall be performed only by drain layers who are licensed in the Town of Coventry and who shall furnish a Financial Security ~~bond with surety to the Town of Coventry on the form furnished by said Town~~. The acceptable forms of "Financial Security" are authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123.

Section 2. This ordinance shall take effect upon its passage and final adoption.

Approved as to Form:

_____

Town Solicitor Date

Introduced by/Pursuant to: Council

Referred to/for: First Reading of the Ordinance on May 12, , 2026

Planning Commission for recommendation on _____, 2026

Public Hearing before the Town Council on June 9, , 2026

Passed or Denied on a vote of _____

_____

John-Paul A. Verducci – Town Council President

Approved:

_____

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

**IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES,
2008 PART II – GENERAL LEGISLATION,
CHAPTER 200 – Soil Erosion and Sediment Control**

Ordinance No. 2026-09

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections:

Chapter 200 – Soil Erosion and Sediment Control

§ 200-12 Financial Security. ~~Performance bond.~~

(A) Requirements.

(1) Before approving an erosion sediment control plan, the Building Official or his or her designee may require the applicant/owner to file an acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~surety company performance bond~~, deposit of money, negotiable securities or other method of Financial Security ~~surety~~, as specified by the Building Official or his or her designee. When any land-disturbing activity is to take place within 100 feet of any watercourse or coastal feature or within an identified flood hazard district or on slopes in excess of 10%, the filing of a Financial Security ~~performance bond~~ shall be required. The amount of the Financial Security ~~bond~~, as determined by the Public Works Department or, in its absence, the Building Official or his or her designee, shall be sufficient to cover the cost of implementing all erosion and sediment control measures as shown on the plan.

(2) The Financial Security ~~bond~~ or negotiable security filed by the applicant shall be subject to approval of the form, content, amount and manner of execution by the Public Works Director and the Town Solicitor.

(3) A Financial Security ~~performance bond~~ for an erosion and sediment control plan for a subdivision may be included in the performance Financial Security ~~bond~~ of the subdivision. The posting of the Financial Security ~~bond~~ as part of the subdivision Financial Security ~~performance bond~~ does not, however, relieve the owner of any requirement(s) of this chapter.

§ 200-16 Inspections.

(A) Periodic inspections. The provisions of this chapter shall be administered and enforced by the Building Official or his or her designee. All work shall be subject to periodic inspections by the Building Official or his or her designee. All work shall be performed in accordance with an inspection and construction control schedule approved by the Building Official or his or her designee, who shall maintain a permanent file on all of his or her inspections. Upon completion of the work, the developer or owner(s) shall notify the Building Official or his or her designee, in writing, that all grading, drainage, erosion and sediment control measures and devices and vegetation and ground cover planting has been completed in conformance with the approval, all attached plans, specifications, conditions and other applicable provisions of this chapter.

(B) Final inspection.

(1) Upon notification of the completion by the owner, the Building Official or his or her designee shall make a final inspection of the site in question and shall prepare a final summary inspection report of its findings, which shall be retained in the Department of Inspections and in the Department of Public Works' permanent inspection files.

(2) The applicant/owner may request the release of his or her acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~performance bond~~ from the Building Official or his or her designee 12 months after the final site inspection has been completed and approved. In the instance where the Financial Security ~~performance bond~~ has been posted with the recording of a final subdivision, the Financial Security ~~bond~~ shall be released after the Building Official or his or her designee has been notified by the city or Town planning director of successful completion of all plat improvements by the applicant/owner.

§ 200-17 Failure to comply.

If, at any stage, the work in progress and/or completed under the terms of an approved erosion and sediment control plan does not conform to the plan, a written notice from the Building Official or his or her designee to comply shall be transmitted by certified mail to the owner. The notice shall set forth the nature of the temporary and permanent corrections required, and the time limit within which corrections shall be completed as set forth in § 200-18B. Failure to comply with the required corrections within the specified time limit shall be considered a violation of this chapter, in which case the acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~performance bond~~ or cash or negotiable securities deposit shall be subject to notice of default, in accordance with § 200-12B and C of this chapter. In the case of construction, failure to submit a required plan will result in revocation of a building permit application and/or subdivision application.

§ 200-18 Violations and penalties.

(A) Revocation or suspension of approval. The approval of an erosion and sediment control plan under this chapter may be revoked or suspended by the Building Official and all work on the project halted for an indefinite time period by the Building Official after written notification is transmitted by the Building Official to the developer for one or more of the following reasons:

(1) Violation of any condition of the approved plan or specifications pertaining thereto;

(2) Violation of any provision of this chapter or any other applicable law, ordinance, rule or regulation related to the work or site of work; and

(3) The existence of any condition or the performance of any act constituting or creating a nuisance, hazard or endangerment to human life or the property of others or contrary to the spirit or intent of this chapter.

(B) Other penalties. In addition thereto, whenever there is a failure to comply with the provisions of this chapter, the Town shall have the right to notify the applicant/owner that he or she has five days from the receipt of notice to temporarily correct the violations and 30 days from receipt of notice to permanently correct the violations. Should the applicant/owner fail to take the temporary corrective measures within the five-day period and the permanent corrective measures within the thirty-day period, the Town shall then have the right to take whatever actions it deems necessary to correct the violations and to assert a lien on the subject property in an amount equal to the costs of remedial actions. The lien shall be enforced in the manner provided or authorized by law for the enforcement of common law liens on personal property. The lien shall be recorded with the records of land evidence of the municipality, and the lien shall incur legal interest from the date of recording. The imposition of any penalty shall not exempt the offender from compliance with the provisions of this chapter, including an acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~performance bond~~ or assessment of a lien on the property by the Town.

(C) In addition to any other penalties provided in this section, any person or applicant who fails to submit plans on or before the date on which such plan must be submitted, as determined in this chapter, shall be fined not more than $250 for each offense, which fine shall be deposited in the general fund of the Town. Each day that said plan is not submitted shall constitute a separate offense. Any person or applicant who fails to submit the required plan will have his or her application revoked, whether that be a building permit application or subdivision application. Any work started before plan approval is subject to a fine of not more than $250 for each offense.

Section 2. This ordinance shall take effect upon its passage and final adoption.

Approved as to Form:

_____

Town Solicitor Date

Introduced by/Pursuant to: Council _____

Referred to/for: First Reading of the Ordinance on May 12, 2026

Planning Commission for recommendation on _____, 2026

Public Hearing before the Town Council on June 9, 2026

Passed or Denied on a vote of _____

_____

John-Paul A. Verducci – Town Council President

Approved:

_____

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES, 2008 PART II – GENERAL LEGISLATION, CHAPTER 209, ARTICLE II – Permits

Ordinance No. 2026-10

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article II:

Chapter 209 — Streets and Sidewalks (Permits)

§ 209-9 Excavations or openings;installation of device within street or sidewalk; Financial Security ~~bond~~; violations and penalties. [Amended 10-7-2002 by Ord. No. 6-02-0233]

(A) Required. No person shall take up any pavement or dig any trench or hole or make any other excavation, or erect any device whatsoever within the right-of-way limits of any Town road, without first obtaining a permit so to do in accord with this section. The application fee shall be paid by the applicant for such permits in the amount as set forth in Chapter 122, Fees, per permit required; all contractors to be licensed by the Town of Coventry, annual license fee renewal as set forth in Chapter 122, Fees, with an acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~bond~~ and statement from the Department of Public works; all licenses to be issued by the Town Council prior to any work commencing.[1]

[1] Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

(B) Application. Written application for the permit required by this section shall be filed with the Director of Public Works, setting forth the location and nature of the work to be done. Such application shall contain an agreement by the applicant to comply with all regulations concerning such work and to hold the Town harmless from any damage or loss sustained by the Town on account of injuries or property damage suffered by persons using the streets, highways or sidewalks, due to the existence of such excavation or the erection or maintenance of any device or the failure of such applicant to comply with the regulations governing the excavation, including maintenance of the work for a period of not less than one year from the date of completion.

(C) Financial Security ~~Bond~~.

(1) The Town Council shall annually establish Financial Security ~~bond~~ amounts for specific types of excavation and road opening activities covered under this section, such as water service connection, sewer connection, drainage connection, and the like, upon the recommendation of the Town Engineer. In no event shall a Financial Security ~~bond~~ amount be established at less than $5,000 for a particular type of excavation or road opening activity.

(2) All applicants seeking a permit under this section, except for public utilities that have previously posted a Financial Security ~~bond~~ of $25,000 in accordance with Subsection C(3) below, shall file a Financial Security ~~bond~~ with the Town Treasurer in the amount established annually by the Town Council for the particular type of excavation and road opening activities involved. The Financial Security ~~bond~~ shall run to the Town of Coventry and shall be conditioned upon the faithful performance of the permit agreement. No letters of credit will be accepted.

(3) Any business or utility that is regulated by the State Public Utilities Commission may, in lieu of the Financial Security ~~bond~~ requirements of Subsection C(2) of this section, file one Financial Security ~~bond~~ with the Town Treasurer in the amount of $25,000 to cover annual repair and service work. A separate Financial Security ~~bond~~ will be required for all capital projects. The Financial Security ~~bond~~ shall run to the Town of Coventry and shall be conditioned upon the faithful performance of the permit agreement. No letters of credit will be accepted. The filing of such Financial Security ~~bond~~ will eliminate the necessity of the business or utility filing a Financial Security ~~bond~~ on each occasion that an excavation or road opening permit is sought under this section.

(D) A permit application shall be approved and issued by the Director of Public Works upon the filing of the required Financial Security ~~bond~~ with the Town Treasurer. All work shall be completed in accordance with the right-of-way excavation procedures developed by the Department of Public Works.

(E) Certification of completion of work; return of Financial Security ~~bond~~. The Town Engineer shall certify the completion of the work for which the road opening permit is required. The Director of Public Works shall inspect the work for the period of one year, commencing at the completion of the work. At the expiration of the one-year period, the Director of Public Works shall advise the Town Council as to the status of the work. If, at the expiration of the one-year period, the Town Engineer is satisfied with the condition of the work, and any interim maintenance thereof which may have been required, the Town Engineer will so note on the permit, a copy of which will go to the Town Treasurer for release of the Financial Security ~~bond~~, excepting those Financial Securities ~~bonds~~ filed by any business or utility regulated by the State Public Utilities Commission. The Town Council shall be advised if the Town Engineer finds the condition of the work and maintenance thereof to be unsatisfactory, with a recommendation to default the Financial Security ~~bond~~ and the required remedy to produce acceptable conditions.

(F) Any violation of the provisions of this section, failure to obtain permit, license or Financial Security ~~bond~~, or maintain such, may result in a fine of $300 for each offense and prohibit the contractor from doing work in Coventry for one year.

§ 209-10 Curb and sidewalk opening in connection with construction of residence; Financial Security ~~bond~~. [Amended 10-7-2002 by Ord. No. 6-02-0233]

(A) No building permit shall be issued for construction of a residence without issuance of a curb and sidewalk opening permit and without posting of an acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~a performance bond~~ to guarantee the installation of curb openings and sidewalks in conformance with subdivision regulations of the Town, unless such requirement is waived or modified by the Town Engineer, in writing, for the lot under consideration.

(B) Written application for a permit required by this section shall be filed with the Town Engineer, setting forth the location of the proposed curb opening. Such application shall contain an agreement by the applicant to comply with all regulations set forth in the subdivision regulations of the Town concerning curb openings and sidewalks, and to hold the Town harmless from any damage or loss sustained by the Town on account of injuries or property damage suffered by persons using the street or sidewalks due to the existence of such opening or the failure of such applicant to comply with the regulations governing such openings.

(C) Each applicant for a permit under this section shall file a Financial Security ~~cash bond~~ with the Town Treasurer. The amount of the Financial Security ~~bond~~ shall be determined by the Town Council on an annual basis. This Financial Security ~~bond~~ shall be returned to the applicant upon faithful performance of the work required. The Town Engineer shall be responsible for accepting such work and shall certify to the Town Treasurer that the work has been completed to standards.

(D) The applicant for a permit under this section has 30 days, upon receiving the certificate of occupancy, to complete the required curb opening and sidewalk according to standards. Failure to complete the required work and to have the work accepted by the Town Engineer shall result in default of the Financial Security ~~bond~~ amount. The Town shall then be entitled to perform the work or hire a contractor to perform the work and pay for such work with the Financial Security ~~bond~~.

(E) Any person aggrieved by this section may appeal to the Planning Commission the permit requirement or Financial Security ~~bond~~ amount. The Commission shall review the appeal and determine to what extent such requirements shall be enforced.

Section 2. This ordinance shall take effect upon its passage and final adoption.

Approved as to Form:

_____

Town Solicitor Date

Introduced by/Pursuant to: Council _____

Referred to/for: First Reading of the Ordinance on May 12, 2026

Planning Commission for recommendation on _____, 2026

Public Hearing before the Town Council on June 9, 2026

Passed or Denied on a vote of _____

_____

John-Paul A. Verducci – Town Council President

Approved:

_____

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES, 2008 PART II – GENERAL LEGISLATION, CHAPTER 255, ARTICLE IX – Supplementary Regulations

Ordinance No. 2026-11

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article IX:

Article IX, Chapter 255 — Zoning (Supplementary Regulations)

§ 255-970 Telecommunication towers.

A. Purpose. The intent of this section is to regulate the placement of new telecommunication towers, telephone and cable television equipment and related equipment and addition of communication equipment to existing structures. The regulations serve to establish a procedure for application and variance from the regulations; establish development standards and locational requirements and to encourage the co-location of equipment onto existing structures.

(1) The purpose of this section is to establish general guidelines for the siting of communication towers and antennas. The goals of this section are to:

(a) Encourage the location of towers for telecommunication equipment and cable television equipment in nonresidential areas and minimize the total number of towers throughout the community;

(b) Strongly encourage the joint use of new and existing tower sites;

(c) Encourage users of towers and antennas to locate them, to the greatest extent possible, in areas where any adverse impacts on the community are minimized;

(d) Encourage applicants and users of towers, antennas and equipment to configure them in a way that minimizes the adverse visual impact of the towers, antennas and equipment;

(e) Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively and efficiently.

B. Definitions. As used in this section, the following terms shall have the meanings indicated:

ACCESSORY STRUCTURE
Addition(s) to existing tower(s) or nonresidential structure including the mechanical building, mounting equipment or additional antenna not to exceed 20 feet above the original structure.

ALTERNATIVE TOWER STRUCTURE
Man-made trees, clock towers, bell steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

ANTENNA
Any exterior apparatus designed for telephonic, radio, or television communications through the sending and/or receiving of electromagnetic waves.

FAA
The Federal Aviation Administration.

FCC
The Federal Communications Commission.

GOVERNING AUTHORITY
Either the Buildings Official or the Zoning Board of Review.

HEIGHT
When referring to a tower or other structure, the distance measured from ground level to the highest point on the tower or other structure, even if said highest point is an antenna.

PRE-EXISTING TOWERS AND ANTENNAS
Have the meaning set forth in Subsection C(3) of this section.

PUBLIC OFFICER
The Zoning Enforcement Officer or Building Official of the Town of Coventry.

RELATED EQUIPMENT
Equipment and/or structures which is/are an integral part of the system or any structures used to house such equipment.

TOWER
Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like.

C. Applicability.

(1) New towers and facilities. The requirements set forth in this section shall govern the location of all new towers, facilities and related equipment that exceed, and antennas that are installed at a

height in excess of, the height limitations specified for each zoning district. The height limitations applicable to buildings and structures shall not apply to towers and antennas.

(2) Amateur radio; receive-only antennas. This section shall not govern any tower, or the installation of any antenna, that is under 70 feet in height and is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive-only antennas.

(3) Preexisting towers and antennas. Any tower or antenna for which a permit has been properly issued prior to the effective date of this section shall not be required to meet the requirements of this section, other than the requirements of Subsection D(3) and (4). Any such towers or antennas shall be referred to in this section as "preexisting towers" or "preexisting antennas."

D. General guidelines and requirements.

(1) Principal or accessory use. Antennas and towers may be considered either principal or accessory uses. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot. For purposes of determining whether the installation of a tower or antenna complies with district development regulations, including but not limited to setback requirements, lot coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased parcels within such lots. Towers that are constructed, and antennas that are installed, in accordance with the provisions of this section shall not be deemed to constitute the expansion of a nonconforming use or structure. Towers and base facilities may not take away required parking spaces of an existing building.

(2) Inventory of existing sites. Each applicant for an antenna and/or tower shall provide to the Building Department an inventory of its existing towers that are either within the Town of Coventry and within 10 miles of the border thereof, including specific information about the location, height, design and capacity of each tower. The Building Department may share such information with other applicants applying for administrative approvals or special use permits under this section or other organizations seeking to locate antennas within the Town; provided, however, that the Building Department is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

(3) Federal requirements. All towers must meet or exceed current standards and regulations of the Rhode Island State Building Code, FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.

(4) Building codes: safety standards. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in the State Building Codes as amended from time to time. If, upon inspection, the Building Official concludes that a tower fails to comply with such codes and standards, and constitutes a danger to persons or property, then the Building Official shall proceed in accordance with Chapter 27.3 of Title 23 of the R.I.G.L., entitled "State Building Code."

(5) Notification. All applicants shall send certified mail announcements to all other users locating in Coventry, declaring their sharing capabilities and siting needs. Except in cases where mechanical, structural or regulatory factors prevent them from sharing, applicants cannot be denied or deny space on a tower.

(6) ANSI Standards. Upon completion of construction, the applicant shall submit an annual report to the Town Engineer which provides quantified electromagnetic field (EMF) measurements and compares these measurements to current Federal and American National Standards Institute (ANSI) standards or subsequent standards. If the project does not meet federal and ANSI standards, the permit may be modified or revoked.

E. Procedures.

(1) General.

(a) A preapplication conference with the Planning Department is required before any building permit is sought. The conference will serve to familiarize the applicant with the Town's regulations. The Planning Department shall approve the site plan prior to the issuance of any building permit.

(b) Building permits are required for all telecommunications towers, related equipment and similar facilities.

(c) Each applicant for such building permit shall apply to the Building Department, providing the information set forth in Subsection G(2) below.

(d) The Building Department shall respond to each such application within 30 days after receiving it by either approving or denying the application. If the Building Department fails to respond to the applicant within said 30 days, then the application shall be deemed to be approved.

(e) In connection with any such administrative approval, the Zoning Enforcement Officer may, in order to encourage shared use, administratively waive any zoning district setback requirement by up to 10%.

(f) If an administrative approval is denied, the applicant may appeal said denial in accordance with the provisions of the zoning article concerning appeals of administrative decisions.

F. Permitted uses.

(1) General. The uses listed in this subsection are deemed to be permitted uses and shall not require a special use permit. Nevertheless, all such uses shall comply with Subsection D(3) and (4) above, and Subsection H and all other applicable statutes and articles.

(2) Specific permitted uses. The following uses are specifically permitted:

(a) Locating a tower or antenna, including the placement of additional buildings or other supporting equipment used in connection with said tower or antenna, in an I1 Industrial or Business Park Zoning District; provided, however, that such tower shall be set back from any existing off-site residence a distance equal to the height of the tower or in the case of an unoccupied lot, set back a distance equal to the height of the tower less the residential yard setback for the adjacent residential lot;

(b) Installing an antenna on an existing structure other than a tower (such as a building, sign, light pole, water tower, or other freestanding nonresidential structure) that is 50 feet in height or greater, so long as said additional antenna adds no more than 20 feet to the height of said existing structure;

(c) Installing an antenna on any existing tower of any height, so long as the addition of said antenna adds no more than 20 feet to the height of said existing tower; provided, however, that such specific permitted use shall not include the placement of additional buildings or other supporting equipment used in connection with said antenna;

(d) Location of communication towers, cable television equipment and related equipment on municipal property, i.e., Town or school property, shall be allowed by right, provided that a site plan, approved by the Director of Planning, is provided before a building permit may be issued.

G. Special use permits.

(1) General. The following conditions shall require the issuance of special use permits:

(a) If the tower or antenna is not a permitted use under Subsection F of this section or permitted to be approved administratively pursuant to Subsection E of this section, then a special use permit shall be required for the construction of a tower or the placement of an antenna in all zoning districts.

(b) In granting a special use permit, the Zoning Board of Review may impose conditions, to the extent the Board concludes such conditions are necessary, to minimize any adverse effect of the proposed tower on adjoining properties.

(c) Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer.

(2) Information required. Each applicant requesting a special use permit under this section shall submit a scaled site plan and a scaled elevation view and other supporting drawings, calculations, and other documentation, signed and sealed by appropriate licensed professionals, showing the location and dimensions of all improvements, including information concerning topography, radio frequency coverage, tower height requirements, setbacks, drives, parking, fencing, buffering/landscaping, adjacent uses, and other information deemed by the Zoning Board of Review to be necessary to assess compliance with this section.

(3) Factors considered in granting special use permits. The Zoning Board shall consider the following factors in determining whether to issue a special use permit, although the Board may

waive or reduce the burden on the applicant of one or more of these criteria if they find that the goals of this section are better served thereby.

(a) Height of the proposed tower;

(b) Proximity of the tower to residential structures and residential district boundaries;

(c) Nature of uses on adjacent and nearby properties;

(d) Surrounding topography;

(e) Surrounding tree coverage and foliage;

(f) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

(g) Proposed ingress and egress; and

(h) Availability of suitable existing towers and other structures as discussed in Subsection F(2)(6) of this section.

(4) Availability of suitable existing towers or other structures. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Zoning Board that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:

(a) No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements.

(b) Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.

(c) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.

(d) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.

(e) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

H. Design standards. The following design standards shall apply to all towers and antennas approved by right or for which a special use permit is required; provided, however, that the Zoning

Officer or the Zoning Board of Review, as is applicable, may reduce the standard setbacks and separation requirements if the goals of this section would be better served thereby.

(1) Setbacks and separation.

(a) Towers must be set back a distance equal to the height of the tower from any residential structure or lot line, whichever is closer.

(b) Guys and accessory facilities must satisfy the minimum zoning district setback requirements for accessory structures.

(c) In zoning districts other than Industrial or Business Park Zoning Districts, towers over 90 feet in height shall not be located within one-quarter of a mile from any existing tower that is over 90 feet in height.

(2) Aesthetics: lighting.

(a) Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color, so as to reduce visual obtrusiveness.

(b) At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower facilities into the natural setting and built environment.

(c) If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

(d) Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the appropriate governing authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.

(3) Landscaping.

(a) Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent residential property. The standard buffer shall consist of a landscaped strip which incorporates such measures as to adequately protect adjacent properties, i.e., berming, shrub and tree plantings or a combination of these measures, at least six feet wide outside the perimeter of the compound shall be provided. A site plan approval from the Director of Planning and Development is required before a building permit may be issued.

(b) In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived altogether.

(c) Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may be sufficient buffer.

(4) Security fencing.

(a) Towers and equipment shall be enclosed by security fencing not less than six feet in height, with appropriate anticlimbing devices.

(b) Towers and fencing shall also be equipped with the appropriate measures to ensure security of the equipment and tower.

I. Removal of abandoned antennas and towers. Any antenna or tower that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such antenna or tower shall remove same within 90 days of receipt of notice from the Building Official notifying the owner of such abandonment. The applicant/owner shall post an acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~a bond~~ which shall be reevaluated every two years, to cover the cost of removal. If such antenna or tower is not removed within said 90 days, the Town may remove such antenna or tower at the owner's expense. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

Section 2. This ordinance shall take effect upon its passage and final adoption.

Approved as to Form:

_____

Town Solicitor Date

Introduced by/Pursuant to: Council

Referred to/for: First Reading of the Ordinance on May 12, 2026

Planning Commission for recommendation on May 27, 2026

Public Hearing before the Town Council on June 9, 2026

Passed or Denied on a vote of _____

_____

John-Paul A. Verducci – Town Council President

Approved:

_____

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES, 2008 PART II – GENERAL LEGISLATION, CHAPTER 255, ARTICLE X – Earth Removal/Sand and Gravel Extraction

Ordinance No. 2026-12

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article X:

Article X, Chapter 255 — Zoning (Earth Removal/Sand and Gravel Extraction)

§ 255-1020 Permit application.

A. Before a landowner or operator may extract earth, sand or gravel or other materials from his/her property for commercial purposes, a special use permit must be applied for and obtained from the Zoning Board of Review. Owners of a similar existing facility must apply for a permit pursuant to this article within six months of the effective date of this article, to the extent any use of the land or operations thereon are not legal nonconforming as provided in Article VIII.

(1) The application for the special use permit must include 11 copies of an application, a site plan, and an informational report, to provide the Zoning Board of Review with a sufficient basis for reaching a determination on the application. Additional copies of the application packet shall be submitted to the Planning Commission, the Director of the Planning and Development Department, and the Town Engineer.

B. The site plan submitted as part of the application must show the following information, and be supported by sufficient explanatory narrative where necessary:

(1) The extent of the area to be excavated on the site and how it will be phased pursuant to § 255-1030I.

(2) Contours shown at no greater than two-foot intervals.

(3) Access and egress to roads outside the site, for both employee and material transport.

(4) Location, identification, and dimensions of all property lines, 200 feet in all directions therefrom, and public and private easements.

(5) Location of all structures on the property.

(6) Location and description of the floodplain, surface water bodies, groundwater resources, wetlands, and other environmentally sensitive resources.

(7) Direction of groundwater flow, rate of groundwater flow and maximum high groundwater elevation.

(8) Significant natural features such as large trees, vegetative groupings, and rock outcroppings.

(9) Complete adjacent land use information including the names of the record owners of all abutting properties, a description of all land uses, identification of water resources on adjacent properties, and information regarding private wells on adjacent properties, if applicable.

(10) Existing elevations of the property to be excavated and the estimated excavation depth.

(11) Existing and proposed excavation areas shown by operational phases, sequence, thicknesses of overburden, and estimated seasonal high and low water table elevations.

(12) Typical cross sections showing information requested in Subsection B(11) above and maximum slopes and restoration cover thicknesses.

(13) Processing, equipment, and storage areas.

(14) Proposed fencing, gates, parking, and signs.

(15) Areas to be used for the storage of topsoil and other overburdened material including volume calculations and method of stabilization.

(16) Locations of test borings and monitoring wells.

(17) Location of roads to be used for transportation of extracted materials.

(18) Erosion controls.

(19) Location of any proposed burial areas for stumps, boulders, etc.

C. The informational report to be submitted as part of the application shall provide a description of the following aspects of the facility operations:

(1) The approximate date of operational commencement and the anticipated duration of the operation.

(2) Proposed daily operational times.

(3) Estimated type and volume of the excavation.

(4) The nature of the material to be extracted for commercial purposes.

(5) Methods to be utilized for extracting and processing the material.

(6) The equipment to be used on site and number of vehicle trips per day during hauling.

(7) Measures to be utilized for mitigating potential noise, dust, soil erosion, air pollution, and water pollution emanating from the site.

(8) Methods to be utilized for dewatering or discharge in impounding areas.

(9) Method to be used for disposal of toxic substances or wastes, if present or generated on the site.

(10) A definitive restoration plan outlining measures to be used to restore the site once material extraction operations have ceased. While this description does not represent the comprehensive restoration plan which is required to be submitted to the Zoning Board of Review for review prior to operational shut-down in accordance with § 255-1050 below, it must be consistent with the standards set forth therein. The submission of this plan shall become the basis for posting of an acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123. ~~the performance bond pursuant to § 255-1050.~~

(11) Statement indicating whether the applicant has submitted applications for or secured any other required local, state, or federal permits.

D. A filing fee for a special use permit application of $500 shall be paid to the Town with the submission of the application.

E. The Director of the Planning and Development Department shall determine within 30 days whether to deem the application complete. If the application is found to be incomplete, the applicant shall be required to submit the necessary information.

F. Within 30 days after receipt of a complete application, the Planning Commission shall conduct a public hearing on the proposal. At the public hearing, the Town Engineer and the Director of Planning and Development shall be present to submit information and/or answer questions by the Planning Commission. The Planning Commission shall submit an advisory opinion to the Zoning Board of Review. The Zoning Board of Review shall conduct a public hearing on the application. Prior to the Zoning Board of Review public hearing, a notification shall be sent to all property owners within 1,200 feet of the property boundaries of the operations.

G. Within 30 days of the close of the public hearing, the Zoning Board of Review shall render its decision on the application. It may choose to approve the project, approve it subject to conditions, or deny it.

H. In addition to the requirements set forth in this article for controlling those activities involving the removal or mining of each, sand, and gravel for commercial purposes, the Zoning Board of Review shall make a determination that the applicant is in compliance with the requirements of a special use permit as set forth in Article IV, § 255-430.

§ 255-1060 (Security/performance bond).

A. The acceptable forms of "Financial Security" are authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123. ~~A performance bond, of credit or other form of surety~~ Such Financial Security shall be posted in an amount to be determined by the Town Engineer to ensure proper operation of the facility and that the restoration requirements are adequately met. After evidence of nonconformance or nonperformance of the applicant, the Director of the Planning and Development Department or his or her designee shall recommend to the Zoning Board of Review that the Financial Security ~~bond~~ be defaulted, and measures taken to accomplish necessary work in fulfillment of the intent of the regulations. Upon satisfactory completion of the restoration plan and compliance with the regulations in §§ 255-1030, 255-1040, and 255-1050 as certified by the Director of the Planning and Development Department or his or her designee, the Zoning Board of Review shall issue a written certification that the above requirements have been met. The Financial Security ~~performance bond, letter of credit or other surety~~ shall be released to the landowner upon receipt of the written certification from the Town Council.

B. If all requirements of these regulations have been met by the applicant, the Zoning Board of Review shall recommend release by the Town Council of the Financial Security ~~all surety bonds and other funds~~ held in warranty of completion of the project. The Town Council shall thereupon approve, reject, or modify the Zoning Board's recommendation.

Section 2. This ordinance shall take effect upon its passage and final adoption.

Approved as to Form:

_____

Town Solicitor Date

Introduced by/Pursuant to: Council

Referred to/for: First Reading of the Ordinance on May 12, 2026

Planning Commission for recommendation on May 27, 2026

Public Hearing before the Town Council on June 9, 2026

Passed or Denied on a vote of _____

_____

John-Paul A. Verducci – Town Council President

Approved:

_____

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES, 2008 PART II – GENERAL LEGISLATION, CHAPTER 255, ARTICLE XIII – Residential Cluster Development

Ordinance No. 2026-13

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article XIII:

Article XIII, Chapter 255 — Zoning (Residential Cluster Development)

§ 255-1340 General requirements.

A. Cluster developments are permitted only in residential districts. The Commission shall not approve a cluster development in an established single-family neighborhood where in their determination, such land use will be inconsistent with or will have a detrimental effect upon the surrounding property. If the Commission denies a cluster development based on this section, they shall identify this as the reason for denial.

B. The minimum frontage of the parcel for development proposals shall be at least 75 feet per ingress and egress in all residential districts. Said frontage shall be landscaped in accordance with Article XVII. Additional frontage may be required if more than one access road is deemed necessary by the Commission.

C. Each lot shall have adequate access on a public or private way.

D. Each lot shall be of a size and shape to provide a building site which shall be in harmony with the natural terrain and other features of the land.

E. There shall be an adequate, safe, and convenient arrangement of pedestrian circulation, facilities, roadways, driving, and parking.

F. Streets, driveways and other paved areas intended to remain in private ownership shall be approved as to design and construction standards by the Commission. At the discretion of the Commission, private roads serving cluster developments may be owned in common by the homeowners and maintained as private rights-of-way, provided that such roads at the time of approval are bonded to guarantee all construction standards as required for public improvements.

G. A written agreement or contract to be executed between the developer and the Town of Coventry shall be submitted at the final stage of the review process stating:

(1) That the owner or developer will construct the development and install improvements both public and private in accordance with the approved plan. An acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~performance bond~~ shall be posted to guarantee completion in an amount to be set by the Commission.

(2) That in the event of failure of the owners, successors, or assigns to maintain any common open space, recreation areas, landscaping features or other required improvements, the Town may enter said development and perform such necessary maintenance work and charge the cost, including attorney fees, to the owner, successor, or assigns.

(3) That this contract shall be binding upon the heirs, assigns, successors or receivers of the development and shall constitute a lien on the property in the development.

(4) Any other conditions required by the Commission.

H. A site plan shall be recorded after the RCD is approved.

§ 255-1380 Approval required before improvements.

No street and no public water supply or other improvement shall be constructed and no building permit shall be issued for the construction of any building within any cluster development unless a plat of such development has been approved by the Commission and all infrastructure improvements have been completed, or an acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~security/performance bond~~ has been posted pursuant to § 255-13100, prior to recording the plat in the office of the Town Clerk.

§ 255-13100 (Security/performance bond).

The acceptable forms of "Financial Security" are authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123. ~~A performance bond, letter of credit or other form of surety~~ Such Financial Security shall be posted in an amount to be determined by the Commission to ensure proper development of the project in accordance with this article. After evidence of the nonconformance or nonperformance of the applicant, the Commission will recommend that the Financial Security ~~bond~~ be defaulted and measures taken to accomplish necessary work in fulfillment of the intent of the regulations. Upon satisfactory completion of the project, the Commission shall issue a written certification that the above requirements have been met. The Financial Security ~~performance bond letter of credit or other surety~~ shall be released to the landowner upon receipt of the written certification from the Commission.

Section 2. This ordinance shall take effect upon its passage and final adoption.

Approved as to Form:

_____

Town Solicitor Date

Introduced by/Pursuant to: Council John-Paul A. Verducci

Referred to/for: First Reading of the Ordinance on May 12, 2026

Planning Commission for recommendation on May 27, 2026

Public Hearing before the Town Council on June 9, 2026

Passed or Denied on a vote of _____

_____

John-Paul A. Verducci – Town Council President

Approved:

_____

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES, 2008 PART II – GENERAL LEGISLATION, CHAPTER 255, ARTICLE XVII – Landscaping

Ordinance No. 2026-14

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article XVII:

Article XVII, Chapter 255 — Zoning (Landscaping)

§ 255-1760 Maintenance of landscaped buffers.

A. To ensure the implementation and long-term maintenance of landscaping plans and requirements, the Commission may require one or more of the following:

(1) A two-year guarantee on all new plant material. If any required tree or shrub dies within this period of time, it shall be replaced.

(2) Require the developer to post an acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~a performance or maintenance bond~~ conditioned upon satisfactory implementation of the landscape plan.

B. Failure to comply with this article may result in enforcement and penalties pursuant to Article III.

Section 2. This ordinance shall take effect upon its passage and final adoption.

Approved as to Form:

_____

Town Solicitor Date

Introduced by/Pursuant to: Council

Referred to/for: First Reading of the Ordinance on May 12, 2026

Planning Commission for recommendation on May 27, 2026

Public Hearing before the Town Council on June 9, 2026

Passed or Denied on a vote of _____

_____

John-Paul A. Verducci – Town Council President

Approved:

_____

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

**IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES,
2008 PART II – GENERAL LEGISLATION,
CHAPTER 255, ARTICLE XX – Wind Energy Facilities**

Ordinance No. 2026-15

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article XX:

Article XX, Chapter 255 — Zoning (Special Regulations for Wind Energy Facilities)

§ 255-2080 Decommissioning and abandonment.

A. Prior to the issuance of a permit under this article, the applicant shall deposit, in an acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~the form of cash or a cash bond~~, with the municipality the full estimated cost of dismantling and removal of the wind energy facility, including the cost necessary to return the property to its pre-siting condition, which the municipality shall place in an escrow account. A wind energy facility that is not generating electricity for 12 consecutive months shall be deemed discontinued. In the event the facility has not generated electricity for a period of 12 months, the zoning official shall notify the owner or operator of the turbine that the turbine has been deemed abandoned. The owner/operator may then file an appeal of the zoning officer's decision to the Zoning Board and/or may request an extension of the period within which the facility must be dismantled. The filing of said appeal shall serve as a stay of the requirement to dismantle. The facility shall be removed from the property by the applicant/owner within 120 days of receipt of notice from the Zoning Official unless an appeal has been filed. If, however, the wind energy facility is not removed within this time period, the municipality may remove the turbine at the applicant's expense, using the Financial Security ~~escrowed funds~~. These funds shall be used to pay all site reclamation costs deemed necessary and reasonable to return the site to it preconstruction condition, including the removal of roads and reestablishment of vegetation. If funds remain after the necessary expenditures, the municipality shall reimburse the applicant.

B. The amount of said decommissioning fund shall be calculated by an independent firm selected by the Town. The cost of this calculation shall be borne by the applicant. In the calculation of the decommissioning costs, a deduction of the overall cost shall not be reduced as a result of anticipated scrap metal recovery due to the volatility of the market.

§ 255-20120 Improvement guarantees.

A. Definition and purpose.

(1) An "improvement guarantee" is a security instrument accepted by the Town to ensure all improvements, facilities, or work required by this article or as a condition of approval of a wind facility will be completed in compliance with the approved plans and specifications.

(2) Improvement guarantees shall be provided to ensure the proper installation and maintenance of required street, utility and other physical improvements and maintenance of other physical improvements and to ensure compliance with other nonstructural conditions of approval (if any). The nature and duration of the guarantee shall be structured to achieve this goal without adding unnecessary costs to the developer.

B. General procedures.

(1) Before final plan approval of any wind facility, the developer must secure the agreement of the Zoning Board to approve agreements for the completion of all required improvements. Such agreements may take the form of cash or bond.

(2) At the preliminary plan review stage, the developer shall submit a letter requesting that security sufficient to cover the cost of required improvements be established by the Board.

(3) If improvements are to be guaranteed, the provisions of this section shall apply.

C. Procedures for financial guarantees.

(1) Amount.

(a) Improvement guarantees shall be in an amount and with all necessary conditions to secure for the Town the actual construction and complete installation of all of the required improvements, and the satisfactory completion of all conditions of final approval within the time periods required for completion provided therein.

(b) The amount shall be based upon actual cost estimates which would be required for the Town to complete all improvements required as a condition of final approval. These estimates shall be initially prepared by the Municipal Engineer and/or the Director of Public Works and submitted to the Administrative Officer, who shall review the estimates, if requested, with the developer. If the developer disagrees with the estimated amount, he/she shall have the opportunity to submit a revised estimate along with supporting justification for the revisions.

(c) The Technical Review Committee shall review the Municipal Engineer's and the Director of Public Works' cost amount of the improvement guarantee, or the developer's revision, and make a recommendation to the Zoning Board, which shall review and set the final amount.

(d) The Zoning Board may set the guarantee in a reasonable amount in excess of the estimated costs in order to anticipate for increases in economic or construction conditions. However, the amount of such increase shall not exceed 120% of the estimated costs of improvements as recommended by the Technical Review Committee or as recommended by the Municipal Engineer and Director of Public Works.

(e) At the expiration of the approval period, if all required improvements are not complete, the Zoning Board shall review the status of improvements and may implement one of the following actions:

[1] Require the developer to extend the duration of the entire improvement guarantee;

[2] Reduce the amount of the improvement guarantee to cover the estimated costs of remaining improvements; or

[3] Authorize the Administrative Officer to take the steps necessary to ensure completion of the remaining work by using the improvement guarantee funds.

(f) If at any time during the guarantee period the procedures, implementation measures, methods, materials, and/or schedules of construction are determined by the Zoning Board not to be in compliance with the approved plans, the Board may, after proper notification to the developer, authorize the use of improvement guarantee funds to insure proper compliance.

(2) Form and amount of guarantee. The developer shall submit to the Zoning Board an improvement guarantee in an acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123. ~~the form required by the Zoning Board and based upon the recommendation of the Town Manager. Said guarantee shall be payable to the Town of Coventry.~~

(3) Conditions.

(a) Establishment of reliability. The Town Manager shall establish the reliability of the person, persons, or company furnishing the required improvement guarantee to the developer.

(b) Binding agreement. Acceptance of the required improvement guarantee by the Zoning Board, certification by the Town Treasurer of the receipt of such guarantee(s), and the recording of such action in the minutes of the Zoning Board meeting shall constitute a binding agreement between the principal, surety, and the Town of Coventry.

(4) Duration and release of guarantee.

(a) Term of duration of the required improvement guarantee shall begin with the date of acceptance of such instrument of guarantee by the Zoning Board.

(b) Expiration. The required improvement guarantee shall be condition on the faithful completion of construction and installation of required improvements to the land within a period of one year.

Said guarantee shall have a minimum expiration date of one year after completion of said improvements as certified by the Municipal Engineer in coordination with the Director of Public Works and shall contain the provision that same may be released to the developer only upon the due authorization of the Coventry Town Council.

(c) Release of guarantee. At the end of the one-year period, the developer may apply to the Town Council at a regularly scheduled meeting for the release of the improvement guarantee. This application shall be accompanied by certificates from the Director of Public Works, Municipal Engineer, the Town Surveyor, and the Zoning Board that all required improvements have been installed, constructed, and completed within the specified time limit and in accordance with the specifications contained in these regulations.

(d) Approval of release. Certificates for release of the improvement guarantee shall be promptly executed by the Town Council upon receipt of the prescribed certificates of completion of required improvements from the Director of Public Works, Municipal Engineer, the Town Surveyor, and the Zoning Board.

(5) Extension of time. If, due to circumstances beyond the control of the developer, the construction or required improvements to the land cannot be completed in the prescribed time, the Zoning Board may grant a one-time extension for a period not to exceed 90 days. During such time extension, the guarantees shall remain in full force.

(6) Default.

(a) Conditions of default.

[1] The Town of Coventry shall hold the developer and surety in default of guarantee should the developer:
[a] Fail to meet all specifications for construction of required improvements to the land.

[b] Fail to properly notify the Director of Public Works and the Municipal Engineer of the beginning and completion of all phases of construction of required improvements to the land.

[c] Fail to protect existing improvements and/or properly repair such improvements should damage occur during construction of the development.

[d] Fail to clean debris from the site and adjacent areas upon completion of construction within the development.

[e] Fail to complete required improvements to the land within the time prescribed.

[f] Fail to correct improvement deficiencies evident within one year of the completion of said improvement.

[g] Fail to correct improvement deficiencies evident within one year of the completion of said improvement.

[2] Within the time periods of the improvement guarantee, the Zoning Board shall make any and all tests and inspections necessary to determine if any conditions of default exist. The Board shall require the developer to pay any inspection fee.

(b) Certification of default.

[1] Should any of the conditions cited above occur, the Municipal Engineer and agents retained by the Zoning Board shall certify in writing to the Zoning Board that the developer has not complied with the requirements of these regulations, the Municipal Engineer shall further certify the extent of noncompliance and the conditions thereof.

[2] The Zoning Board shall submit in writing to the Town Council its concurrence with or disapproval of the determination of the Municipal Engineer.

(c) Execution of guarantee. The Town Council shall, under the provision to Title 45, Chapter 23-46-11 of the General Laws of Rhode Island (1956 as amended), execute only that portion of the guarantee which shall be necessary to correct the deficiency for which the developer and surety are held in default.

(d) Payment of surety. Upon notification to the surety by the Town Council that the developer has been held in default of guarantee, the surety shall promptly pay to the Town of Coventry that portion of the guarantee which shall be necessary to correct the deficiency for which the developer and surety are held in default.

(7) Partial releases. Partial releases or reductions in the guarantee amount may also be authorized at any time prior to the expiration of final approval. A written request for release or reduction of any improvement guarantees shall be made to the Town Council, which shall act thereon upon receipt of a recommendation from the Zoning Board.

Section 2. This ordinance shall take effect upon its passage and final adoption.

Approved as to Form:

_____

Town Solicitor Date

Introduced by/Pursuant to: Council

Referred to/for: First Reading of the Ordinance on May 12, 2026

Planning Commission for recommendation on May 27, 2026

Public Hearing before the Town Council on June 9, 2026

Passed or Denied on a vote of _____

_____

John-Paul A. Verducci – Town Council President

Approved:

_____

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES, 2008 PART II – GENERAL LEGISLATION, CHAPTER 255, ARTICLE XXI – Special Regulations – Solar Power Generators

Ordinance No. 2026-16

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article XXI:

Article XXI, Chapter 255 — Zoning (Special Regulations – Solar Power Generators)

§ 255-2140 Ground-mounted solar installations.

A. Minor solar installations. Minor solar installations are permitted in all zones as an accessory use. Minor solar installations shall comply with all dimensional requirements for accessory structures as required by Article IX of this chapter.

B. Medium and major solar installations.

(1) All medium and major solar installation require the issuance of a use variance pursuant to Article IV of this chapter.

(2) Medium solar installations covering more than 20,000 square feet of area shall require minor land development approval from the Planning Commission pursuant to Coventry's Subdivision and Land Development Regulations.

(3) Unless otherwise specified by this article, medium solar installations shall meet all applicable zone requirements for accessory structures, including but not limited to lighting, and signage.

C. Major solar installations.

(1) All major solar installations require the issuance of a use variance pursuant to Article IV of this chapter and major land development approval from the Planning Commission pursuant to Article V of the Coventry Subdivision and Land Development Regulations.

D. General design standards for all ground-mounted solar installations.

(1) Ground-mounted solar installations shall not exceed 12 feet in height as measured from the original grade of the ground surface to the highest point of the solar installation, including the top of any support structure or panel. The Planning Commission may allow heights exceeding 12 feet in nonresidential zones for solar parking lot canopies.

(2) No removal of topsoil or unnecessary grading/disturbance of the ground is permitted as part of the installation or maintenance of a ground-mounted solar installation. Any topsoil that must be moved shall be stored and stabilized on-site for future use.

(3) To the maximum extent practicable, all ground-mounted solar installations shall be located so as to take advantage of existing cleared land. Clearing of forest or woodland shall be avoided to the greatest extent practicable.

(4) To the maximum extent practicable, all cleared areas below and surrounding a ground-mounted solar installation shall be maintained in a vegetated state to stabilize soils and prevent erosion.

(5) To the maximum extent practicable, all electrical connection and distribution lines shall be located entirely within the structure of the solar installation, underground, or within the structure to which the installation is supplying energy. Electrical equipment between the installation and the utility connection may be above-ground if required by the utility.

E. Supplemental design standards and requirements for major and medium solar installations.

(1) Whenever development plan review is required for a major or medium solar installation, the application shall include:

(a) The proposed site layout detailing any landscape changes, including but not limited to any clearing of trees or forest that has occurred during the 24 months prior to application;

(b) A diagram of all electrical components;

(c) A description of the major system components to be used;

(d) An operation and maintenance plan including measures for maintaining safe access to the installation, stormwater controls, as well as general procedures for operational maintenance of the installation;

(e) A decommissioning plan in conformance with this chapter, including an acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 as proof of financial surety for the removal of the solar installation;

(f) Proof that the appropriate utility company authority has been notified of the applicant's intent to construct a solar distributed generation facility and to submit an interconnection application (required with initial submission at pre-application or master plan phase);

(g) Proof of utility interconnection approval (required not later than preliminary plan phase);

(h) Any memorandum of lease, easement, or utility/distribution agreements;

(i) Proof of liability insurance;

(j) The contact information for the project contractors;

(k) A shading analysis;

(l) A viewscape analysis demonstrating that the reasonable steps have been taken in the siting of the proposed solar installation to reduce negative impacts on rural and forested viewscapes;

(m) A landscape plan (where required); and,

(n) Additional documents may be required by the Planning Commission. The Planning Commission may waive requirements of the land development review process upon written request of the applicant at pre-application.

(2) Setbacks and coverage. All medium and major solar installations shall maintain the property line setbacks for nurseries or greenhouses as set forth in dimensional regulations (Code § 255-610 of this chapter). Maximum lot coverage shall be 15%.

(3) Buffers. All medium and major solar installations shall maintain a vegetated buffer between the installation and all property boundaries to screen the solar installation from view from abutting properties and roads. Buffers may be incorporated into the required setback area.

(a) Medium solar installations in residential zones shall maintain a vegetated buffer of not less than 20 feet.

(b) Major solar installations in residential zones shall maintain a vegetated buffer of not less than 40 feet. A buffer plan prepared by a registered landscape architect and incorporating native species from the Rhode Island Native Plant Database shall be submitted as part of the project's application for major land development.

(c) All access roads through the buffer shall be angled or curved to obstruct views of the solar installation.

(d) Existing vegetation shall be supplemented with additional native species where necessary to ensure that the buffer adequately screens the solar installation from view beyond the property boundaries on a year-round basis.

(e) Medium and major solar installations in industrial, commercial and business zones may request permission from the Zoning Board of Review or, in the case of a Unified Development Review, the Planning Commission to use a reduced ten-foot hybrid buffer that combines a vegetated buffer

with solid or slatted security fencing to both secure and obscure view of the panels. The ten-foot hybrid buffer shall be extended to 20 feet where the solar installation abuts a residential zone.

(4) Security. A fence shall surround the perimeter of a major or medium ground-mounted solar installation of no less than seven and no more than 10 feet in height.

(5) Emergency services. The owner or operator shall provide a copy of the project summary, electrical schematic and site plan to the local fire chief. Upon request, the owner or operator shall cooperate with the local emergency services in developing an emergency response plan. Upon request, the owner or operator shall cooperate with the local emergency services to conduct basic on-site safety and operational training. The owner or operator shall identify a responsible person for public inquiries throughout the life of the solar installation.

(6) Signage. No signs are allowed on the security perimeter fencing except for a sign displaying the installation name, address and emergency contact information, and trespassing/warning/danger signs to ensure the safety of individuals who may come in contact with the installation. No sign shall exceed four square feet in area. Externally lit signs must be orientated such that the light is directed away from any adjacent properties and traffic arteries.

(7) Lighting. Lighting of solar installations shall be consistent with local, state and federal law and shall be limited to that required for safety and operational purposes. Light fixtures shall either be approved by the International Dark-Sky Association (IDA) or meet the criteria for such approval and shall be both fully shielded and full cut-off. All lighting fixtures shall be shielded so as to prevent light from being directed onto neighboring properties.

(8) Removal of solar installations. The property owner and the owner/operators of the solar installation shall be jointly and severally responsible for removing all obsolete, abandoned or unused equipment within 12 months after a solar installation has ceased operations. Removal shall include:

(a) Physical removal of all systems, structures, equipment, wiring and security from the site both above and below ground.

(b) All removed components shall be recycled whenever feasible.

(c) Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations; and

(d) Stabilization or revegetation of the site as necessary to minimize erosion. The Town may allow the owner or operator to leave landscaping or designated below grade foundations in order to minimize erosion and disruption to vegetation.

(9) Decommissioning. Unless otherwise approved in writing by the Planning Commission, all major and medium solar installations shall be removed in accordance with their approved decommissioning plan. Prior to beginning decommissioning operations, the owner or operator shall notify the Building Official by USPS certified mail of the proposed dates for discontinuing

operation of the installation and commencing removal activities, and the anticipated date for completing the decommissioning.

(10) Abandonment. Absent prior written approval from the Planning Commission extending the time for removal of a solar installation for extenuating circumstances, a solar installation shall be considered abandoned when it has been nonoperational for more than one year. If an owner or operator fails to remove a solar installation within 150 days of abandonment, the Town may take unilateral action to remove the solar installation without further notice at the owner's or operator's expense.

(11) Financial security. Applicants shall provide an acceptable form of "Financial Security" as authorized and defined in the Town of Coventry Code of Ordinances, Part II General Legislation, Chapter 123 ~~a form of surety, either through escrow account, bond or otherwise,~~ to cover the cost of removal in the event the Town must remove the installation and restore the landscape. The amount and form of said Financial Security ~~surety~~ shall be determined by the Planning Commission with review and input by the Town Engineer, Town Finance Director and Town Solicitor and such other Town officials as deemed necessary. As part of any lease agreements, the applicant shall submit a fully inclusive estimate of the costs associated with removal. The Financial Security ~~surety~~ amount established by the Planning Commission shall include a mechanism for calculating increased removal costs due to inflation and any expected salvage or resale value. Such surety will not be required for municipally or state-owned installations.

(12) Modifications. All material modifications to a solar installation made after issuance of the required building permit shall require approval by the Planning Department. Any addition to the size of the area will require a new application.

Section 2. This ordinance shall take effect upon its passage and final adoption.

Approved as to Form:

_____

Town Solicitor Date

Introduced by/Pursuant to: Council

Referred to/for: First Reading of the Ordinance on May 12, 2026

Planning Commission for recommendation on May 27, 2026

Public Hearing before the Town Council on June 9, 2026

Passed or Denied on a vote of _____

_____

John-Paul A. Verducci – Town Council President

Approved:

_____

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

INST: 00009453
Bk: 2357 Pg: 410

COVENTRY PLANNING COMMISSION DECISION

RECOMMENDATION TO COVENTRY TOWN COUNCIL ON PROPOSED AMENDMENT TO THE TOWN'S CODE OF ORDINANCES

DATE OF MEETING: **May 27, 2026**

SUBJECT: **Recommendation to Town Council Ordinance 2026-18, amending Chapter 255 – Zoning, Article VI ("Zoning District Use and Dimensional Regulations") & Article IX ("Supplementary Regulations")**

This matter came before the Planning Commission for a recommendation to the Town Council on a proposed amendment to the Town of Coventry's Code of Ordinances.

Ordinance 2026-18 amends § 255-600 – Schedule of Zoning District Use Regulations to allow "Gasoline Service Station" as a permitted use in the BP (Business Park) zone. This Ordinance also proposes specific restrictions on this use, which are detailed in § 255-930 of the Zoning Code. These restrictions include, but are not limited to: separation distances from residential properties and other sensitive uses, separation distances to rights of way, and lighting.

Although the ultimate authority to amend a municipal Zoning Ordinance resides with that municipality's Town Council, R.I. Gen. Laws § 45-24-51 establishes that the Planning Commission's role in the process begins upon referral of proposed amendments, and describes that role as follows: "…The planning board or commission shall, in turn, notify and seek the advice of the city or town planning department, if any, and report to the city or town council within forty-five (45) days after receipt of the proposal, giving its findings and recommendations as prescribed in § 45-24-52."

It is hereby DECREED:

Upon a motion made by Member Preiss, and seconded by Member Burke, the Coventry Planning Commission unanimously forwards a ***positive recommendation*** to the Coventry Town Council with respect to Proposed Ordinance 2026-18, based upon the following Findings of Fact:

Findings of Fact

RIGL § 45-24-52 ("Adoption – Review by planning board or commission.") states that, "Among its findings and recommendation to the city or town council with respect to a proposal for adoption, amendment, or repeal of a zoning ordinance or zoning map, the planning board or commission shall:"
"(1) Include a statement on the general consistency of the proposal with the comprehensive plan of the city or town, including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan; and

INST: 00009453
Bk: 2357 Pg: 411

1. The Comprehensive Plan adopted in 1999 does not provide any specific guidance on gasoline service stations. However, other retail uses are currently permitted uses in the BP (Business Park) zone and it is worth noting that the use was allowed by Special Use Permit up until the changing of State Law in 2023.
2. The proposed gasoline service station use is generally consistent with the Land Use Plan designation of the current BP zoning area, as the Comprehensive Plan states that "Uses should primarily include retail, service, office and light industrial development, with incidental retail and services integral to the overall area development."

"(2) Include a demonstration of recognition and consideration of each of the applicable purposes of zoning, as presented in § 45-24-30."

3. The proposed ordinance is consistent with the applicable purposes of zoning as presented in Rhode Island General Laws (RIGL) § 45-24-30 and the Town of Coventry Code of Ordinances § 255-110, specifically:
    a. The proposed ordinance "promote[s] the health, safety, morals and general welfare of the public" by establishing separation distances between Gasoline Service Station Uses and other sensitive uses.
    b. The proposed ordinance also "provide[s] for a range of uses and intensities of uses appropriate to the character of the Town and reflecting current and expected future needs." The Gasoline Service Station Use is an intensive commercial use for which the Business Park Zone is an appropriate location.

The following votes were cast on this matter:

Chairman Richard Kalunian	Aye
Vice Chairman John Studley, IV	Aye
Secretary Michael Burke	Aye
Member John Preiss	Aye
Member Ken DaSilva	Aye
Member Patrick Dulude	Aye
Member Gavaskar Lewis	Aye
Member Kevin Reyes	Excused
Member James Kenney, II	Excused

TOWN OF COVENTRY, R.I.
May 29,2026 10:26A
JOANNE P AMITRANO, TOWN CLERK

SIGNED:

Richard Kalunian, Chairman
Coventry Planning Commission

5/29/26
Date

PLANNING DEPARTMENT MEMORANDUM

TO:	Coventry Planning Commission
FROM:	Doug McLean, Director of Planning and Development
DATE:	May 21, 2026
SUBJECT:	Advisory Recommendation on Ordinance 2026-18; Proposed Gasoline Service Station Use,

Melissa Horne of Higgins, Cavanagh, and Cooney, LLP, on behalf of Walmart, has proposed an amendment to the Town of Coventry Zoning Code identified as Ordinance 2026-18 (attached to this memorandum). This Ordinance makes amendments to Sec. §255-600 – Schedule of Zoning District Use Regulations to allow "Gasoline service (full or self) station (minor repairs only, may be combined with convenience store)" as a new permitted use in the BP (Business Park) zone. This land use was previously allowed in Town through a Special Use Permit, but this allowance was removed in January of 2024 due to changes in state law on the permitting criteria for Special Use Permits to make such permits more permissive. It has always been the intent of Town staff to allow this land use again without utilizing the Special Use Permit approach.

In additional to allowing this use in the BP zone, this Ordinance also proposes specific restrictions on this use, which are detailed as new provisions in the Zoning Code to be inserted at Sec. §255-930. Ms. Horne's stated intent with this Ordinance was to follow the research that Planning Staff had done, which was to find a well-researched and appropriate approach to allowing this use in a wider context.

Context

Although the ultimate authority to amend a municipal Zoning Ordinance resides with that municipality's Town Council, R.I. Gen. Laws § 45-24-51 ("Adoption – Review by planning board or commission.") establishes that the Planning Commission's role in the process begins upon referral of proposed amendments, and describes that role as follows: "…The planning board or commission shall, in turn, notify and seek the advice of the city or town planning department, if any, and report to the city or town council within forty-five (45) days after receipt of the proposal, giving its findings and recommendations as prescribed in § 45-24-52." It is anticipated the Town Council will conduct a first reading of this Ordinance on 05/12/26 and therefore the next step in the Town's review process is for the Ordinance to be reviewed by the Planning Commission at its 05/27/26 meeting for an advisory recommendation.

Proposed Gasoline Service Station Ordinance

The applicant and Town Staff believe that the BP Zone is an appropriate zone for the proposed use of gasoline service station as many large "big box" stores and other commercial uses that have similar traffic volumes also occupy the BP zone.

The applicant's proposed Gasoline Service Station Use ordinance requires a separation distance of 100 feet from the fuel pumps to a residential zoned property, or a property that is currently being used for a residential use. A non-residentially zoning property would be required to have a separation distance of 50 feet. Also included in that language is that the fuel pumps cannot be located within 30' of a right of way, public or private. These distances mirror the suggested amount of separation that Town Staff had envisioned from our own research and judgment.

In addition to the above criteria, the applicant has proposed a limit on the amount of light that can "spill over" onto an adjacent property. The criteria submitted states that no light over 0.50 foot candles shall be measured at an adjacent residentially zoned parcel, or one that is being used as a residential use. This language mirrors the Performance Standards for Glare located in § 255-7130. While this performance standard is for industrial uses, Town Staff feel that it is an appropriate standard to use in this case.

Comparing the proposed criteria to other municipality's code can be challenging, as many municipalities use different metrics, and some use slightly different processes. For example, the only criteria in West Warwick is that a gasoline pump can't be closer than 20 feet to a lot line. Narraganset has a set of 12 or so criteria and can only be approved by a Special Use Permit. As stated earlier, Planning Staff had researched this use in surrounding municipalities, and found that the criteria included in this proposed ordinance to be a suitable mix from several communities, and a good fit for Coventry.

Planning Staff anticipate that the applicant will be applying for a Minor Land Development in the near future and this application will include a traffic study that has already been undertaken for the Walmart property. This traffic study concludes that the proposed fueling station, along with a minor expansion to the current Walmart building, will not create undue traffic impacts to the surrounding roadways.

Findings of Fact

Staff has conducted an orderly, thorough, and expeditious review of this proposed ordinance for conformance with required standards set forth in RIGL Section 45-24-52, as well as in the Town of Coventry's Comprehensive Plan and Zoning Code, and finds as follows:

RIGL § 45-24-52 ("Adoption – Review by planning board or commission.") states that, "Among its findings and recommendation to the city or town council with respect to a proposal for adoption, amendment, or repeal of a zoning ordinance or zoning map, the planning board or commission shall:"

"(1) Include a statement on the general consistency of the proposal with the comprehensive plan of the city or town, including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan; and

1. The Comprehensive Plan adopted in 1999 does not provide any specific guidance on gasoline service stations. However, other retail uses are currently permitted uses in the BP (Business Park) zone and it is worth noting that the use was allowed by Special Use Permit up until the changing of State Law in 2023.
2. The proposed gasoline service station use is generally consistent with the Land Use Plan designation of the current BP zoning area, as the zone "Uses should primarily include retail,

service, office and light industrial development, with incidental retail and services integral to the overall area development." in the Comprehensive Plan.

"(2) Include a demonstration of recognition and consideration of each of the applicable purposes of zoning, as presented in § 45-24-30."

3. The proposed ordinance is consistent with the applicable purposes of zoning as presented in Rhode Island General Laws (RIGL) § 45-24-30 and the Town of Coventry Code of Ordinances § 255-110, specifically:
    a. The proposed ordinance "promote[s] the health, safety, morals and general welfare of the public" by establishing separation distances between Gasoline Service Station Uses and other sensitive uses.
    b. The proposed ordinance also "provide[s] for a range of uses and intensities of uses appropriate to the character of the Town and reflecting current and expected future needs." The Gasoline Service Station Use is an intensive commercial use for which the Business Park Zone is an appropriate location.

Recommendation

Staff finds proposed Ordinance 2026-18 to be consistent with the standards for the required findings of fact set forth in RIGL Section 45-24-52 and Coventry Zoning Section § 255-110 with regard to the Town of Coventry's Comprehensive Plan and Purposes of Zoning Code. Staff therefore recommends that the Planning Commission adopt the documented findings of fact and forward a ***positive recommendation*** to the Town Council.

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

**IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES,
2008 PART II – GENERAL LEGISLATION,
CHAPTER 255, ARTICLE IX – Supplementary Regulations**

Ordinance No. 2026-18

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article X:

Article IX, Chapter 255 — Zoning (Supplementary Regulation)

§ 255-930 Supplemental regulations for specific land uses.

A. Gasoline service stations, automotive repair and drive-in restaurants. Gasoline stations, service stations, drive-in restaurants, car washes, automotive repair shops and similar highway oriented "drive-in" uses shall be designed to conform with the following requirements, in addition to other applicable provisions of this chapter.

(1) The minimum lot area shall be 20,000 square feet with a minimum street frontage of not less than 150 feet.

(2) Suitable separation shall be made between the pedestrian sidewalk and the vehicular parking or moving area with the use of appropriate bumper, wheel guards, or traffic islands in accordance with Article XII of this chapter. Where the portion of the property used for vehicular traffic abuts a street, such portion shall be separated from the street line by a concrete curb at least six inches high.

(3) The entire area used for vehicle service shall be paved, except for such unpaved area as is landscaped and protected from vehicle use by a low barrier.

(4) The construction standards for all drive access openings (curb cuts) shall be in accordance with Code § 255-1230C.

(5) The distance of any driveway from any property line shall be at least 10 feet.

(6) The distance between curb cuts serving the same lot or adjacent lots shall be no less than 40 feet.

(7) The distance between a street intersection and a curb cut shall be in accordance with Code § 255-1230D.

(8) Buffer landscaping and screening shall be done in accordance with Article XVII of this chapter.

(9) No vehicles shall be stored on site for salvage or dismantling.

(10) Hydraulic hoists, pits, lubricating, greasing, washing and repair equipment shall be entirely enclosed within a building. Tire and battery service and automotive repair, excluding automobile body repair and painting, may be carried out within the premises.

(11) Fuel pumps shall not be located within 100 feet of a residential zoned property, or a property that is currently being used for a residential use.

(12) Fuel pumps shall not be located within 50 feet of a non-residential zoned property.

(13) Fuel pumps shall not be located within 30 feet of a public or private right-of way.

(14) Light shall not produce direct or indirect glare as to cause illumination in excess of 0.50 foot-candles when measured from an adjacent residential zoned parcel, or a parcel that is currently being used as a residential use.

Section 2. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article VI: 140.

Article VI, Chapter 255-Zoning (Zoning District Use and Dimensional Regulations)

§ 255-600 Zoning District Use and Dimensional Regulations.

A. The following Schedule of District Use Regulations, attached to this Chapter as Table 6-1, is designed to regulate the uses in the various zoning districts in the Town. Specific uses are listed for each zoning district.

B. For uses not specifically listed in Table 6-1, the property owner may submit a written request to the Zoning Official for an evaluation and determination of whether the proposed use is of similar type, character, and intensity as a listed use.

C. The following uses are permitted only in the zoning district marked with a" P." Uses permitted in the zoning district as a special use permit under the provisions of Article IV of this chapter are marked with an" S." Where the letter "N" appears, the uses are prohibited. Note that Article XII, regarding parking, Article XVI (Development Plan Review), Article XIV (Land Development Projects), and Article XVII (Landscaping), will likely apply to some residential and agricultural uses, as well as most commercial and industrial uses.

[Amended _____ by Ord. No. 2026-_____]

[This space intentionally left blank for legislative purposes only]

Town of Coventry Schedule of District Use Regulations

The following uses are permitted only in the zoning district marked with a "P." Uses permitted in the zoning district as a special use permit under the provisions of Article IV of this chapter are marked with an "S." Where an "N" appears, the uses are prohibited. Note that Article XII (regarding parking), Article XVI (Development Plan Review), Article XIV (Land Development Projects), and Article XVII (Landscaping) will likely apply to some residential and agricultural uses, as well as most commercial and industrial uses.

4. Retail trade: motor vehicles.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Motor vehicle motorcycle or trailer dealers – new and used (including repairs conducted only within a building)	N	N	N	N	N	N	N	P	P	N	See § 255-930B
02	Tire, battery and accessory dealers – no service (auto parts store)	N	N	N	N	P	P	P	P	P	N	
03	Gasoline service (full or self) station (minor repairs only, may be combined with convenience store)	N	N	N	N	N	N	N	~~N~~ P	N	N	See § 255-930A
04	Storage, repair and sales of boats	N	N	N	N	N	N	N	P	P	N	See § 255-930CC

[Table 6-1 is a separate document containing amendments]

Section 3. This ordinance shall take effect upon its passage and final adoption.

Approved as to Form:

_____ _____
Town Solicitor Date

Introduced by/Pursuant to: Council

Referred to/for: First Reading of the Ordinance on May 12, 2026

Planning Commission for recommendation on May 27, 2026

Public Hearing before the Town Council on June 9, 2026

Passed or Denied on a vote of _____

_____
John-Paul A. Verducci – Town Council President

Approved:

_____
Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

INST: 00009454
Bk: 2357 Pg: 412

COVENTRY PLANNING COMMISSION DECISION

RECOMMENDATION TO COVENTRY TOWN COUNCIL ON PROPOSED AMENDMENT TO THE TOWN'S CODE OF ORDINANCES

DATE OF MEETING: **May 27, 2026**

SUBJECT: **Recommendation to Town Council Ordinance 2026-19, amending Chapter 255 – Zoning, Article VI ("Zoning District Use and Dimensional Regulations") & Article IX ("Supplementary Regulations")**

This matter came before the Planning Commission for a recommendation to the Town Council on a proposed amendment to the Town of Coventry's Code of Ordinances.

Ordinance 2026-19 amends § 255-600 – Schedule of Zoning District Use Regulations to allow "Gasoline Service Station" as a permitted use in the GB (General Business) and I-1 (Industrial) zones. This Ordinance also proposes specific restrictions on auto-oriented uses, in addition to the restrictions proposed in Ordinance 2026-18. This ordinance also reorganizes and clarifies sections of § 255-930.

Although the ultimate authority to amend a municipal Zoning Ordinance resides with that municipality's Town Council, R.I. Gen. Laws § 45-24-51 establishes that the Planning Commission's role in the process begins upon referral of proposed amendments, and describes that role as follows: "…The planning board or commission shall, in turn, notify and seek the advice of the city or town planning department, if any, and report to the city or town council within forty-five (45) days after receipt of the proposal, giving its findings and recommendations as prescribed in § 45-24-52."

It is hereby DECREED:

Upon a motion made by Member Preiss, and seconded by Member Burke, the Coventry Planning Commission unanimously forwards a ***positive recommendation*** to the Coventry Town Council with respect to Proposed Ordinance 2026-19, based upon the following Findings of Fact:

Findings of Fact

RIGL § 45-24-52 ("Adoption – Review by planning board or commission.") states that, "Among its findings and recommendation to the city or town council with respect to a proposal for adoption, amendment, or repeal of a zoning ordinance or zoning map, the planning board or commission shall:"
"(1) Include a statement on the general consistency of the proposal with the comprehensive plan of the city or town, including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan; and

INST: 00009454
Bk: 2357 Pg: 413

1. The Comprehensive Plan adopted in 1999 does not provide any specific guidance on gasoline service stations or auto service stations. However, similar retail uses are currently permitted uses in the General Business (GB) and Industrial (I-1) zone and it is worth noting that the use was permitted by Special Use Permit up until the changing of State Law in 2023.
2. The proposed gasoline service station use is generally consistent with the Land Use Plan designation of the General Business and Industrial zoning areas. As an example, the Comprehensive Plan states that the GB zone "is composed of certain land and structures to provide for the retailing of commodities and furnishing of services which depend primarily on vehicular traffic." Planning Commission feel that I-1 is welcoming to even more intensive uses and will be a good fit for the proposed use.

"(2) Include a demonstration of recognition and consideration of each of the applicable purposes of zoning, as presented in § 45-24-30."

3. The proposed ordinance is consistent with the applicable purposes of zoning as presented in Rhode Island General Laws (RIGL) § 45-24-30 and the Town of Coventry Code of Ordinances § 255-110, specifically:
    a. The proposed ordinance "promote[s] the health, safety, morals and general welfare of the public" by establishing separation distances between Gasoline Service Station Uses and other sensitive uses.
    b. The proposed ordinance also "provide[s] for a range of uses and intensities of uses appropriate to the character of the Town and reflecting current and expected future needs." The Gasoline Service Station Use is an intensive commercial use for which both the General Business and Industrial zones are appropriate locations.
    c. The proposed ordinance makes the zoning code clearer and easier to understand for both the general public and for Staff.

The following votes were cast on this matter:

Chairman Richard Kalunian	Aye
Vice Chairman John Studley, IV	Aye
Secretary Michael Burke	Aye
Member John Preiss	Aye
Member Ken DaSilva	Aye
Member Patrick Dulude	Aye
Member Gavaskar Lewis	Aye
Member Kevin Reyes	Excused
Member James Kenney, II	Excused

TOWN OF COVENTRY, R.I.
May 29,2026 10:26A
JOANNE P AMITRANO, TOWN CLERK

SIGNED:

Richard Kalunian, Chairman
Coventry Planning Commission

5/29/26
Date

PLANNING DEPARTMENT MEMORANDUM

TO:	Coventry Planning Commission
FROM:	Doug McLean, Director of Planning and Development
DATE:	May 21, 2026
SUBJECT:	Advisory Recommendation on Ordinance 2026-19; Allowing Gasoline Service Stations in the GB and I-1 zones; Proposed Rework of § 255-930

Town Staff proposed this Ordinance 2016-19 in coordination with Ordinance 2026-18, which is focused on allowing Gas Station in the Business Park (BP) Zone. Further background and analysis on Ordinance 2026-18 is provided in a separate memorandum. While working with Walmart, the applicant for Ordinance 2016-18, it was discovered that this section of code has internal inconsistencies and missing elements, and should be changed to increase clarity for both staff and the public alike. These changes will make the code easier to understand and to work with. It was also discovered that some of the included uses should have added criteria in order to protect nearby residential structures.

In addition, it was felt that the criteria that was proposed by Ordinance 2026-18 gave the appropriate set of restrictions and criteria to allow for the permitting of the Gasoline Service Station use in both the GB (General Business) and I-1 (Industrial) zones.

Context

Although the ultimate authority to amend a municipal Zoning Ordinance resides with that municipality's Town Council, R.I. Gen. Laws § 45-24-51 ("Adoption – Review by planning board or commission.") establishes that the Planning Commission's role in the process begins upon referral of proposed amendments, and describes that role as follows: "…The planning board or commission shall, in turn, notify and seek the advice of the city or town planning department, if any, and report to the city or town council within forty-five (45) days after receipt of the proposal, giving its findings and recommendations as prescribed in § 45-24-52." It is anticipated the Town Council will conduct a first reading of this Ordinance on 05/12/26 and therefore the next step in the Town's review process is for the Ordinance to be reviewed by the Planning Commission at its 05/27/26 meeting for an advisory recommendation.

Proposed Rework of Chapter 255-930 Ordinance

Currently, there are three zones that have existing gasoline service stations: General Business (GB), Industrial 1 (I-1), and Village Rural Commercial (VRC), with the vast majority being in the GB zone along Rt. 3. Town staff believe that the GB and I-1 Zones are appropriate zones for the Gasoline Service Station use as these uses are already present in those zones today. For example, there are more than a half a dozen gas stations in the GB zone (mostly on Rt. 3) currently, and there is a gas station in the I-1 zone at the corner of New London Turnpike and Arnold Rd. (While there is a gas station in the VRC Zone, this Code amendment does not bring this use back to permitted at this time due to how little of Coventry is covered by that zone. In addition, Ordinance 2026-18 would allow this

proposed use in the BP zone.) Therefore, Town staff have drafted Ordinance 2026-19 to provide a more comprehensive consideration of Gas Stations in Town, including the additional zoning districts they should be allowed in (GB and I-1) and how associated auto-oriented code should be structured.

Ordinance 2026-18 requires separation distances from the fuel pumps to a residential zoned property, or a property that is currently being used for a residential use of 100', or a non-residentially zoning property by 50'. It also includes language that the fuel pumps cannot be located within 30' of a right of way. In addition, there will be no light over 0.50 foot candles "spilling over" onto adjacent properties. Ordinance 2026-19 builds upon this new regulatory framework and adds additional organization to auto-oriented uses as regulated through the consolidation of sections A, B, and C of § 255-930. Section A is the "umbrella" that sections B and C are under. The Code separated out automotive dealerships from boat dealerships, and combined the sale of boats with the sale of motors and marine equipment. Town Staff think a better way to organize these uses is to move many criteria into Section A, which supersedes Sections B and C, and combine the sale of automobiles in with the sale of boats into one section. The sale of marine equipment and motors would then be treated just like any other retail use. Auto Body shops are also combined with Automotive Repair shops and covered in Section A, instead of calling them out in its own section where is was combined with boat sales and repair.

Some of the additional changes of note are that in one section of code it states that auto body repair must take place inside a building. It is also states that auto service must take place within a building in a different section. Both are now consolidated to apply to both uses. The same situation applies to the storage and salvage of junk vehicles. Instead of it stating in in individual uses, it is added to the overarching code that controls both uses. Staff would suggest that this new layout of the code is more streamlined and easier for both staff and the public to understand.

Town Staff also felt that this was the time to add in criteria for the distance between a drive-through speaker and a residential property, a distance of 100' "from a residential zoned property, or a property that is currently being used for a residential use." This regulatory concept was found in an abutting municipality's code and Town Staff believe it is a relevant piece of code for Coventry.

Findings of Fact

Staff has conducted an orderly, thorough, and expeditious review of this proposed ordinance for conformance with required standards set forth in RIGL Section 45-24-52, as well as in the Town of Coventry's Comprehensive Plan and Zoning Code, and finds as follows:

RIGL § 45-24-52 ("Adoption – Review by planning board or commission.") states that, "Among its findings and recommendation to the city or town council with respect to a proposal for adoption, amendment, or repeal of a zoning ordinance or zoning map, the planning board or commission shall:"

"(1) Include a statement on the general consistency of the proposal with the comprehensive plan of the city or town, including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan; and

1. The Comprehensive Plan adopted in 1999 does not provide any specific guidance on gasoline service stations or auto service stations. However, similar retail uses are currently permitted uses in the General Business (GB) and Industrial (I-1) zone and it is worth noting

that the use was permitted by Special Use Permit up until the changing of State Law in 2023.

2. The proposed gasoline service station use is generally consistent with the Land Use Plan designation of the General Business and Industrial zoning areas. As an example, the GB zone "is composed of certain land and structures to provide for the retailing of commodities and furnishing of services which depend primarily on vehicular traffic." in the Comprehensive Plan. Planning Staff feel that I-1 is welcoming to even more intensive uses and will be a good fit for the proposed use.

"(2) Include a demonstration of recognition and consideration of each of the applicable purposes of zoning, as presented in § 45-24-30."

3. The proposed ordinance is consistent with the applicable purposes of zoning as presented in Rhode Island General Laws (RIGL) § 45-24-30 and the Town of Coventry Code of Ordinances § 255-110, specifically:
    a. The proposed ordinance "promote[s] the health, safety, morals and general welfare of the public" by establishing separation distances between Gasoline Service Station Uses and other sensitive uses.
    b. The proposed ordinance also "provide[s] for a range of uses and intensities of uses appropriate to the character of the Town and reflecting current and expected future needs." The Gasoline Service Station Use is an intensive commercial use for which both the General Business and Industrial zones are appropriate locations.
    c. The proposed ordinance makes the zoning code clearer and easier to understand for both the general public and for Staff.

Recommendation

Staff finds proposed Ordinance 2026-19 to be consistent with the standards for the required findings of fact set forth in RIGL Section 45-24-52 and Coventry Zoning Section § 255-110 with regard to the Town of Coventry's Comprehensive Plan and Purposes of Zoning Code. Staff therefore recommends that the Planning Commission adopt the documented findings of fact and forward a ***positive recommendation*** to the Town Council.

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES, 2008 PART II – GENERAL LEGISLATION, CHAPTER 255, ARTICLE IX – Supplementary Regulations

Ordinance No. 2026-19

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article X:

Article IX, Chapter 255 — Zoning (Supplementary Regulation)

§ 255-930 Supplemental regulations for specific land uses.

A. Gasoline service stations, automotive repair and drive-in restaurants. Gasoline stations, service stations, drive-in restaurants, car washes, automotive repair shops, auto body repair shops, boat repair shops, and similar highway oriented "drive-in" uses shall be designed to conform with the following requirements, in addition to other applicable provisions of this chapter.

(1) The minimum lot area shall be 20,000 square feet with a minimum street frontage of not less than 150 feet.

(2) Suitable separation shall be made between the pedestrian sidewalk and the vehicular parking or moving area with the use of appropriate bumper, wheel guards, or traffic islands in accordance with Article XII of this chapter. Where the portion of the property used for vehicular traffic abuts a street, such portion shall be separated from the street line by a concrete curb at least six inches high.

(3) The entire area used for vehicle service shall be paved, except for such unpaved area as is landscaped and protected from vehicle use by a low barrier.

(4) The construction standards for all drive access openings (curb cuts) shall be in accordance with Code § 255-1230C.

(5) The distance of any driveway from any property line shall be at least 10 feet.

(6) The distance between curb cuts serving the same lot or adjacent lots shall be no less than 40 feet.

(7) The distance between a street intersection and a curb cut shall be in accordance with Code § 255-1230D.

(8) Buffer landscaping and screening shall be done in accordance with Article XVII of this chapter.

~~(9) No vehicles shall be stored on site for salvage or dismantling.~~

(~~10~~9) Hydraulic hoists, pits, lubricating, greasing, washing, and repair equipment shall be entirely enclosed within a building. Tire and battery service ~~and automotive repair, excluding automobile body repair and painting,~~ may be carried out within the premises.

(10) All automotive repair and auto body repair shall take place within a building.

(11) Fuel pumps shall not be located within 100 feet of a residential zoned property, or a property that is currently being used for a residential use.

(12) Fuel pumps shall not be located within 50 feet of a non-residential zoned property.

(13) Fuel pumps shall not be located within 30 feet of a public or private right-of way.

(14) Light shall not produce direct or indirect glare as to cause illumination in excess of 0.50 foot-candles when measured from an adjacent residential zoned parcel, or a parcel that is currently being used as a residential use.

(15) Storage of vehicles or boats to be repaired shall be located in the rear and/or side of the repair building and such storage area shall be enclosed with a six-foot-high fence which shall effectively screen the area from view. Where the storage area is visible from the road or adjacent uses, four-foot-high evergreens shall be planted along the fence.

(16) No junk vehicles, boats or marine equipment shall be stored on site. No vehicles, boats or marine equipment shall be kept on site for the cannibalization of parts.

(17) Drive-through speakers shall not be located within 100 feet of a residential zoned property, or a property that is currently being used for a residential use.

B. Automotive and boat dealerships/new and used. All car, ~~and~~ truck, and boat dealerships shall conform to the following requirements, in addition to the other provisions of this chapter:

(1) The minimum lot area shall be 40,000 square feet with a minimum street frontage of not less than 200 feet.

(2) The requirements of § 255-930A(2) through (~~9~~16).

(3) The number of vehicles to be displayed and stored on ~~site~~ car and truck dealerships shall be limited as follows:

(a) The lot exclusive of building, landscape areas and drives shall be laid out as a parking lot with travel lanes and back up areas and with each space being a minimum of 8.5 feet by 18 feet. The number of required parking spaces shall be deducted from the total number of spaces on the lot. The remaining spaces dictate the number of cars that can legally be displayed at the dealership.

(b) Spaces shall be set back five feet from side and rear property lines and five feet from sidewalk areas or 10 feet from street lines. This setback shall be marked by some type of curb stop.

(4) Any building permit or zoning certificate issued for an automotive or boat dealership shall note the number of vehicles that can legally be displayed on the lot.

~~C. Auto body repair shops/repair and sale of boats, motors, marine equipment. Auto body repair shops shall conform to the following requirements, in addition to other applicable provisions of this chapter:~~

~~(1) All auto body repair shall take place within a building.~~

~~(2) Storage of vehicles, or boats or marine equipment to be repaired shall be located in the rear and/or side of the repair building and such storage area shall be enclosed with a six-foot-high fence which shall effectively screen the area from view. Where the storage area is visible from the road or adjacent uses, four-foot-high evergreens shall be planted along the fence.~~

~~(3) No junk vehicles, boats or marine equipment shall be stored on site. No vehicles, boats or marine equipment shall be kept on site for the cannibalization of parts.~~

~~(4) The requirements of Code § 255-930A(1) through (910).~~

Section 2. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article VI: 140.

Article VI, Chapter 255-Zoning (Zoning District Use and Dimensional Regulations)

§ 255-600 Zoning District Use and Dimensional Regulations.

A. The following Schedule of District Use Regulations, attached to this Chapter as Table 6-1, is designed to regulate the uses in the various zoning districts in the Town. Specific uses are listed for each zoning district.

B. For uses not specifically listed in Table 6-1, the property owner may submit a written request to the Zoning Official for an evaluation and determination of whether the proposed use is of similar type, character, and intensity as a listed use.

C. The following uses are permitted only in the zoning district marked with a" P." Uses permitted in the zoning district as a special use permit under the provisions of Article IV of this chapter are marked with an" S." Where the letter "N" appears, the uses are prohibited. Note that Article XII, regarding parking, Article XVI (Development Plan Review), Article XIV (Land

Town of Coventry Schedule of District Use Regulations

The following uses are permitted only in the zoning district marked with a "P." Uses permitted in the zoning district as a special use permit under the provisions of Article IV of this chapter are marked with an "S." Where an "N" appears, the uses are prohibited. Note that Article XII (regarding parking), Article XVI (Development Plan Review), Article XIV (Land Development Projects), and Article XVII (Landscaping) will likely apply to some residential and agricultural uses, as well as most commercial and industrial uses.

4. Retail trade: motor vehicles.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Motor vehicle, motorcycle, boat, or trailer dealers – new and used (including repairs conducted only within a building)	N	N	N	N	N	N	N	P	P	N	See § 255-930B
02	Tire, battery and accessory dealers – no service (auto parts store)	N	N	N	N	P	P	P	P	P	N	
03	Gasoline service (full or self) station (minor repairs only, may be combined with convenience store)	N	N	N	N	N	N	~~N~~ **P**	P	~~N~~ **P**	N	See § 255-930A
04	Storage~~,~~ or repair ~~and sales~~ of boats	N	N	N	N	N	N	N	P	P	N	~~See § 255-930CC~~

Development Projects), and Article XVII (Landscaping), will likely apply to some residential and agricultural uses, as well as most commercial and industrial uses.

[Amended _____ by Ord. No. 2026-_____]
[This space intentionally left blank for legislative purposes only]
[Table 6-1 is a separate document containing amendments]

Section 3. This ordinance shall take effect upon its passage and final adoption.

Approved as to Form:

_____ _____
Town Solicitor Date

Introduced by/Pursuant to: Council

Referred to/for: First Reading of the Ordinance on May 12, 2026

Planning Commission for recommendation on May 27, 2026

Public Hearing before the Town Council on June 9, 2026

Passed or Denied on a vote of _____

_____
John-Paul A. Verducci – Town Council President

Approved:

_____
Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

INST: 00009452
Bk: 2357 Ps: 408

COVENTRY PLANNING COMMISSION DECISION

RECOMMENDATION TO COVENTRY TOWN COUNCIL ON PROPOSED AMENDMENT TO THE TOWN'S CODE OF ORDINANCES

DATE OF MEETING: **May 27, 2026**

SUBJECT: **Recommendation to Town Council Ordinance 2026-17, amending Chapter 255 – Zoning, Article II ("Definitions"), Article VI ("Zoning District Use and Dimensional Regulations"), & Article IX ("Supplementary Regulations")**

This matter came before the Planning Commission for a recommendation to the Town Council on a proposed amendment to the Town of Coventry's Code of Ordinances.

Ordinance 2026-17 amends Sec. §255-600 – Schedule of Zoning District Use Regulations to allow "Kennels, or the boarding of animals (including retail sales)" as a new allowed use in the RR-5, RR-3, RR-2, R-20, GB, BP, and I-1 zones. This proposed ordinance will also establish a new definition that allows kennels and outdoor enclosures to host up to 20 dogs over six months of age.

The ordinance also proposes specific restrictions on this new use, which are detailed as a new section of the Zoning Code to be inserted at Sec. §255-9110. These restrictions include, but are not limited to: minimum lot sizes categorized by zone, separation distances from residential properties and other sensitive uses, yard placement, stockade fence requirements, and hours of operation.

Although the ultimate authority to amend a municipal Zoning Ordinance resides with that municipality's Town Council, R.I. Gen. Laws § 45-24-51 establishes that the Planning Commission's role in the process begins upon referral of proposed amendments, and describes that role as follows: "…The planning board or commission shall, in turn, notify and seek the advice of the city or town planning department, if any, and report to the city or town council within forty-five (45) days after receipt of the proposal, giving its findings and recommendations as prescribed in § 45-24-52."

It is hereby DECREED:

Upon a motion made by Secretary Burke, and seconded by Member Preiss, the Coventry Planning Commission voted 7-0 to forward a ***neutral recommendation*** to the Coventry Town Council with respect to Proposed Ordinance 2026-17. The Planning Commission did not make positive findings on the Ordinance as currently written. After deliberation, the Commission feels there is a need for kennels in Town, but this Ordinance could use improvement, including but not limited to; addressing the potential zoning districts where

INST: 00009452
Bk: 2357 Pg: 409

the use would be allowed, the number of dogs allowed, and whether the ordinance should be more or less restrictive. The Commission further recommends the Town Council review the video of the Planning Commission's meeting and take into account the public comments received.

The following votes were cast on this matter:

Chairman Richard Kalunian	Aye
Vice Chairman John Studley, IV	Aye
Secretary Michael Burke	Aye
Member John Preiss	Aye
Member Ken DaSilva	Aye
Member Patrick Dulude	Aye
Member Gavaskar Lewis	Aye
Member Kevin Reyes	Excused
Member James Kenney, II	Excused

SIGNED:

Richard Kalunian, Chairman
Coventry Planning Commission

5/29/26
Date

TOWN OF COVENTRY, R.I.
May 29,2026 10:25A
JOANNE P AMITRANO, TOWN CLERK

PLANNING DEPARTMENT MEMORANDUM

TO: The Honorable Coventry Town Council

FROM: Doug McLean, Director of Planning and Development

DATE: May 29, 2026

SUBJECT: Proposed Kennel Use, Ordinance 2026-17

The memorandum is to provide background information on a proposed amendment to the Town of Coventry Zoning Ordinance, identified as Ordinances 2026-17, which will allow and regulate the use of kennels. This land use was previously allowed in Town through a Special Use Permit, but this allowance was removed in January of 2024 due to changes in state law on the permitting criteria for Special Use Permits to make such permits more permissive. It has always been the intent of Town staff to allow this land use again without utilizing the Special Use Permit approach.

The Planning Commission reviewed the proposed ordinance at its meeting on May 27, 2026 and voted 7-0 to forward a *neutral recommendation* to the Town Council with no positive findings.

Contained within this following section of this memorandum are an analysis of the rationale behind the proposed kennel code, a list of concerns expressed by the Planning Commission, and the required standards for adopting a Zoning Amendment according to State Law.

Staff Analysis of Kennel Ordinance:

Ordinance 2026-17 will amend Table 6-1, Schedule of District Use Regulations, to allow “Kennels, or the boarding of animals (including retail sales)” in the RR-5, RR-3, RR-2, R-20, GB, BP, and I-1 zones. Kennels will not be allowed in the mixed-use VMC and VRC zones, as the small minimum lot sizes do not provide for adequate space or separation from commercial uses, or the I-2 zone, which is not conducive to such commercial operations.

This proposed ordinance will also delete the present definition for kennels in Article II (Definitions), and establish a new definition in Article IX (Supplementary Regulations) that allows kennels and outdoor enclosures to host up to 20 dogs over six months. The proposed new kennel provisions were drafted in close coordination with the Animal Control Officer (ACO) and Zoning Clerk who have institutional knowledge of this land use.

The proposed minimum lot sizes in Article IX for each district directly align with the minimum lot sizes established within the Dimensional Regulations, except for the RR-2 and R-20 zones. These residential zones, while more conducive to kennels than the mixed-use zones, have smaller minimum lot sizes that could present challenges for adequate separation between similar residential uses. Thus, the proposed ordinance will establish minimum lot sizes of 3 acres for the RR-2 zone and 2 acres for the R-20 zone.

This ordinance will define “residential property” as a parcel of land with one or more residential dwelling units, which effectively requires the separation distance to be measured from the property line of the nearest residential use while preventing vacant residentially-zoned parcels from being construed as residential uses.

The separation distances proposed in Article IX were developed in close coordination with the Animal Control Officer and Zoning Clerk. To start, 300-foot separation distance between kennels and residential properties in residential zoning districts is appropriate given the space required for kennel use, especially outdoor training and exercise, and potential noise impacts. In addition, the 100-foot separation distance between kennels and residential properties in commercial or industrial districts will protect abutters in mixed-use or nonconforming residences.

Moreover, a broad 50-foot separation distance between kennels in any zone and other non-residential uses will provide blanket protection for a range of uses that have not been listed or for lots with development potential. 100-foot separation distances will be required between kennels in any zone and schools, daycare, library, park/playgrounds, sports fields, youth centers, athletic and recreational facilities, and places of religious worship, consistent with recently adopted zoning code for intensive commercial operations.

The proposed ordinance will mandate that kennels be subject to the standards and procedures of Minor or Major Land Development Applications, with floor area to include outdoor enclosures. This will enable Planning staff, and potentially the Planning Commission, to help regulate and mitigate potential impacts to the community.

Kennels will only be allowed in the rear yard and shall not be placed in the front or side yards, and must adhere to minimum front setback requirements. The proposed ordinance enables the Administrative Officer and/or Planning Commission to require a 6’ stockade fence along the perimeter of the kennel outdoor enclosure. This fence will mitigate potential noise impacts to abutters from barking dogs and ensure the security of the dogs when outside.

Finally, the hours of operation for the outdoor use of kennel structures will be restricted to 7:00 am to 7:00 pm, to prevent potential nuisances to abutters during the evening and early morning hours. The kennel itself may operate 24/7 and dogs may stay overnight. The code will allow for individual dogs to go outside for brief periods of time (to relieve themselves, for example).

Planning Commission Concerns:

The Planning Commission is generally favorable towards the reintroduction of kennels as an allowed use, but upon review and deliberation at the May 27, 2026 meeting, decided that the proposed restrictions of the kennel code need improvement. The Town Council should examine these specific concerns expressed by the Planning Commission:

- The potential zoning districts where kennels would be allowed – Commission members expressed concern about permitting kennels in dense residential neighborhoods, particularly in the R-20 and RR-2 districts.
- The number of dogs allowed, whether small kennels and large kennels should be subject to separate zoning restrictions.
- Potential structural requirements – including: soundproofing measures, amount of space needed, and proper ventilation. It should be noted that state licensing requirements may address these issues related to building interiors.

Required Standards for Amending Zoning Ordinance:

Planning staff have not prepared positive or negative findings of fact on Ordinance 2026-17 at this time. The Town Council should review the proposed ordinance for conformance with required standards set forth in RIGL Section 45-24-52, as well as in the Town of Coventry's Comprehensive Plan and Zoning Code, provided below:

RIGL § 45-24-52 ("Adoption – Review by planning board or commission.") states that, "Among its findings and recommendation to the city or town council with respect to a proposal for adoption, amendment, or repeal of a zoning ordinance or zoning map, the planning board or commission shall:"

> *"(1) Include a statement on the general consistency of the proposal with the comprehensive plan of the city or town, including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan; and*
>
> *"(2) Include a demonstration of recognition and consideration of each of the applicable purposes of zoning, as presented in § 45-24-30."*

Staff Request:

Planning staff and the Animal Control Officer seek the Town Council's guidance and direction on possible revisions to the proposed ordinance. These revisions can be made live-time during the scheduled public hearing on June 9, 2026, or Planning staff can draft a revised ordinance (Sub A) for consideration at a future Town Council meeting.

THE TOWN OF COVENTRY

ORDINANCE OF THE TOWN COUNCIL

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES, 2008 PART II – GENERAL LEGISLATION, CHAPTER 255, ARTICLE VI Zoning District Use and Dimensional Regulations, and ARTICLE IX – Supplementary Regulations

Ordinance No. 2026-17

The Town Council of the Town of Coventry hereby ordains as follows:

Section 1. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article II:

Article II, Chapter 255 – Definitions

§255-9110 Standard interpretations.

~~Kennel – An establishment licensed to operate a facility housing dogs, cats, or other household pets and where grooming, breeding, boarding, training, or selling of animals is conducted as a business.~~

Section 2. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article IX:

Article IX, Chapter 255 — Zoning (Supplementary Regulations)

[Insert entire amendment below as a new section to Zoning Ordinance at §255-9110]

§255-9110 Kennels.

A. Definitions.

Kennel – Any structure and/or outdoor enclosure in which the housing, breeding, boarding, or selling of up to twenty (20) dogs over six months of age is conducted as a business.

B. Minimum Lot Size.

1. The minimum lot area for kennel structures and/or outdoor enclosures shall conform to the following standards according to the applicable zone, as follows:

a. RR-5 zone: five (5) acres

b. RR-3 zone: three (3) acres
c. RR-2 zone: three (3) acres
d. R-20 zone: two (2) acres
e. GB zone: 15,000 square feet
f. I-1 zone: 60,000 square feet

C. Proximity to Other Land Uses. The separation distances noted below shall be measured from the nearest portion of the property dedicated to the kennel, including the outdoor enclosure, to the following nearby uses.

1. For the purposes of this section, "residential property" shall be defined as a parcel of land that contains one (1) or more residential dwelling units.

2. Kennel structures and/or outdoor enclosures that are sited in residential zoning districts shall not be located within three hundred (300) feet from any other residential property.

3. Kennel structures and/or outdoor enclosures that are sited in commercial or industrial districts shall not be located within one hundred (100) feet from any other residential property.

4. Kennel structures and/or outdoor enclosures in any zone shall not be located within fifty (50) feet for any other non-residential property.

5. Kennel structures and/or outdoor enclosures in any zone shall not be located within one hundred (100) feet from the land uses listed below:

a. School property;
b. Commercial day care;
c. Library;
d. Municipal Park/playground;
e. Outdoor sports field;
f. Youth center;
g. Public athletic and recreational facilities; or
h. Places of religious worship.

E. Restrictions.

1. Kennel structures and/or outdoor enclosures shall be subject to the standards and procedures of Minor or Major Land Development Applications consistent with the Town of Coventry Subdivision and Land Development Regulations. For the purposes of such Applications, the outdoor enclosure area shall be calculated as part of the floor area.

2. Kennel structures and/or outdoor enclosures shall adhere to the minimum front setback requirements established in Section 255-610 for the applicable zoning district.

3. Kennel outdoor enclosures shall be placed in the rear yard. Kennel outdoor enclosures shall not be placed in front yard or side yard areas.

4. A stockade fence of at least six (6) feet in height may be required along the perimeter of the kennel outdoor enclosure at the discretion of the Administrative Officer and/or the Planning Commission.

5. Kennel structures and/or outdoor enclosures shall have on-site waste facilities designed to accommodate all animal waste. The storage and disposal of animal waste shall comply with federal, state, and local laws.

6. The hours of operation for the outdoor use of kennel structures and/outdoor enclosures shall be between 7:00 a.m. – 7:00 p.m. This provision shall not be construed to prohibit individual dogs from being able to go outside for brief periods of time outside of the hours of operation.

Section 2. The Town of Coventry Code of Ordinance, Part II General Legislation is hereby amended by amending the following Chapter and Sections of Article VI:

Article VI, Chapter 255 — Zoning (Zoning District Use and Dimensional Regulations)

§ 255-600 Zoning District Use and Dimensional Regulations.

A. The following Schedule of District Use Regulations, attached to this Chapter as Table 6-1, is designed to regulate the uses in the various zoning districts in the Town. Specific uses are listed for each zoning district.

B. For uses not specifically listed in Table 6-1, the property owner may submit a written request to the Zoning Official for an evaluation and determination of whether the proposed use is of similar type, character, and intensity as a listed use.

C. The following uses are permitted only in the zoning district marked with a " P." Uses permitted in the zoning district as a special use permit under the provisions of Article IV of this chapter are marked with an " S." Where the letter "N" appears, the uses are prohibited. Note that Article XII, regarding parking, Article XVI (Development Plan Review), Article XIV (Land Development Projects), and Article XVII (Landscaping), will likely apply to some residential and agricultural uses, as well as most commercial and industrial uses.

[Amended 1-13-2026 by Ord. No. 2025-23]

[This space intentionally left blank for legislative purposes only]

[Table 6-1 is a separate document containing amendments]

Section 3. This ordinance shall take effect upon its passage and final adoption.

Town of Coventry Schedule of District Use Regulations

The following uses are permitted only in the zoning district marked with a "P." Uses permitted in the zoning district as a special use permit under the provisions of Article IV of this chapter are marked with an "S." Where an "N" appears, the uses are prohibited. Note that Article XII (regarding parking), Article XVI (Development Plan Review), Article XIV (Land Development Projects), and Article XVII (Landscaping) will likely apply to some residential and agricultural uses, as well as most commercial and industrial uses.

2. Personal services.

	Use	RR5	RR3	RR2	R20	VRC	VMC	GB	BP	I1	I2	Comments
01	Laundry or dry cleaners (pick-up) and self-service laundromat	N	N	N	N	P	P	P	P	N	N	In BP Zone, these uses allowed only in multioccupant structures
02	Photo studio, taxidermist and similar specialty shops	N	N	N	N	P	P	P	P	N	N	See comments under 01
03	Beautician and barber shops, shoe repair, tattoo shop and similar specialty shops	N	N	N	N	P	P	P	P	N	N	See comments under 01
04	Mortuary or funeral home	N	N	N	N	N	N	P	N	N	N	See comments under 01
05	Caterer	N	N	N	N	P	P	P	N	N	N	See comments under 01
07	Kennels, or the boarding of animals (including retail sales)	P ~~N~~	P ~~N~~	P ~~N~~	P ~~N~~	N	N	P ~~N~~	P ~~N~~	P ~~N~~	N	Annual kennel license required from Town Council
08	Pet grooming	N	N	N	N	P	P	P	P	P	P	

[Amended 1-13-2026 by Ord. No. 2025-23]

Approved as to Form:

_____

Town Solicitor Date

Introduced by/Pursuant to: Council

Referred to/for: First Reading of the Ordinance on May 12, 2026

Planning Commission for recommendation on May 27, 2026

Public Hearing before the Town Council on June 9, 2026

Passed or Denied on a vote of _____

_____

John-Paul A. Verducci – Town Council President

Approved:

_____

Daniel O. Parrillo – Town Manager

Certification Actions by Town Clerk:

_____

Renewal 60 day Hawker License

S & T Fireworks
To be located at 792 Tiogue Ave
June 26, 2026 through July 5, 2026

- Police have no concerns with the issuance of this license. (6/2/2026)
- Director of Planning and Development has no concerns with the issuance of this license (5/15/2026)
- Applicant has valid RI Retail Sales permit, written permission from land owner and proof of insurance.
- Contingent on local fire inspection once tent is erected.

Coventry Code Chapter 183

R.I. Gen. Laws § 5-11-1.1

TOWN of COVENTRY

License Renewal Form

Please update to current information. **Please Return By:**

Corporation Information

Corporation Name

Business Information

Business Name: S & T Fireworks
1 Jewett City Rd
Taftville, CT 06380

Email: lill92011@hotmail.com

Dates of Sales = Friday June 26, 2026 through Sunday July 5, 2026

Applicant Information

Shane Rokowksi

Date of Birth:

Mailing Information (if different from Business Address):

35 Roath St Norwich, CT 06360

License Detail: **Location: 792 Tiogue Ave**

Licenses Issued: All fees non-refundable				**License Fee**	**Advertising Fee**
Peddler/Hawker 60 days	Cost:	$25.00	Qty: 1	$25.00	$0.00
			Total Due:		**$25.00**

PD CK# 1790

Signature of Applicant: Shane Rokowksi Date Signed: 4/12/26

Please verify information and make all necessary changes. Make checks payable to Town of Coventry and return to Office of the Town Clerk, 1670 Flat River Road, Coventry, RI 02816.
Incomplete forms will be returned.

✓ **Requirements necessary for license renewal:**
RI Retail Sales Permit, RI Dept. of Health Food Business License (if applicable), Registration & Proof of Insurance (if applicable)

Renewal 60 day Hawker License

Keystone Novelties Distributors LLC
To be located at 6 Reservoir Rd
June 25, 2026 through July 5, 2026

- Police have no concerns with the issuance of this license. (6/2/2026)
- Director of Planning and Development has no concerns with the issuance of this license (5/15/2026)
- Applicant has valid RI Retail Sales permit, written permission from land owner and proof of insurance.
- Contingent on local fire inspection once tent is erected.

Coventry Code Chapter 183

R.I. Gen. Laws § 5-11-1.1

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATION
TOWN OF COVENTRY, RI

APPLICATION FOR: Check One: ( ) Peddler (X) Hawker

6/25/26-7/5/26

Dates of Operation — Truck Registration Number(s)

Temporary tent sale of RI legal sparklers and novelties

Nature of Business:

Check One: ( ) Corporation – fill out 1 & 3 **(X) Sole Proprietorship – fill out 2 & 3**

Section 1:

Keystone Novelties Distributors LLC

Corporation Name and DBA Name

531 N 4th Street Denver PA 17517

Corporation Address

Section 2:

Keystone Novelties Distributors LLC

Business Name

Maxwell Bushong — 15 Raven Crest Pequea PA 17565

Proprietor Name — Home Address

717-390-0844

Date of Birth — Telephone Number

Section 3:

6 Reservoir Road, Coventry RI 02816 — 401-741-9302

Location of Business — Telephone Number

Confreda Gardens Assoc.

Property Owner Name

Alex Mutzabaugh

Signature of Proprietor or Agent

Alex Mutzabaugh — 8/31/1995

Print name of Proprietor or Agent — CHECK ONE: — Date of Birth

Date Filed: 5-11-26

( ) Daily $ 10.00

(X) Temporary 60 days $ 25.00 RECEIPT # 19 324

Advertising Fee: N/A

( ) Seasonal 90 days $ 50.00

* BY SIGNING THIS APPLICATION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS.

Renewal Body Works License

Massage Cosmo

Meihua Cui Perry owner

6 Coventry Shopper's Park Coventry, RI 02816

- Police department have no concerns with the issuance of this license. (5/18/26)
- Director of Planning and Development has no concerns with the issuance of this license. (5/15/26)
- Applicant has a valid State of Rhode Island Massage Therapist license.

All requirements have been met.

Coventry Code Chapter 104

R.I. Gen. Laws § 23-20.8-3

TOWN of COVENTRY

License Renewal Form

Please update to current information. **Please Return By: 5/15/26**

Corporation Information

Corporation Name

Business Information

Business Name: Massage Cosmo
6 Coventry Shopper's Park
Coventry, RI 02816 (401) 827-1799

Email:

Corporate Contact Information

Secretary Joseph Perry

Applicant Information

Meihua Cui Perry
18 Myra Road
Coventry, RI 02816
Date of Birth:
(401) 827-1799

Mailing Information (if different from Business Address)

18 Myra Road Coventry, RI 02816

License Detail: **License #MT02843 Expires 6/30/2027**

Licenses Issued: All fees non-refundable					**License Fee**	**Advertising Fee**
Body Works	Cost:	$100.00	Qty:	1	$100.00	$0.00
				Total Due:		**$100.00**

Pd Check 1081

Signature of Applicant: Meihua Cui Perry Date Signed: April 27, 2026

Please verify information and make all necessary changes. Make checks payable to Town of Coventry and return to Office of the Town Clerk, 1670 Flat River Road, Coventry, RI 02816.
Incomplete forms will be returned.

Requirements necessary for license renewal:

State of Rhode Island License

New Victualling with Additional Hours Licenses

Kent County Coffee LLC DBA Dunkin

800 Tiogue Avenue

- Police have no concerns with the issuance of this license. (4/24/2026)
- Director of Planning and Development has no concerns with the issuance of this license. (5/15/2026)

Applicant is waiting on board of health approval and they are requesting the council to grant the license contingently before closing which is scheduled for June 11, 2026. Board of health has all paperwork and is waiting for closing to inspect.

Coventry Code Chapter 153-2, 153-3

R.I. Gen. Laws § 5-24-1.

STATE OF RHODE ISLAND
TOWN OF COVENTRY, RI

APPLICATION FOR: **VICTUALLING**

Check One: ( ) Corporation ( ) Sole Proprietorship

Kent County Coffee LLC DBA Dunkin
Corporation Name and DBA Name

370 George Washington Hwy Bldg 2 Suite 101 Smithfield RI 02917
Corporation Address

Tyler Amaral 35 Wysteria Ct. North Kingstown RI 02852
Proprietor's Name Home Address

401-714-5589
Telephone Number Date of Birth

800 Tiogue Ave. Coventry RI 02816
Location of Business Telephone Number

Henderson Realty
Property Owner Name

Tyler Amaral
*Signature of Proprietor or Agent

Date Filed: APR 2 1 2026 License Fee: $50.00 Receipt 1002 Advertising Fee: n/a

* BY SIGNING THIS APPLICATION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS.

STATE OF RHODE ISLAND
TOWN OF COVENTRY, RI

APPLICATION FOR: ADDITIONAL HOURS
2am-6am

Check One: ( ) Corporation ( ) Sole Proprietorship

Kent County Coffee LLC DBA Dunkin
Corporation Name and DBA Name

370 George Washington Hwy Bldg 2 Suite 101 Smithfield RI 02917
Corporation Address

Tyler Amaral — 35 Wysteria Ct. North Kingstown RI 02852
Proprietor's Name — Home Address

401-714-5589
Telephone Number — Date of Birth

800 Tiogue Ave. Coventry RI 02816
Location of Business — Telephone Number

Henderson Realty
Property Owner Name

Tyler Amaral
*Signature of Proprietor or Agent

Date Filed: APR 21 2026 License Fee (N/C) Advertising Fee: $50.00 renewal, tbd new
pd $275.76 Cklt 1001

* BY SIGNING THIS APPLICATION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS.

New Victualling License

Coventry Eats, LLC dba Ham N Eggers

687 Washington Street

- Police have no concerns with the issuance of this license. (6/2/26)
- Director of Planning and Development has no concerns with the issuance of this license. (6/1/26)
- Contingent on a positive recommendation from the Building Official.

Applicant is waiting on board of health approval and is requesting the council to grant the license contingently. Board of health scheduled for inspection Monday June 8, 2026.

Coventry Code Chapter 153-2, 153-3

R.I. Gen. Laws § 5-24-1.

STATE OF RHODE ISLAND
TOWN OF COVENTRY, RI

APPLICATION FOR: **VICTUALLING**

Check One: (X) Corporation ( ) Sole Proprietorship

Coventry Eats LLC DBA Ham N Eggers
Corporation Name and DBA Name

687 Washington Street Coventry, RI
Corporation Address

Michael Brunt 121 Gorham Ave., Warwick, RI 02886
Proprietor's Name Home Address

401-787-5257 8/23/1968
Telephone Number Date of Birth

687 Washington Street Coventry, RI 401-787-5257
Location of Business Telephone Number

Leo Blais
Property Owner Name

*Signature of Proprietor or Agent

Date Filed: _9/15/2025____ License Fee: $50.00 PAID CK#159 Advertising Fee: n/a

* BY SIGNING THIS APPLICATION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS.

STUDIO JAED
ARCHITECTS ENGINEERS FACILITIES SOLUTIONS
42 Weybosset Street | Suite 403 | Providence, RI 02903
Phone 401.648.0884 | Fax 401.331.0923 | studiojaed.com

From: Philip R Conte AIA, NCARB
42 Weybosset Street, Suite 403
Providence, RI 02903
contep@StudioJAED.com
302 353 0653

To: Don Cowart
Superintendent
Coventry Public Schools

Dan Parillo
Town Manager
Town of Coventry

Date: June 1, 2026

Re: **Recommendation to Award – ASFMS Partial Roof Replacement**

Gentlemen,

StudioJAED has completed its review and evaluation of bids received for the ASFMS Partial Roof Replacement Project. Bids were solicited in accordance with the project specifications and the Coventry Public Schools' and Town of Coventry's procurement procedures.

It is noted that two bids were received, see the matrix below. Following review of the bid documents, StudioJAED has determined that the submission from Greenwood Industries, LLC is the lowest, responsive, and responsible bid, meeting all specified requirements and including the necessary bid forms, non-collusion affidavit, and acknowledgment of addenda.

Coventry ASFMS Partial Roof Replacement Bid Tab		
Contractor	Base Bid	Add Alt - 40 Year Warrantee
Greenwood	$4,324,000	$354,000
Martone	$5,750,785	$265,172

We attribute the gap in pricing between the bidders to the following: Martone Inc is a general contractor and therefore would have had to select a roofer and mark up their pricing accordingly. Conversely, Greenwood Industries, located in Massachusetts, is the largest commercial roofer in the Northeast and the sixth largest roofing contractor in the country.

Greenwood Industries, LLC submitted a base bid of Four Million Three Hundred Twenty Four Thousand ($4,324,000.00). The proposed cost is below the anticipated project budget of approximately $5 million, reflecting favorable pricing given current market conditions, schedule, and the project's scope. We do not recommend accepting the Add Alternate for a 40-year warranty.

Greenwood Industries, LLC has an extensive record of successfully completing similar roof replacement projects for public school systems and state agencies. An electronic copy of their submission with references is included herein.

Accordingly, StudioJAED recommends that the Town of Coventry award the contract for the ASFMS Partial Roof Replacement Project to Greenwood Industries, LLC in the amount of $4,324,000.00, contingent upon receipt and verification of all required bonds, insurance certificates, and executed contract documents.

We submit this recommendation to the School Building Committee for recommendation and the Town Council for approval, respectively. Should you have any questions at all, please do not hesitate to contact me.

Thank You,

Philip R Conte AIA, NCARB
President/CEO
StudioJAED Architects & Engineers

ATTACHMENT A

Bid Form: ASF Middle School Partial Roof Replacement

WHEREAS, the Coventry Public Schools has duly asked for bids for the supply of goods and/or services in accordance with the aforementioned specifications;

The person or entity below does irrevocably offer to perform the services and/or furnish the goods in accordance with the specifications/proposal which are hereby incorporated by reference in exchange for the bid price below;

The offer shall remain open and irrevocable until the Coventry Public Schools shall transform the bid into a contract.

(To be completed, notarized and submitted with Proposal)

Company Name: Greenwood Industries, LLC

Company Address: 1137 Park East Drive, Woonsocket, RI 02895

Bidder's Signature:

Bidder's Printed Name: Lucien Lanoue

Title: President of CT NY RI

Date: May 28, 2026

Telephone Number: 860-291-8833 Fax Number 860-291-077

Email: llanoue@greenwood-industries.com

Base Bid Total Cost: $ 4,324,000.00

Base Bid Total Cost in Words: Four Million Three Hundred Twenty-Four Thousand and 00/100 Dollars

Alternate #1 Total Cost: $ $4,678,000.00

Alternate #1 Total Cost in Words: Four Million Six Hundred Seventy-Eight Thousand and 00/100 Dollars

ERIN S FINAN
Notary Public, State of Connecticut
My Commission Expires Sep. 30, 2030

Acknowledgement of Addenda 1 - 5/20/26

ATTACHMENT B

Non Collusion Affidavit

To be completed, notarized and submitted with Bid/Proposal.

State of Rhode Island, County of Kent

"Greenwood Industries, LLC," Bidder/Proposer, being first duly sworn, deposes and says that he or she is Owner of the party making the foregoing bid that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other Bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and further, that the Bidder has not , directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid."

Date (Signed at): May 28, 2026

Proposer name Authorized Representative (Person, Firm, Corp.) Greenwood Industries, LLC

Address: 1137 Park East Drive Representative's Name: Lucien Lanoue

City, State, Zip: Woonsocket, RI 02895 Representative's Title: President of CT NY RI

ERIN S FINAN
Notary Public, State of Connecticut
My Commission Expires Sep. 30, 2030

ATTACHMENT C

References and Prior Work for the Coventry Public Schools

Please list below or provide separately all prior work for the Coventry Public Schools and years active. Also list references with similar scopes of work in progress or previously completed.

Please See Attachment

ATTACHMENT D

Officers of Corporation or Principals of LLC

Please list below or provide separately a list of all Officers of your Corporation or Principals of your LLC.

David S. Klein - CEO, Owner
Lucien Lanoue - President of CT NY RI
John Delia - President of MA Operations
Richard Locke - CFO
Matthew Brown - COO

Dunes Point Capital - Part Owner

END OF SECTION 00 20 00

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Greenwood Industries, LLC
640 Lincoln Street
Worcester, MA 01605

SURETY:
(Name, legal status and principal place of business)
Everest Reinsurance Company
100 Everest Way, Warren Corporate Center
Warren, NJ 07059
Mailing Address for Notices

OWNER:
(Name, legal status and address)

Coventry Public Schools
1675 Flat River Road
Coventry, RI 02816

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: 5% Five Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)

Alan Shawn Feinstein Middle School Partial Roof Replacement

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 21st day of May, 2026.

(Witness)

Greenwood Industries, LLC
(Principal) *(Seal)*

By: _____
(Title)

(Witness)

Everest Reinsurance Company
(Surety) *(Seal)*

By: _____
(Title) Victoria P. Lyons, Attorney-in-Fact

Everest Reinsurance Company CORPORATE SEAL 1973 DELAWARE

S-0054/AS 8/10

everest™

POWER OF ATTORNEY
EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

KNOW ALL PERSONS BY THESE PRESENTS: That Everest Reinsurance Company and Everest National Insurance Company, corporations of the State of Delaware ("Company") having their principal offices located at 100 Everest Way, Warren Corporate Center, Warren, New Jersey, 07059, do hereby nominate, constitute, and appoint: **Victoria P. Lyons**

Bond No.: Bid Bond
Principal: Greenwood Industries, LLC
Obligee: Coventry Public Schools

its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed UNLIMITED, reserving for itself the full power of substitution and revocation.

Such bonds and undertakings, when duly executed by the aforesaid Attorney(s)-in-fact shall be binding upon the Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of Company ("Board") on April 21, 2016:

***RESOLVED**, that the President, any Executive Vice President, and any Senior Vice President are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest to the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.*

***RESOLVED, FURTHER**, that the President, any Executive Vice President, and any Senior Vice President are hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.*

***RESOLVED, FURTHER**, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.*

IN WITNESS WHEREOF, Everest Reinsurance Company and Everest National Insurance Company have caused their corporate seals to be affixed hereto, and these presents to be signed by their duly authorized officers this 22nd day of March 2023.

Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

On this **22nd of March 2023**, before me personally came Anthony Romano, known to me, who, being duly sworn, did execute the above instrument; that he knows the seal of said Company; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto; and that he executed said instrument by like order.

LINDA ROBINS
Notary Public, State of New York
No 01R06239736
Qualified in Queens County
Term Expires April 25, 2027

Linda Robins, Notary Public

I, Sylvia Semerdjian, Assistant Secretary of Everest Reinsurance Company and Everest National Insurance Company do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporation as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATION, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of said Company, this 21st day of May 2026.

By: Sylvia Semerdjian, Assistant Secretary

ES 00 01 04 16

COMPLETED PROJECTS

Project Name & Location	Start & Finish Date	Scope of Work	Contract Amount	Owner / Owner's Rep / GC	Design Firm
Amazon North Haven, CT	3/1/2018 – 7/31/19	Install new TPO roof system, sheet metal flashing & trim, metal composite wall panels, roof hatches, snowguards	$3,290,361.18	RC Andersen, LLC 201-460-9600	MacGregor Associates 770-432-9400
Ames Goldsmith South Glens Falls, NY	2/15/2023 – 4/21/2023	Remove and replace w/PVC roof system,	$320,000.00	Ames Goldsmith Chris Davies cdavies@amesgoldsmith.com	N/A
BMC Yawkey Ambulance Care Center Boston, MA	7/29/2020 – 9/13/2021	Remove and replace w/EPDM roof system	$1,288,500.00	Southern Middlesex Ind. Joshua Bulens 781-769-9310	Engineered Solutions, Inc. 608-647-9200
Botelle School Norfolk, CT	2/26/2024 – 11/18/2024	Install new metal roof system & metal wall panels.	$967,264.00	Garland DBS Ron Seitz 800-762-8225	
Bridge Boston Charter School Boston, MA	8/21/2020 – 8/13/2021	Sarnafil PVC roof repairs and skylight installation	$561,000.00	CBI Consulting Jennifer dos Santos 978-985-9317	Gale Associates, Inc. Jason Wagner 508-277-8791
Brookside Elementary Dracut, MA	7/10/2020 – 12/16/2020	Remove and replace w/PVC roof system, install fascia, gutters, downspouts & roof hatch	$1,972,659.46	Town of Dracut Andrew Graham 978-957-9704	Civitects PC Kevin Heffernan 781-952-6000
Canopy Hotel Parcel 9	8/5/2020 – 10/15/2021	Install new PVC Roof system, sheet metal flashing & trim	$1,538,846.07	Suffolk Construction Co. Sean Nelligan 508-473-2580	Howard Stein Hudson 617-482-7080
Carrier Dome Syracuse University Syracuse, NY	8/3/20 – 11/30/20	Remove and install new wood blocking, vapor barrier, new 80mil PVC roof system & expansion joints.	$3,549,657.89	Hayner Hoyt Justin Hayward 315-455-5941	Geiger Engineers Contact GC
Cobleskill Richmondville CSD	8/17/21 – 11/10/22	Remove and replace w/EPDM roof system. Subs: Insulation, Electrical, Mechanical	$2,167,764.21	Trevor Chaisson 607-376-3233	Mosaic Associates 845-978-4736
Coopertown Road Warehouse Delanco, NJ	10/17/22 – 4/5/23	Install new PVC roof system w/ sheet metal flashing and trim.	$1,402,692.57	RC Andersen LLC Craig Davenport 973-227-8100	M+H Architects 314-878-3500
Cosgrove Intake & Power	4/17/19-2/26/20	Remove and replace w/EPDM roof system, electrical, HVAC and landscaping	$910,917.98	MA Water Resources 617-242-6000	Stantec 617-234-3100
DOT Salt Sheds Danbury, Bethlehem, Cornwall	5/20/20 – 9/23/20	Remove existing shingle roof, replace w/Sarnafil Décor Rib. Stain outside wood shake siding (by others).	$608,360.00	CT DOT District 4 Kevin LaRose (203) 591-3600	N/A

COMPLETED PROJECTS

Project Name & Location	Start & Finish Date	Scope of Work	Contract Amount	Owner / Owner's Rep / GC	Design Firm
DRRSD Phase 6 High School	9/10/18 – 12/9/19	Remove and Replace w/PVC roof system	$1,793,601.00	Trane US Inc. Robert Pimental 978-737-3866	N/A
East Elementary School New Canaan, CT	5/27/20 – 10/16/20	Remove and Replace w/EPDM Roof System and Sheet Metal Work	$1,396,000.00	New Canaan Public Schools Daniel Clarke 203-594-4025	HB Fishman Kim Winchell 860-282-9036
East Greenbush CSD Nassau, NY	6/28/2021-3/11/2022	Remove and Replace w/EPDM Roof system, sheet metal flashing & trim.	$917,314.47	Sano Rubin Tom Sorianni 518-857-7865	MARCH Associates 315-733-3344
Englesby Elementary School Dracut, MA	7/10/2020 – 9/12/2020	Remove and replace w/PVC roof system, install fascia, gutters, downspouts & roof hatch	$1,709,725.19	Town of Dracut Andrew Graham 978-957-9704	Civitects PC Kevin Heffernan 781-952-6000
Fan Pier E	6/1/2020 – 9/29/2021	Install new TPO roof system	$1,217,918.00	Turner Construction Adrian Millson 617-247-6400	Elkus Manfredi Architects 617-426-1300
G.H. Robertson Middle School Coventry, CT	8/3/2022 – 11/23/2022	Remove and replace w/EPDM roof system, sheet metal flashing & trim, roof drains & piping, roof hatch	$621,000.00	Town of Coventry Contact Architect	QA + Marchitecture Andrew Tarpill 860-677-4594 xt 13
Gallup Hill Elementary Ledyard, CT	9/15/17 – 6/11/19	Remove and replace with TPO roof system, sheet metal flashing & trim	$765,375.00	O&G Industries, Inc. Matt Belcher 860-489-9261	Silver Petrucelli 203-230-9007
Griswold Middle School Rocky Hill, CT	6/14/23 – 9/30/2023	Remove and replace w/EPDM roof system, sheet metal flashing & trim, Replacement of skylights, roof drains, roof hatch & Misc. masonry	$2,194,880.06	Town of Rocky Hill Ron Lamontagne 860-258-7700	Jacunski Humes 860-828-9221
Groton Public Library Groton, MA	7/1/19 – 1/27/20	Remove and replace w/EPDM, Modified Bitumen & Slate Roof	$1,192,893.16	Town of Groton Mark Haddad 978-448-1100	Gorman Richardson Robert Gutmann 508-544-2600
Guilderland CSD Guilderland, NY	7/13/21 – 3/17/2023	Remove and replace w/TPO roof system, sheet metal flashing & trim.	$1,745,951.76	Turner Construction Craig Lafayette 518-365-8748	
H Olive Day Elementary School Norfolk, MA	6/17/19 – 12/27/19	Remove and replace w/Shingle roof system, metal wall panels & sheet metal flashing & trim	$2,936,212.00	Town of Norfolk Owners Rep: PMA Consultants 781-794-1404	Gale Associates, Inc. Jason Wagner 781-335-6465
Harry Bailey Middle School West Haven, CT	8/19/2020 – 6/16/21	Remove and replace w/EPDM roof system, sheet metal flashing & trim, roof hatch, roof drains	$1,283,866.79	City of West Haven Chris Everone 203-937-4349 x4347	Hibbard & Rosa Architects Tom Hibbard 860-346-1809

COMPLETED PROJECTS

Project Name & Location	Start & Finish Date	Scope of Work	Contract Amount	Owner / Owner's Rep / GC	Design Firm
Hartford Hospital 11th Floor Connector	2/28/2022 – 9/2/2022	Remove and replace w/EPDM roof system.	$545,500.00	Hartford Hospital Gino Budonaro 860-462-4087	N/A
Henry James Memorial Simsbury, CT	7/19/19 – 8/14/20	Remove and replace w/EPDM, built-up and metal roof system & sheet metal work	$382,413.31	Downes Construction Mark Wihman 860-229-3755	Kaestle Boos Associates 860-229-0361
Holistic Industries, Inc.	9/6/2022 – 2/15/2023	Remove and replace w/TPO roof system, sheet metal flashing & trim	$2,298,248.66	Holistic Industries Tony Tate 412-552-9943	N/A
Human Services Facility Bloomfield, CT	9/19/18-11/4/19	Install new EPDM roof system & sheet metal work	$516,798.08	Downes Construction Co. Brad Anderson 860-229-3755	Moser Pilon Nelson Arch 860-563-6164
Irving Robbins Middle School Farmington, CT	7/16/19-11/26/19	Remove and replace w/EPDM roof system, skylights, sheet metal, roof drains & roof hatches	$1,161,391.00	Farmington Board of Ed 860-673-8270	Jacunski Humes 860-828-9221
John F Ryan Elementary School Tewksbury, MA	6/1/2021 – 9/21/2021	Roof repairs and application of Garland roof coating.	$729,000.00	Tewksbury Public Schools Patricia Meuse 978-640-7800	
Kennedy Middle School Natick, MA	3/13/2019 – 7/19/2021	Install new PVC roof system, sheet metal fascia & skylights	$1,472,000.00	Brait Builders Joseph Amara 781-837-6400 x206	Ai3 Architects, LLC 508-358-0790
Kimberly Clark Warehouse New Milford, CT	9/13/22 – 3/13/23	Remove and replace w/Built-Up roof system. Remove and replace roof drains. Remove and replace sheet metal flashing & trim.	$5,368,000.00	Kimberly Clark Corporation Bill Roselle Bill.Rosselle@kcc.com	N/A
King Open/ Cambridge Street	2/12/18-12/27/19	Remove and replace roof w/PVC roof system, sheet metal flashing & trim	$2,522,843.28	Rich-KBE King School Joint Davida Flynn 617-467-6010	William Rawn 617-423-3470
Lawrence School of Exceptional Studies Lawrence, MA	4/12/2019 – 4/7/2020	Remove and replace w/EPDM roof system, sheet metal flashing and trim: Subs: Plumbing, Electrical, HVAC, Masonry & Misc. Metals	$3,169,744.17	City of Lawrence Owners PM: Pinck & Co., Inc. Deborah Marai 617-445-3555	Johnson Roberts Associates Jeff Davis 617-666-8585
Lebanon Elementary Greenwich, CT	11/29/17 – 8/30/2019	Install new TPO roof system, sheet metal flashing & trim, roof hatch	$498,923.38	Gilbane Building Michael Cocchiola 860-368-5100	Tai Soo Kim Partners 860-547-1970
Leonard Tyl Middle School Montville, CT	6/5/2024 – 10/23/2024	Remove and replace w/EPDM roof system, sheet metal flashing & trim. Subs: Plumbing, Skylight	$2,219,959.50	Montville Public Schools Willie Quinones 860-634-0686	Jacunski Humes Architects 860-828-9221

COMPLETED PROJECTS

Project Name & Location	Start & Finish Date	Scope of Work	Contract Amount	Owner / Owner's Rep / GC	Design Firm
Lindemann Bldg. Envelope Roof Repairs	3/26/2021 – 12/7/2021	Remove and replace w/EPDM roof system, sheet metal flashing & trim. Subs: Misc. Metals, Asbestos Abatement, Electrical, HVAC, Masonry, Plumbing, Waterproofing, Demo Sub	$3,431,351.63	DCAM Al Wesiz 617-970-4840	Icon Architecture 617-451-3333
Mansfield Public Safety	12/6/17-7/25/19	Install PVC & shingle roof system, sheet metal work	$825,994.97	Boston Building & Bridge Francis Aquadro 617-333-0342 ext. 103	Kaestle Boos Associates 860-229-0361
Marne Highway Warehouse Hainesport, NJ	8/2/22 – 4/5/23	Install new PVC roof system w/ sheet metal flashing and trim.	$1,020,000.00	RC Andersen LLC Craig Davenport 973-227-8100	
Massasoit Community College Brockton, MA	9/12/19 – 2/26/20	Remove and replace roof w/PVC roof system, sheet metal work, electrical work, HVAC work, plumbing, & masonry work	$2,068,749.19	Massasoit Community College John Caffelle 508-588-9100 xt 1513	CannonDesign 99 Summer Street, Suite 600 Boston, MA
Mattabassett District	9/22/2022 – 3/13/2023	Remove and replace w/EPDM roof system, sheet metal flashing, trim. Subs: Electrical, Plumbing	$507,900.00	Mattabassett Health District Michelle Ryan mryan@mattdist.org	Jacunski Humes Architects Al Jacunski 860-828-9221
MBTA Built-Up Roof Boston, MA	2/1/2019 – 5/4/2021	Remove and replace on 6 buildings w/Garland Mod Bitumen built-up roof systems.	$11,367,063.55	MBTA Chris Hanlon 617-222-5350	Thornton Tomasetti Eric Lovejoy 617-250-4141
Menands Union Free School District Menands, NY	7/1/2024 – 10/18/2024	Remove and replace w/EPDM roof system, sheet metal flashing, trim Subs: Misc Metals, HVAC	$1,294,464.72	Menands Union Free School District, Jennifer Cannavo 518-465-4561	Collins + Scovlle Architecture 40 Beaver Street Albany, NY 12207
Merrimac Public Library	12/26/18 – 6/13/19	Remove and replace w/PVC roof system, snowguards, sheet metal flashing & trim	$637,245.65	Town of Merrimac 978-346-0612	KBA Architects 6 Thirteenth Street, Charlestown, MA 617-241-2807
Morse School Cambridge, MA	6/3/2020 – 11/9/2020	Remove existing roof, replace w/Sarnafil PVC roof system & sheet metal flashing and trim. Install snowguards, new roof drains, misc. HVAC work	$1,958,305.60	City of Cambridge Elizabeth Unger 617-349-4310	Russo Barr Associates
Pfizer CRU Groton, CT	10/5/2023 – 12/22/2023	Remove and replace w/EPDM roof system, sheet metal flashing, trim.	$925,663.24	AZ Corporation Matthew Zawisza 800-400-2420	

COMPLETED PROJECTS

Project Name & Location	Start & Finish Date	Scope of Work	Contract Amount	Owner / Owner's Rep / GC	Design Firm
New Canaan High School New Canaan, CT	6/1/2021 – 12/14/2021	Remove and replace w/EPDM roof system, sheet metal flashing & trim, lightning protection & roof drains.	$3,596,278.27	New Canaan Public Schools Daniel Clarke 203-594-4000	HB Fishman & Company 860-282-9036
New Haven Police Dept New Haven, CT	5/3/23 – 6/11/24	Remove and replace w/PVC roof system, sheet metal flashing & trim and roof hatch. Subs: Masonry, Plumbing, Structural Steel, Electrical, HVAC & Painting	$975,681.72	City of New Haven Shawn Garris 203-946-3201	
O'Brien Elementary School East Hartford, CT	6/4/2024 – 101/23/2024	Remove & replace w/EPDM roof system, sheet metal flashing & trim, roof drains, masonry repairs, roof hatch & ladder.	$1,535,000.00	East Hartford Public Schools Jim Rovezzi 860-622-5952	Hibbard & Rosa Architects Tom Hibbard 860-346-1809 ext 701
Plattsburgh Public Library	4/5/2022 – 12/15/2022	Remove and replace w/EPDM roof system, sheet metal flashing & trim, Subs: Masonry, Plumbing, Electrical	$391,917.81	Joseph Krupka 765-210-8829	
Roxbury Community College, Bldgs. 1&2 Roxbury, MA	9/27/2022 - 8/2/2023	Remove and replace w/modified bitumen roof system, sheet metal flashing & trim	$1,556,694.00	Roxbury CC Jenn Weiss Donovan 617-429-3276	ICON Architecture, Inc. Patricia Rizzo 857-246-7432
Salem State Admin Bldg. Salem, MA	9/30/2020 – 8/27/2021	Remove & replace w/PVC roof system, sheet metal flashing & trim. Subs: Electrical, HVAC, Masonry, Misc. Metals, Painting, Acoustical Ceiling & Plumbing	$2,339,112.47	Salem State University Heidi Kardenetz 978-542-7321	Jones Architecture Christian Strom 978-744-5200
Saranac Lake Train Depot Saranac Lake, NY	5/21/2024 – 8/26/2024	Remove & replace shingle roof system.	$375,000.00	Cutting Edge Group Brian King 518-321-1499	NYS Environmental Conservation 625 Broadway Albany, NY 12233
Saugatuck Elementary Westport, CT	6/27/2022 – 9/29/2022	Remove & replace w/EPDM roof system, sheet metal flashing & trim, skylights & roof hatch Subs: Plumbing, Misc. Metals, Lightning Protection	$1,505,003.27	Owners PM Colliers Charles Warrington 860-395-0055	Silver Petrucelli Steven June 203-230-9001
Sharon Town Hall Sharon, CT	2/8/19 – 11/30/19	Install new EPDM roof system, asphalt shingles, sheet metal flashing and trim	$314,055.38	Colantonio, Inc. Kim Joyce 508-429-8666	BKA Architects, Inc. 142 Crescent Street, Brocton, MA 508-583-5603
Simsbury High School Simsbury, CT	6/9/2021 – 4/14/2022	Remove and install new EPDM roof system, masonry, plumbing, roof & smoke hatch, misc. electric & painting.	$2,036,632.57	Town of Simsbury Jason Casey 860-651-3365	Jacunski Humes Architects 860-828-9221

COMPLETED PROJECTS

Project Name & Location	Start & Finish Date	Scope of Work	Contract Amount	Owner / Owner's Rep / GC	Design Firm
Stafford Elementary Bristol, CT	6/22/20 – 11/23/20	Removal and replace w/ EPDM roof system, sheet metal flashing and trim. Subs: Plumbing, Solar, Skylights, Masonry, Misc. Metals	$1,370,595.19	City of Bristol 860-302-0273	Silver Petrucelli & Associates 203-230-9007
Staples High School Westport, CT	6/19/23 – 4/29/24	Remove and replace w/EPDM roof system, sheet metal flashing & trim, roof hatches and skylights. Subs: Plumbing, Misc Metals	$4,835,149.35	Owners PM Colliers John Koplas 203-504-7877	Silver Petrucelli Steven June 203-230-9001
State Police Firearms New Braintree, MA	8/26/19 – 11/12/19	Remove and replace w/PVC roof system, sheet metal flashing and trim	$1,059,895.63	Dept. of State Police Paul Hession 508-820-2650	HDR Architecture, P.C. Harold Levkowicz 617-734-7264
Symphony Tower Syracuse, NY	5/25/23 – 11/28/23	Remove and replace w/EPDM roof system, sheet metal flashing and trim.	$522,550.00	Hayner Hoyt Corporation Tim Moran 315455-5941	Holes, King, Kallquist & Associates Syracuse, NY
Tariffville School Simsbury, CT	7/16/2024 – 10/24/2024	Remove and replace w/EPDM roof system, sheet metal flashing and trim. Subs: Masonry, Plumbing	$785,299.96	Town of Simsbury Jason Casey 860-651-3365	Jacunski Humes Architects 860-828-9221
Tunxis Community College Farmington, CT	12/27/21 – 6/27/23	Remove and replace w/EPDM roof system. Replace deteriorated deck. Install roof drains & RTUs	$1,534,903.22	CT State Colleges & Uni. Steve Burke 860-723-0304	AE Design Group
UCONN North Residence Storrs, CT	4/30/19 – 11/27/19	Remove and replace w/EPDM roof system, sheet metal flashing & trim	$1,152,830.68	University of Connecticut Cesar Alonzo 860-486-2619	MA Caputo Associates, LLC 203-469-3216
UCONN Student Rec Center Storrs, CT	3/2018-8/2019	New Construction Installation of Metal Wall Panels, Standing Seam Metal Roof panels, PVC Roofing, Sheet Metal Flashing & Trim, Manufactured Roof Expansion Joints & Snowguards.	$4,392,412.93	UCONN	Turner Construction Co. Erik Bengston 203-783-8800
Webster Town Hall Webster, MA	3/11/2021 – 11/29/2021	Repairs to exterior cupola and parapet wall repairs, misc. flashing repairs	$613,621.35	Town of Webster Doug Willardson 508-949-3800 ext. 4000	CBI Consulting, LLC Greg Christensen 617-464-6930
Worcester Public Schools Worcester, MA	6/25/2020 – 8/23/2021	Remove & replace 5 Worcester schools w/EPDM roof system & miscellaneous repairs. Subs: Flooring, Abatement, Masonry, HVAC, Glass, Electric, Sitework, Demo, Waterproofing, Carpentry	$5,371,000.00	City of Worcester Jeremy Flansbury 508-799-8588	Habeeb & Associates Kevin Provencher 774-206-3360

THE TOWN OF COVENTRY

RESOLUTION OF THE TOWN COUNCIL

"Approving the contract to Greenwood Industries, LLC for the A.S.F.M.S Partial Roof Replacement in the amount of $4,324,000 to be paid out of the School Bond of $25m"

Resolution No. 2026-58

WHEREAS, the Town of Coventry received its final approvals through RIHEBC and completed its processes to move forward on the $25m bond on July 17, 2025; and

WHEREAS, the partial roof replacement at Alan Shawn Feinstein Middle School is the largest of the projects that was approved by the RI Department of Education as part of our submission to them; and

WHEREAS, the School's engineering firm StudioJaed and its OPM Turner and Townsend put a proposal, scope of work, and RFP out in May with all bids due on May 28, 2026; and

WHEREAS, two bids were received and the lowest and most qualified that met all the criteria was Greenwood Industries, LLC. at $4,324,000 The bid was approved by the School Building Committee on June 3, 2026

NOW THEREFORE, BE IT RESOLVED THAT the Honorable Town Council:

1. Authorizes the Town Manager to award the contract for the A.S.F.M.S. Partial Roof replacement to Greenwood Industries, LLC in the amount of $4,324,000 to be paid out of the School Bond.

2. This resolution shall take effect upon passage.

Passed or Denied on June 9, 2026 on a vote of _____

_____
John-Paul A. Verducci -Town Council President

Certification by Town Clerk:

_____
Joanne P. Amitrano-Town Clerk

Impact of change in minimum consumption to 3800 cu ft billable based on 90% Kent County Water Use:

Approximate increase in revenue would be as follows:

Residential	$37,688.95
Commercial	$41,506.44
Total	$79,195.39

Average increase per sewer user:

Residential per bill $54.62 per year/$4.55 per month

Commercial per bill $316.84 per year/$26.40 per month

Keeping in mind that some billing is for multi-unit buildings or condo developments. For example: Condos at Hopkins Hill are looking at an approximate increase of $1,179.91 for the year. There are currently 148 condo owners who split the bill working out to $7.97 each.

239 out of 690 (35%) Residential bills will not be impacted at all.

Roughly 46 out of 131 (35%) Commercial bills will not be impacted at all.

Some residents with high water use and no deduct meter could see an increase of $15/month. Out of the sample that I picked a majority of the increases were under $100 for the year. Approximately 59 sewer users (9%) have a deduct meter and will not see a change if they continue to use the same amount of water outside.

The request to add a WELL user minimum mirroring the one implemented by West Warwick is due to the fact that we have no way of knowing how much water is being used/the impact on the sewer system. The minimum fee would be based on 9000 cu ft. or $528.30-Coventry Fee. The homeowner/ business owner currently on a Well, has the option to put in a meter. We currently have 4 Residential properties and 2 Commercial properties (3 have water meters) that would be impacted by WELL user Fee.

THE TOWN OF COVENTRY

RESOLUTION OF THE TOWN COUNCIL

"Approve a change to the Sewer Use Fee and add a Well Use Fee"

Resolution No. 2026-59

WHEREAS, in the Town of Coventry

- The Town of Coventry recognizes that its municipal wastewater program holds a distinct importance to its citizens as a means to reduce water pollution, protect public health, and to foster economic development; and

- The Coventry Sewer Use Ordinance Section 191-15A Use charge states: "The cost of operation and maintenance of the complete sewer system shall be financed solely from sewer customer charges"; and

- The March 2019, Office of the Auditor General's Limited Review Report of the Town of Coventry – Sewer Program stated: "the 'fiscal health' of the sewer program has a direct impact on the finances of the town of Coventry and cannot be viewed as separate and distinct from the fiscal operations of the Town. As such, the sewer program must be stabilized in the near-term and supported by a reasonable long-term sustainability plan"; and

- The Town of Coventry hired Raftelis Financial Consultants, Inc. a company specialized in public sector utility cost analysis, a sub-consultant to Fuss & O'Neil, the consultants hired to prepare the 2023 Sewer Facility Plan, to analyze, develop, and recommend new sewer use rates to be recommended to the Town Council for adoption, as set forth below; and

- The 2023 Sewer Facility Plan recommends the adoption of a minimum annual sewer use fee to defray the Town's cost of daily operations, maintenance, engineering, administrative services, debt service, and amortization, as such cost are incurred for each and every sewer user, regardless of their sewer usage; and

- The Rhode Island Department of Environmental Management approved the Updated Sewer Facilities Plan in March, 2024; and

- The Coventry Town Council accepted the 2023 Sewer Facility Plan in January, 2024.

NOW, THEREFORE, BE IT RESOLVED THAT, the Honorable Town Council implements and adopts the following changes and additions:

1.Coventry User Fee for Residential and Non-Residential: Bills will be calculated at the same price $5.87 per 100 cubic feet, but based on 90% (instead of 80%) of water usage at the property with the minimum sewer use fees being based on 3800 cubic feet of consumption (instead of 4000 cubic feet).

2. The addition of a Well Use Fee based on 9000 cubic feet of consumption unless the property has a water meter.

3. These changes to the Coventry User Fee are consistent with the West Warwick billing practices. (The fiscal implications attached under a separate document.)

This resolution shall take effect immediately upon passage.

Passed or Denied on June 9, 2026 on a vote of _____

_____
John-Paul A. Verducci -Town Council President

Certification by Town Clerk:

_____
Joanne P. Amitrano-Town Clerk

THE TOWN OF COVENTRY

RESOLUTION OF THE TOWN COUNCIL

"Resolution to transfer the monument to David Whitman from the Town of Coventry to the Town of West Warwick"

Resolution No. 2026-60

WHEREAS, in the Town of Coventry,

- David Whitman was one of the most important cotton mill engineers of the early 1800's;
- Although he was born at Anthony Village, he was not directly connected to the mills in Coventry; and
- Lockwood-Greene Engineers donated a monument celebrating the work of Mr. Whitman to the Town of Coventry through the Coventry Historical Society, in 1975; and
- That monument is installed in front of the former Coventry Police Station; and

NOW THEREFORE, BE IT RESOLVED THAT the Honorable Town Council:
Authorizes the transfer of the monument celebrating David Whitman's accomplishments to the Town of West Warwick so that it may be installed in the Village of Phenix Square, near the Phenix Mill, a Mill for which Mr. Whitman was an engineer;

and that a formal transfer ceremony will take place to celebrate the history of mills in our area and the work of David Whitman.

Passed or Denied on June 9, 2026 on a vote of _____

_____
John-Paul A. Verducci, Town Council President

Certification by Town Clerk by:

_____
Joanne P. Amitrano-Town Clerk

Vortex Inc.

Environmental Management, Consulting & Training Services
P.O. Box 6060
Warwick, RI 02887-6060

ASBESTOS CONSULTANT SERVICES

March 31, 2026 — Proposal No: 26-101

PROPOSAL SUBMITTED TO:	PROJECT LOCATION:
Russell Hill	Hopkins Hill School
Facilities Director	95 Johnson Blvd.
Coventry Public Schools	Coventry, RI

Vortex Inc. proposes to furnish the following proposal *involving the* ***ASBESTOS CONSULTANT SERVICES*** *involving the abatement of approximately 10,800 s.f. of ACM floor tile/mastic* and perimeter covebase/glue to include:

- Design an Asbestos Abatement Plan, collection/PCM analysis of pre-abatement air samples to be submitted with plan AND approvable by the RIDOH.
- Post-Asbestos Abatement (per containment area) VISUAL inspection and collection of AIR samples and analysis of either PCM or TEM Method and copies to the RIDOH after the project has been completed.

TOTAL – ESTIMATED COST **$17,000.00**

EXCLUSION: Asbestos Abatement Plan filing fee [$900 fee paid by Coventry Public Schools].

ACCEPTANCE OF PROPOSAL: As an authorized representative of the building owner, I agree with the conditions listed above. By signing this proposal/contract and/or issuance of a Purchase order #_____, I authorize Vortex Inc. to proceed with this contract. Please sign proposal/contract and return via email to initiate this project.

Owner Representative Signature — Date of Proposal Acceptance: 4/17/26

John Carbone — John Carbone (President of Vortex Inc.)

3/31/26 — Date of Proposal

1800vortexx.com 401-640-9331 [c] jcvortex@gmail.com

RUGGIERI CARPET ONE FLOOR&HOME®

RUGGIERI CARPET ONE
1191 PONTIAC AVENUE
CRANSTON,, RI 02920
Telephone: 401-942-1700 Fax: 401-463-5945

ES614681

QUOTE

Sold To	Ship To
COVENTRY SCHOOL DEPT 46 PETINE STREET COVENTRY, RI 02816	HOPKINS HILL ELEMENTARY 95 JOHNSON BLVD COVENTRY, RI 02816

Quote Date	Tele	PO Number	Quote Number
04/06/26	401-822-9405	VCT QUOTE 4/6/26	ES614681

Inventory	Style/Item	Color/Description
VCT	STANDARD EXCELON IMPERIAL TEXTURE 12"X12"	COLOR TBD
ECO 711	VCT ADHESIVE 4G	4GAL (640SF)
BASE	6" VINYL COVE BASE	CB-40 BLACK
ECO 575	COVE BASE ADHESIVE 4GA	4 GA
MAPIE	PLANI PREP 10LB	SKIMCOAT / PATCH
LABOR	SKIM COAT (SINGLE) COMMERCIAL	
INSTALL	VCT TILE INSTALL COMMERCIAL	
LABOR	VINYL COVE BASE INSTALL	
#ST054000001	DELIVERY FEES	INCOMING AND OUTGOING DELIVERIES

— 04/06/26 — 1:26PM —

Sales Representative(s):
BOB GREENWOOD
PAUL RUGGIERI JR.

We appreciate your business and are committed to delivering exceptional flooring solutions tailored to your space.

QUOTE TOTAL: $75,780.00

DC 4/17/26

RUGGIERI CARPET ONE
1191 PONTIAC AVENUE
CRANSTON,, RI 02920
Telephone: 401-942-1700 Fax: 401-463-5945

ES614681

QUOTE

Sold To	Ship To
COVENTRY SCHOOL DEPT 46 PETINE STREET COVENTRY, RI 02816	HOPKINS HILL ELEMENTARY 95 JOHNSON BLVD COVENTRY, RI 02816

Quote Date	Tele	PO Number	Quote Number
04/06/26	401-822-9405	VCT QUOTE 4/6/26	ES614681

Inventory Style/Item Color/Description

VCT replacement at areas planned for abatement of asbestos tile

We will prepare the concrete subfloor with a skim coat of floor leveler to smooth out the surface after the removal process. We will supply and install Armstrong standard vinyl composition tile 12"x12"x1/8" in color to be determined. We will supply and install new six inch tall black vinyl cove base.

Areas included appear to be all areas of the school in which asbestos tiles are still present and includes all areas indicated by the abatement contractor. For some additional clarity, the areas of work included in this quotation are noted as follows: 2 rooms within main office (1 closet, 1 labeled Ms Petrarca at door), Conference room to the side of the main entry, Faculty Room to the other side of main entry, Classroom 1, Large hallway supply closet, Classroom 6, Classroom 11/31 (center room), classroom 12, West Wing/Primary Hallway and East Wing/high numbered hallway (from double doors up to but not including the main lobby), Small Rest Room, Classroom 32, Classroom 28, Classroom 27, Classroom 25, Classroom 23, Classroom 22, and Classroom 21.

Quotaion based on using 1 color. All tools, freight, delivery, and items to complete the described work are included in this quotation.

Special order returns are subject to manufacturers' policies: minimum quantity, restocking fees, and return freight may apply. We calculate a waste factor into every job to ensure enough product is on hand on the day of the installation. It is highly advisable to keep an extra box or two in case it is needed for future minor repairs.

— 04/06/26 — 1:26PM —

Sales Representative(s):
BOB GREENWOOD
PAUL RUGGIERI JR.

We appreciate your business and are committed to delivering exceptional flooring solutions tailored to your space.

QUOTE TOTAL: $75,780.00

Quote

Attention:	Russell Hill	Date:	4/7/2026
Company:	Coventry Schools	Project:	**Hopkins Hill School Coventry, RI**
		Scope of Work:	Asbestos Abatement

We propose to furnish supervision, labor, equipment, insurance, and disposal to perform the following scope of work at the above-mentioned project as per *Asbestos Abatement Plan By Vortex Dated 3/26/2026 and Addendum 1 Dated 4/6/2026*

Scope of Work:

- *Abate 12,002 SF of VAT and Mastic from Areas A, B, C and D*

EXCLUSIONS: ***Lay-Out, Slab Scan/GPS, All Permits, Other Hazardous Material Removal, Third Party Asbestos Clearances or Testing, MEP Make Safe, Utility Disconnection, Patch For New Items, Salvage or Reinstallation Of Any Items, Weather Protection, Temporary/Dust Barriers***

Temporary Power and Water (Provide d By Others)

Notes:

- Our quote does not include any work not specifically stated above
- Review scope of work and exclusions below carefully.
- Permits, notifications and/or approvals will be obtained by others and are excluded from our quote.
- This project is quoted to be completed in **1** phase(s)/mobilization(s). Additional phase(s)/mobilization(s) will be priced accordingly.
- Our workday is between the hours of 7:00am and 3:30pm. Premium time is excluded from our quote.
- All salvage/scrap value of items to be demolished, will be retained by PBI. This includes, but is not limited to, ferrous and ferrous metals, pipes, conduits, and wiring. Salvage value is factored into our quote. Changes to these conditions will result in a contract increase.
-

Our Price Is: ***Eighty-Nine Thousand Dollars ($89,000.00)***

See Additional Exclusions

Additional Notes:

- Any work not mentioned in the above scope of work will be performed on a Time and Material Basis, including 15% overhead and profit
- Our quotation is based on the following Insurance Coverage's:
  - Worker's Compensation Limits $1,000,000
  - Automobile Limits $1,000,000
  - General Liability Limits $1,000,000
  - Umbrella Limits $5,000,000
  - Pollution Limits $1,000,000
  - Additional Insured with respect to the project applies If you have any questions, or additional information is required, please contact me.

Copy
4/22/26

Vortex Inc.

Environmental Management, Consulting & Training Services
P.O. Box 6060
Warwick, RI 02887-6060

ENVIRONMENTAL CONSULTING INVOICE

INVOICE DATE:	3/26/26
INVOICE NUMBER:	26-062
INVOICE SUBMITTED TO:	Russell Hill Facilities Director Coventry Public Schools
PROJECT LOCATION:	Hopkins Hill School 95 Johnson Blvd. Coventry, RI

PROFESSIONAL SERVICES RENDERED:

Site Inspection, collection/PCM analysis of Pre-Abatement Air samples, design of Asbestos Abatement Plan and soliciting bids for this project at the school building listed above for the sum of **$3,350.00**

Mail payment to: Vortex Inc., P.O. Box 6060, Warwick, RI 02887

John Carbone
John Carbone

1800vortexx.com 401-640-9331 [c] jcvortex@gmail.com

THE TOWN OF COVENTRY

RESOLUTION OF THE TOWN COUNCIL

"Approving the contracts of Vortex Inc., Ruggieri Carpet One and Pasquazzi Brothers in the combined amount of $185,130 for the removal of asbestos floor tiles and installation of new flooring at Hopkins Hill Elementary School to be paid out of the School Bond of $25m"

Resolution No. 2026-61

WHEREAS, the Town of Coventry received its final approvals through RIHEBC and completed its processes to move forward on the $25m bond on July 17, 2025; and

WHEREAS, the removal of asbestos floor tiles and the installation of new flooring at Hopkins Hill Elementary School was approved by the RI Department of Education as part of our submission to them; and

WHEREAS, two contractors' proposals were received per the RI MPA and were the lowest and most qualified that met all the criteria: Vortex Inc. Environmental Management for the asbestos plan, design, and abatement; and Ruggieri Carpet One for all of the construction and installation. The proposals were approved by the School Building Committee on June 3, 2026.

NOW THEREFORE, BE IT RESOLVED THAT the Honorable Town Council:

1. Authorizes the Town Manager to award the contracts for the Hopkins Hill Elementary School floor removal and replacement to Vortex, Inc. and Ruggieri Carpet One in the total amount of $185,130 to be paid out of the School Bond.

2. This resolution shall take effect upon passage.

Passed or Denied on June 9, 2026 on a vote of _____

_____
John-Paul A. Verducci -Town Council President

Certification by Town Clerk:

_____
Joanne P. Amitrano-Town Clerk