



**Town of Coventry
Planning Commission Meeting
Wednesday, April 29, 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: Apr 29, 2026 06:30 PM Eastern Time (US and Canada)

Topic: Town of Coventry Planning Commission Meeting - April 29, 2026

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/86414496326?pwd=FNW5XqeUrvMxNOsiU8WGWjSDvuF1J9.1>

Passcode:420017

Phone one-tap:

+16465588656,,86414496326#,,,,*420017# US (New York)

+16469313860,,86414496326#,,,,*420017# US

Webinar ID: 864 1449 6326

Passcode: 420017

International numbers available: <https://us02web.zoom.us/j/86414496326?pwd=FNW5XqeUrvMxNOsiU8WGWjSDvuF1J9.1>

2. CALL TO ORDER / DETERMINATION OF A QUORUM
3. EMERGENCY EVACUATION PLAN
4. PLEDGE OF ALLEGIANCE
5. ACKNOWLEDGEMENT OF RECENTLY RESIGNED PLANNING COMMISSION MEMBERS
6. APPROVAL OF MINUTES
 - 6.1 April 9, 2026
7. 1 YEAR EXTENSION REQUEST OF PRIOR APPROVAL (FOR DISCUSSION, VOTE, OR OTHER ACTION)

Public comment will be taken for the following item

- 7.1 **“Woodland Manor III”**

Preliminary Plan, Major Land Development/Comprehensive Permit

Owner: HK Woodland III, LLC

Applicant: Hallkeen Management

AP 27, Lot 150; Zone PUD (Planned Unit Development) Woodland Drive

Applicant seeks a one-year extension of their prior Preliminary Plan approval for a 92-unit residential development consisting of 92 LMI units in the Woodland Manor Apartment Complex.

8. BOND SETTING (FOR DISCUSSION, VOTE, OR OTHER ACTION)

Public comment will be taken for the following items

8.1 **"Hoxie Court Place"**

Preliminary Plan, Minor Subdivision w/ Street Extension

Owner: Bruce B. Gibb and Victoria M. Gibb

Applicant: NBG Construction

AP 88, Lots 87 & 88.2; Zone R-20 (Residential)

Hoxie Court and Notre Dame Street

Bond Amount: \$187,500

Inspection Fee: \$3,750

8.2 **"Bucks Horn Meadow"**

Final Plan, Major Subdivision with Street Creation

Owner/Applicant: Padula Builders Inc (Lot 80) & Padula Properties Inc (Lot 95)

AP 315, Lots 80 & 95; Zone RR-5 (Rural Residential)

Flat River Road

Bond Amount: \$152,784.40

9. NEW APPLICATIONS (FOR DISCUSSION, VOTE, OR OTHER ACTION)

Public comment will be taken for the following items

9.1 **"Hoxie Court Place"**

PUBLIC HEARING

Preliminary Plan, Minor Subdivision w/ Street Extension

Owner: Bruce B. Gibb and Victoria M. Gibb

Applicant: NBG Construction

AP 88, Lots 87 & 88.2; Zone R-20 (Residential)

Hoxie Court and Notre Dame Street

Applicant seeks to merge two existing lots and subdivide them into three new conforming lots. The existing dwelling at 31 Hoxie Court will remain on Proposed Lot 2, which will be 1.24 acres in size. Proposed Lots 1 and 3 will be 0.49 and 0.46 acres in size, respectively, and would be

developed with one single-family dwelling each. All three lots would be accessible via a proposed extension of Notre Dame Street terminating in a cul-de-sac.

9.2 "Proposed Lake Studio ADU"

PUBLIC HEARING

Accessory Dwelling Unit with associated Dimensional Variances

Owner/Applicant: Kimberly Sion

AP 30, Lot 155.2; Zone R-20 (Residential)

35 & 37 Dixie Road

Applicant proposes to construct a second-story addition with two bedrooms above their existing ADU that totals 1,122 SF. Applicant seeks one dimensional variance as the ADU will exceed the maximum height requirements. ADUs that are not allowed by-right shall utilize the Unified Development Review process and must be heard by the Planning Commission per Zoning Code § 255-920 F(2)(i).

9.3 "Willow Lakes Independent Living"

PUBLIC HEARING

Amendment to Preliminary Plan, Major Land Development/Comprehensive Permit

Owner/Applicant: LRT New London Ave Development, LLC

AP 16, Lot 3; Zone R-20 (Residential)

New London Turnpike

Applicant seeks an Amendment to their previous Preliminary Plan approval for a proposed 202-unit independent living community with assisted living and memory care facilities. As a Comprehensive Permit application, 25% of the independent living units must be deed-restricted as affordable. No site design changes are proposed; the amendment includes only a new regulatory adjustment to exceed the maximum building height requirements.

9.4 "Siena Condominiums"

PUBLIC HEARING

Amendment to Preliminary Plan, Major Land Development/Comprehensive Permit

Owner/Applicant: Boulder Hill Development, LLC

AP 45, Lot 10, 11, 12, & 13; Zone VMC (Village Main Street Commercial)

Main Street & Jurczyk Court

Applicant seeks an Amendment to their previous Preliminary Plan

approval for their proposal to construct 8 duplex structures for a total of 16 residential units on approximately 2.2 acres of land as a Comprehensive Permit. A minimum of 25% of the proposed units must be deed-restricted as affordable. Site access is proposed from Main Street. The amendment is seeking a minor site design change to the access and utility easement: removal of the proposed Ken Ray Drive crash gate.

9.5 **“Pelletier Plat”**

PUBLIC HEARING

Preliminary Plan, Minor Subdivision with associated Dimensional Variance

Owner/Applicant: Richard Pelletier
AP 318, Lot 60; Zone: RR-2 (Rural Residential)
6 Acres of Pine Road

Applicant proposes to subdivide a 3.71-acre parcel into two lots, leaving one existing single-family dwelling on a 2.6-acre lot and creating a new 1.11-acre lot from the remainder. The applicant is seeking two zoning variances for minimum lot size and required frontage and the project will therefore be heard via Unified Development Review.

9.6 **"Bucks Horn Meadow"**

PUBLIC INFORMATIONAL MEETING

Final Plan, Major Subdivision with Street Creation

Owner/Applicant: Padula Builders Inc (Lot 80) & Padula Properties Inc (Lot 95)
AP 315, Lots 80 & 95; Zone RR-5 (Rural Residential)
Flat River Road

Applicant proposes to construct a 7-lot cluster subdivision on a 53.2-acre site and dedicate 37.8 acres as open space. Planning Commission approval is required to amend the conditions of approval and reset the bond for incomplete roadside drainage features.

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

Public comments will be taken for the following item

10.1 **2026 COMPREHENSIVE PLAN UPDATE**

PUBLIC HEARING

The Coventry Planning Commission will conduct a Public Hearing to

gather public feedback on the proposed 2026 Comprehensive Community Plan Update. This is the first step in the local Comprehensive Plan adoption process described in RIGL § 45-22.2-8, in which the Planning Commission will provide a recommendation to the Coventry Town Council, and then the Town Council will conduct its own Public Hearing subject to a separate public notice.

The 2026 Comprehensive Community Plan Update includes a community profile and focuses on the following policy areas: land use, housing, natural resources, open space and outdoor recreation, cultural and historical resources, economic development, community services and facilities, energy and renewable energy, and natural hazards and climate change. This 2026 Plan is intended to replace the 1999 Comprehensive Plan and will provide a much-needed update to the Town's policy framework moving forward.

The 2026 Comprehensive Community Plan Update is accessible for review at the following Town webpage: <https://coventryri.gov/comprehensive-plan>. Any chapters or sections that are substantially edited or updated through the course of this review will be posted to this webpage (with revision date).

11. DIRECTOR'S REPORT

Subdivision and Land Development Regulations

12. 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.