



**Town of Coventry
Planning Commission Meeting
Monday, September 14, 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

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/89010600501?pwd=MOxwaONpLUPSMYcp3EOSGmnBlnAFqC.1>
Passcode: 358347

Phone one-tap:

+13126266799,,89010600501#,,,,*358347# US (Chicago)
+16465588656,,89010600501#,,,,*358347# US (New York)

Webinar ID: 890 1060 0501

Passcode: 358347

International numbers available: <https://us02web.zoom.us/j/89010600501?pwd=MOxwaONpLUPSMYcp3EOSGmnBlnAFqC.1>

2. CALL TO ORDER / DETERMINATION OF A QUORUM
3. EMERGENCY EVACUATION PLAN
4. PLEDGE OF ALLEGIANCE
5. 1-YEAR EXTENSION OF PRIOR APPROVAL (FOR DISCUSSION, VOTE, OR OTHER ACTION)

5.1 "Coventry Crossings"

Preliminary Plan, Comprehensive Permit/Major Land Development

Owner/Applicant: Harkney Hill Road LLC

AP 10, Lot 29; Zone GB-1 (General Business) with SPD (Special Planning Overlay District)

AP 18, Lot 86; Zone R-20 (Residential)

Harkney Hill Road & Nooseneck Hill Road

Applicant requests a one-year extension of their prior Preliminary Plan approval for a 120-unit residential development and associated 12,500 SF commercial structure.

6. MATTERS CARRIED OVER (FOR DISCUSSION, VOTE, OR OTHER ACTION)

Public comment will be taken for the following item

6.1 "Mishnock Woods"

PUBLIC HEARING

Master Plan, Major Land Development/Comprehensive Permit

Owner: Coventry Route 3 LLC c/o Real Estate Operations #1188

Applicant: Benson Essex LLC

AP 28, Lot 3; Zone PD (Planned Development)

1055 Tiogue Avenue

Applicant proposes to develop 400 multi-family residential dwelling units across five (5) five-story buildings on the 27.31-acre subject parcel as a Comprehensive Permit. A minimum of 25% of the proposed units must be deed-restricted as affordable. The proposed development will also include three (3) one-story amenity buildings, parking, landscaping, stormwater mitigation, and other site improvements. Public water and sewer access are anticipated. Primary site access is proposed from Tiogue Avenue.

7. REPORT OF THE ADMINISTRATIVE OFFICER (FOR DISCUSSION AND INFORMATIONAL PURPOSES ONLY)

The following agenda items are NOT being voted on at the meeting. They are listed for reporting purposes from the Administrative Officer to the Planning Commission.

7.1 "Siena Condominiums"

Final 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

Final Plan approved by the Administrative Officer on August 21, 2026.

8. DIRECTOR'S REPORT (FOR DISCUSSION, VOTE, OR OTHER ACTION)

8.1 Subdivision and Land Development Regulations

9. 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.