COVENTRY TOWN COUNCIL - DOCKET

Tuesday, November 24, 2026 @ 5:30 PM

John-Paul A. Verducci, President, Town Wide
Frank M. Brown, Jr. Vice President, Town Wide
Jonathan J. Pascua, District 1
Britney L. Boyer, District 2
Richard J. Houle, District 3
Mia R. Iannotti, District 4
Scott R. Copley, 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: Nov 24, 2026 06:00 PM Eastern Time (US and Canada)
Topic: Town of Coventry Town Council Meeting - November 24, 2026

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/83229778906?pwd=OIefyfKCIDoErGIcL586BWYoMm3zR0.1
Passcode:505648

Phone one-tap:
+13092053325,,83229778906#,,,,*505648# US
+13126266799,,83229778906#,,,,*505648# US (Chicago)

Join via audio:
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York

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**

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I. EXECUTIVE OR CLOSED SESSION ITEMS - 5:30 PM

Vote to be taken to go into Executive Session.
Vote to be taken to Come out of Executive Session.
Any votes taken in Executive Session to be reported out in public session.
Vote to be taken to seal the minutes of Executive Session.

A. Executive or closed session pursuant to R.I. Gen. Laws § 42-46-5(a)(2) for litigation matters re: Soscia Holdings, LLC v. Town of Coventry (KC-2020-0769); Town of Coventry v. Soscia Holdings, LLC (KC-2024-0219); Terrance Gray, in his Capacity as Director, Rhode Island Department of Environmental Management v. Town of Coventry (KC-2024-0408); and Soscia Holdings, LLC et al. v. Town of Coventry (C.A.No. 25-cv-00274-MRD- AEM)(C.A. No. KM-2024-0578)

B. Executive or closed session pursuant to R.I. Gen. Laws § 42-46-5(a)(2) for litigation matters re: Discussion of litigation regarding 232 Realty Associates v Town of Coventry Planning C.A. No. KC-2026-0210

II. PUBLIC ACKNOWLEDGEMENTS AND COMMENDATIONS

6 A. Recognition of Monique Houle - Tax Collector
Proclamation - Monique Houle

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

7 - 32 A. October 13, 2026 Open Session Minutes
10-13-2026 Minutes

B. September 22, 2026 & October 13, 2026 Executive Session Minutes

V. 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:

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A. Public hearing of Ordinance No. 2026-25 Amendment of the Town of Coventry Code of Ordinances, Part II General Legislation 2005, Chapter 255 Zoning Article V, Zoning Map
Property Address: 405 Arnold Road, Coventry, Rhode Island
Assessor's Plat 14, Lot 1.1
Town Council Memo on 405 Arnold w rec dec
Ord. No. 2026-25

39 - 41

B. Public hearing of Ordinance No. 2026-20 Continued from July 28, 2026, August 25, 2026, September 22, 2026, October 13, 2026 & October 27, 2026 Agenda. Amendment of the Town of Coventry Code of Ordinances, Part II - General Legislation, 2005
Ordinance No. 2026-20 - re RDA Plan adoption

C. Public hearing continued from July 28, 2026 , August 25, 2026, September 22, 2026 & October 13, 2026 & October 27, 2026 Agenda. Meeting to consider the designation of a redevelopment area that includes Johnson's Pond and surrounding areas; and to consider the adoption of the proposed "Johnson's Pond Redevelopment Plan," which has been prepared and submitted by the Coventry Redevelopment Agency." https://www.johnsonpondrp.org/

VI. ELECTION AND/OR APPOINTMENT OF TOWN OFFICIALS (VOTE(S) MAY BE TAKEN)

42 - 54

A. Town Council Appointments

- Coventry Historical Preservation Commission
  - Maureen Buffi - Seeking re-appointment
- Friends of Human Services Commission - (One opening)
  - Patricia Pepper - New applicant
  - Joan Tillinghast - Seeking re-appointment
  - Gail Tatngelo - Seeking re-appointment
  - Cole Campbell - Seeking re-appointment
- Juvenile Hearing Board (Two openings)
  - Kayleigh Cousineau - New applicant
  - Paul Saccoccia - New applicant

Application - Buffi
Application - Pepper
Application - Tillinghast
Application - Campbell
Application - Cousineau
Application - Saccoccia

Paul Saccoccia Resume

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

55 - 56 A. Resolution 2026-113 - Adoption of the 2027-2028 Fiscal Year Budget Calendar
Resolution 2026-113 - Budget Calendar 2027-2028

57 - 61 B. Resolution 2026-114 - Authorizing the request of the Land Trust to approval an appraisal of 60 Railroad Avenue owned by Dana Pettigrew in the amount of $4,800
Funding Source: Land Trust Budget
Letter to Civetti on PMScotti quote
PMScotti & Assoc. quote
Resolution 2026-114 - to approve an appraisal of a property at 60 Railroad Ave

62 - 70 C. Resolution 2026-115 - Approving and accepting a deed to a 4,798.15 sq. ft. parcel of land off Piggy Lane, separated from Assessor's Plat 310, Lot 20.2 and added to town-owned Assessor's Plat 310, Lot 19, and approving an amendment to the easement agreement dated June 6, 2022 between the Town of Coventry and the Picillo Pig Farm Site Trust
1. Piggy Lane Access Graphics
Resolution 2026-115 - Regarding the Piggy Lane parcel

71 - 83 D. Resolution 2026-116 - Authorizing the write off of delinquent/uncollectable motor vehicle and tangibles taxes as of November 30, 2026, in the amount of $32,694.17
MV and Tangible Request for Write-Off - Uncollectable 11-2026
Resolution 2026-116 - to write off uncollectable mv and tangible taxes

84 - 85 E. Resolution 2026-117 - Authorizing the payment for site planning for Crossman Engineering in the amount of $3,309.51
Funding Source: Police Impact Fees
Crossman invoice
Resolution 2026-117 - to approve Crossman Engineering study for police boat ramp

VIII. COUNCIL BUSINESS MATTERS CARRIED OVER (VOTE(S) MAY BE TAKEN)

86 - 89 A. Resolution 2026-18 - Establishing Council oversight and policy direction during the Comprehensive Plan update regarding infrastructure capacity, fiscal sustainability and coordinated growth
Planning Commission Rec - Resolution 2026-18
Resolution 2026-18 - Comprehensive Plan

IX. INTRODUCTION OF NEW MATTERS BEFORE THE COUNCIL (VOTE(S) MAY BE TAKEN)

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A. Motion to remove Allison Albert from the Coventry Historical Preservation Commission
Allison Albert Removal Letter

X. 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.)

XI. EXECUTIVE OR CLOSED SESSION ITEMS

Vote to be taken to go into Executive Session.
Vote to be taken to Come out of Executive Session.
Any votes taken in Executive Session to be reported out in public session.
Vote to be taken to seal the minutes of Executive Session.

A. Executive or closed session pursuant to R.I. Gen. Laws § 42-46-5(a)(2) for litigation matters re: Discussion of potential litigation regarding our current Sewer Ordinance

B. Executive or closed session pursuant to R.I. Gen. Laws § 42-46-5(a)(2) for litigation matters re: Discussion of potential litigation regarding Ramblewood Estates

ADJOURNMENT (VOTE WILL BE TAKEN)

The Town Council's next regular monthly meeting will be held on December 8, 2026.

Joanne Amitrano, Town Clerk

Agenda posted November 20, 2026