



**Town of Coventry
Planning Commission Meeting
Wednesday, October 28, 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/86412622546?pwd=tOhuhfhVeIODIJZnzpdPzqJNVuqveM.1>

Passcode: 625865

Phone one-tap:

+13092053325,,86412622546#,,,,*625865# US

+13126266799,,86412622546#,,,,*625865# US (Chicago)

Webinar ID: 864 1262 2546

Passcode: 625865

International numbers available: <https://us02web.zoom.us/j/86412622546?pwd=tOhuhfhVeIODIJZnzpdPzqJNVuqveM.1>

2. CALL TO ORDER / DETERMINATION OF A QUORUM
3. EMERGENCY EVACUATION PLAN
4. PLEDGE OF ALLEGIANCE
5. APPROVAL OF MINUTES
 - 5.1 September 14, 2026
 - 5.2 September 23, 2026
 - 5.3 October 7, 2026
6. BOND SETTING (FOR DISCUSSION, VOTE, OR OTHER ACTION)
 - 6.1 **"Center Point Commons" (fka "Coventry Centre")**
Preliminary Plan, Major Land Development
Owner: Starr Capital LLC
Applicant: Connolly & Partners LLC
AP 7, Lot 24; Zone CCPD (Coventry Centre Planned District)
2271 New London Turnpike

Bond Amount: \$TBD
Inspection Fee: \$TBD

6.2 **"Picozzi Plat"**

Preliminary Plan, Minor Subdivision

Owner/Applicant: Domenico Picozzi
AP 89, Lot 9; Zone RR-2 (Rural Residential)
Read Schoolhouse Road

Bond Amount: \$42,700.00
Inspection Fee: \$854.00

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

7.1 **"Center Point Commons" (fka "Coventry Centre")**

Public Informational Meeting

Preliminary Plan, Major Land Development

Owner: Starr Capital LLC
Applicant: Connolly & Partners LLC
AP 7, Lot 24; Zone CCPD (Coventry Centre Planned District)
2271 New London Turnpike

Applicant proposes to develop three (3) multi-family residential buildings with a total of 215 units, and associated parking, utilities, landscaping, and infrastructure. A significant percentage of the proposed units will be deed-restricted as affordable. This project is the residential portion of the mixed-use "Coventry Centre" development that previously received Master Plan and Zone Change approval in September 2025. The commercial portion at 666 Arnold Road (AP 7, Lot 23) is separate from and not included in this Preliminary Plan application and review process.

7.2 **"The Dunes" (fka "Centre of New England" Parcel 3)**

Public Informational Meeting

Preliminary Plan, Major Land Development

Owners: Matthew J. McGowan, in Receiver for Catapult Realty, LLC & Commerce Park Realty, LLC
Applicant: EG Home, LLC
AP 14, Lot 65 (Parcel 3); Portion of AP 13, Lot 14 (Parcel 2); Zone BP (Business Park)
Centre of New England Boulevard & Angelina Drive

Applicant proposes to develop 24 duplex buildings, 4 triplex buildings, 20 four-plex buildings, and 7 eight-plex buildings on the 30.5-acre subject parcel (Parcel 3), for a total of 196 residential dwelling units. 18% of the proposed units will be deed-restricted as affordable, per

agreement. The proposed development will also include parking, stormwater management, landscaping, community open space, site lighting, and other amenities. Public water and sewer access are anticipated.

This project is part of the larger "Centre of New England" development that previously received Master Plan approval for 712 units across three lots (Parcels 2, 3, and 4) in October 2024. Additional stormwater management improvements are proposed for Parcel 2, though the proposed residential development on that lot is separate from and not included in this Preliminary Plan application and review process. Parcel 4 is also not part of this phase.

7.3 "Picozzi Plat"

PUBLIC HEARING

Preliminary Plan, Minor Subdivision with associated Dimensional Variance

Owner/Applicant: Domenico Picozzi
AP 89, Lot 9; Zone RR-2 (Rural Residential)
Read Schoolhouse Road

Applicant proposes to subdivide a landlocked 8.24-acre lot into four buildable lots, each of which would be roughly 2 acres in size and host a single-family dwelling. The new buildable lots would be accessed from a proposed private cul-de-sac extending from the paved driveway linking the Washington Oak Elementary School to Read School House Road, with legal access guaranteed via easement. The applicant is seeking a Dimensional Variance for zero frontage. Therefore, the project will be heard via Unified Development Review in which both the Minor Subdivision and the Dimensional Variance will be decided by the Planning Commission.

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

8.1 **Ordinance No. 2026-25**, amending Chapter 255 - Zoning, Article V - Zoning Districts and Zoning District Map Owner/Applicant: Oneppo Properties LLC Portion of AP 14, Lot 1.1 ("Parcel 1") / 405 Arnold Road

Applicant is requesting the Town Council approve a Zone Change for a 1.15-acre portion of the subject parcel (denoted as "Parcel 1") from BP (Business Park) to I-1 (Industrial). "Parcel 1" became part of AP 14, Lot 1.1 via an Administrative Subdivision in March 2026.

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

9.1 Subdivision and Land Development Regulations

9.2 Zoning Code Updates - Former SUP Uses, Two/ Multi-Family, etc.

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.