



**Town of Coventry
Planning Commission Meeting
Monday, June 22, 2026 at 6:30 PM**

This meeting will be convened in-person in the Coventry Town Hall Council Chambers, 1670 Flat River Road, Coventry RI 02816. As an additional courtesy, the Town intends to make the meeting available through Zoom video conference technology to provide potential remote access to deliberations of the Coventry Planning Commission.

1. ZOOM INFORMATION

You are invited to a Zoom webinar!

When: Jun 22, 2026 06:30 PM Eastern Time (US and Canada)

Topic: Town of Coventry Planning Commission Meeting - June 22, 2026

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/88209125665?pwd=H5BatqStwHhveMkBVytb7ewEfehQKt.1>

Passcode:488880

Phone one-tap:

+16469313860,,88209125665#,,,,*488880# US

+13017158592,,88209125665#,,,,*488880# US (Washington DC)

Webinar ID: 882 0912 5665

Passcode: 488880

International numbers available: <https://us02web.zoom.us/j/88209125665?pwd=H5BatqStwHhveMkBVytb7ewEfehQKt.1>

2. CALL TO ORDER / DETERMINATION OF A QUORUM
3. EMERGENCY EVACUATION PLAN
4. PLEDGE OF ALLEGIANCE
5. APPROVAL OF MINUTES
 - 5.1 May 27, 2026
6. NEW APPLICATIONS (FOR DISCUSSION, VOTE, OR OTHER ACTION)

Public comment will be taken for the following item

- 6.1 **"Residences on Mishnock"**

PUBLIC HEARING

Master Plan, Major Land Development/Comprehensive Permit

Owner/Applicant: Hopkins Hill, LLC
AP 5, Lot 2; Zone R-20 (Residential)
Mishnock Road & Hopkins Hill Road

Applicant proposes to develop 20 multi-family residential dwelling units across five buildings on the 2.93-acre subject parcel as a Comprehensive Permit with associated landscaping, parking, and other site amenities. A minimum of 25% of the proposed units must be deed-restricted as affordable. Public water access and private on-site wastewater treatment systems (OWTS) are anticipated. Site access is proposed from Mishnock Road.

7. RECOMMENDATION TO TOWN COUNCIL (FOR DISCUSSION, VOTE, OR OTHER ACTION)
 - 7.1 Flat River Reservoir / Johnson's Pond Redevelopment Area Plan
8. DISCUSSION OF LETTER FROM CONSERVATION COMMISSION (FOR DISCUSSION, VOTE, OR OTHER ACTION)
9. DIRECTOR'S REPORT (FOR DISCUSSION, VOTE, OR OTHER ACTION)
 - 9.1 Subdivision and Land Development Regulations
 - 9.2 Comprehensive Plan / Housing Chapter Update
 - 9.3 Future Code Updates - Multi-Family Dwellings, Two-Family Dwellings, Other Uses Previously Allowed By Special Use Permit
10. ADJOURNMENT

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

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