



**Town of Coventry
Planning Commission Meeting
Wednesday, May 27, 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: May 27, 2026 06:30 PM Eastern Time (US and Canada)

Topic: Town of Coventry Planning Commission Meeting - May 27, 2026

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/84646871578?pwd=hDvW2rD2REQb9LmMV9O5ajgO6hB6hl.1>

Passcode:090755

Phone one-tap:

+13092053325,,84646871578#,,,,*090755# US

+13126266799,,84646871578#,,,,*090755# US (Chicago)

Webinar ID: 846 4687 1578

Passcode: 090755

International numbers available: <https://us02web.zoom.us/j/84646871578?pwd=hDvW2rD2REQb9LmMV9O5ajgO6hB6hl.1>

2. CALL TO ORDER / DETERMINATION OF A QUORUM
3. EMERGENCY EVACUATION PLAN
4. PLEDGE OF ALLEGIANCE
5. APPROVAL OF MINUTES
 - 5.1 April 29, 2026
6. NEW APPLICATIONS (FOR DISCUSSION, VOTE, OR OTHER ACTION)

Public comment will be taken for the following item

- 6.1 **“Janelle Art Studio”**

PUBLIC HEARING

Preliminary Plan, Minor Land Development with associated Dimensional

Variances

Owner/Applicant: Michael Janelle
AP 56, Lot 77; Zone: VMC (Village Main Street Commercial)
420 Washington Street

Applicant proposes to construct a small art studio on a currently vacant 6,221 SF lot. The applicant is seeking dimensional variances from the minimum required landscape buffer, minimum number of required loading spaces for a commercial building, minimum distance between a curb cut and intersection, and relief from providing the engineering report to accompany the above curb cut request.

7. SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (FOR DISCUSSION, VOTE, OR OTHER ACTION)

Public comment will be taken for the following item

7.1 **PUBLIC HEARING**

Coventry Subdivision and Land Development Regulations

Consideration and vote on proposed amendments to modify the allowable forms of Financial Security. In addition, this update will offer minor revisions to other sections of the Subdivision and Land Development Regulations that reference the terms performance bonds or other guarantees.

8. RECOMMENDATION TO TOWN COUNCIL (FOR DISCUSSION, VOTE, OR OTHER ACTION)

Public comment will be taken for the following items

8.1 **Ordinance 2026-11**, amending § 255-970 ("Supplementary Regulations") - Telecommunications Towers

This proposed zoning code amendment will modify the allowable forms of financial security for the removal of abandoned telecommunication antennas and towers.

8.2 **Ordinance 2026-12**, amending § 255-1020 and § 255-1060 ("Earth Removal/ Sand and Gravel Extraction") - Permit application and Security/performance bond

This proposed zoning code amendment will modify the allowable forms of financial security for earth removal and sand and gravel extraction.

8.3 **Ordinance 2026-13**, amending § 255-1340, § 255-1380, and § 255-13100 ("Residential Cluster Development") - General requirements, Approval required before improvements, and Security/performance bond

This proposed zoning code amendment will modify the allowable forms of financial security for Residential Cluster Developments.

- 8.4 **Ordinance 2026-14**, amending § 255-1760 ("Landscaping") - Maintenance of landscaped buffers

This proposed zoning code amendment will modify the allowable forms of financial security for implementation of landscape plans.

- 8.5 **Ordinance 2026-15**, amending § 255-2080 and § 255-20120 ("Special Regulations for Wind Energy Facilities") - Decommissioning and abandonment and Improvement guarantees

This proposed zoning code amendment will modify the allowable forms of financial security for the dismantlement or removal of wind energy facilities.

- 8.6 **Ordinance 2026-16**, amending § 255-2140 ("Special Regulations - Solar Power Generators") - Ground-mounted solar installations

This proposed zoning code amendment will modify the allowable forms of financial security for removal of solar power generators and restoration.

- 8.7 **Ordinance 2026-17**, amending § 255-200 ("Definitions") - Standard interpretations; § 255-9110 ("Supplementary Regulations") - Kennels; and § 255-600 ("Zoning District Use and Dimensional Regulations") - Schedule of Zoning District Use Regulations

This proposed zoning code amendment will allow the use of dog kennels in all zones, except for the VRC, VMC, and I-2 zones, and establish new supplementary regulations for kennels and outdoor enclosures.

- 8.8 **Ordinance 2026-18**, amending § 255-930 ("Supplementary Regulations") - Supplemental regulations for specific land uses and § 255-600 ("Zoning District Use and Dimensional Regulations") - Schedule of Zoning District Use Regulations

Walmart has proposed this zoning code amendment to allow for the use of gas stations in the BP zone and establish restrictions on the distance that gasoline service stations would have to be from other sensitive uses.

- 8.9 **Ordinance 2026-19**, amending § 255-930 ("Supplementary Regulations") - Supplemental regulations for specific land uses and § 255-600 ("Zoning District Use and Dimensional Regulations") - Schedule of Zoning District Use Regulations

This zoning code amendment is proposed in coordination with Ordinance 2026-18 and is suggested by Town staff to allow for the use of gas stations in the GB and I-1 zones, modify the current zoning code on gas stations and other auto-oriented uses for clarity, and general clean-up of conflicting code.

9. DIRECTOR'S REPORT

Subdivision and Land Development Regulations

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.