



**The  
TOWN OF COVENTRY  
Planning Commission Meeting**  
1670 Flat River Road  
Coventry, RI 02816

**This meeting will be convened In-Person at Coventry Town Hall.  
The Meeting will also be available for Public Participation  
Telephonically and using Zoom Video Conference Technology  
to Allow Timely and Effective Public Access to Deliberations of the  
Coventry Planning Commission**

**Wednesday, December 15, 2021  
6:30 PM**

**POSTED: December 10, 2021**

**AGENDA**

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1. CALL TO ORDER AND DETERMINATION OF QUORUM
2. EMERGENCY EVACUATION INSTRUCTION
3. PLEDGE OF ALLEGIANCE
4. You are invited to a Zoom webinar.  
When: December 15, 2021 06:30 PM Eastern Time (US and Canada)  
Topic: Town of Coventry Planning Commission Meeting December 15, 2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84890450113?pwd=eW10OEx3dVpYTForQnd0MzJ6L2hxQT09>

Passcode: 652133

Or One tap mobile :

US: +16465588656,,84890450113#,,,,\*652133# or  
+13017158592,,84890450113#,,,,\*652133#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1  
253 215 8782 or +1 346 248 7799 or 888 788 0099 (Toll Free) or 833 548 0276 (Toll Free) or  
833 548 0282 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 848 9045 0113

Passcode: 652133

International numbers available: <https://us02web.zoom.us/j/kORAYaw7Z>

5. APPROVAL OF MINUTES

5.1 November 17, 2021 Meeting

6. SIGN WAIVERS

6.1 Sign Waiver: **Ocean State Credit Union**

Applicant: **AA Thrifty Sign & Awning**

*Proposed Internally Illuminated 72"W x 84"H Monument Sign on 7"8W x 12'H Framing*

AP 10, Lot 33; Zone GB1

2006 Nooseneck Hill Road

6.2 Signs Waiver: **Northern Thrift**

Applicant: B & R Salvage of RI, Inc c/o Raza Ahmad

*2 Proposed Internally Illuminated Signs. 1- 22'W x 5'H Monument Sign on 22'W x 24'H Framing and 1-Store Mounted Sign*

AP 39, Lot 68; Zone GB

495 Tiogue Avenue

7. NEW BUSINESS FOR DISCUSSION AND/OR ACTION

7.1 Pre-Application/Sitewalk Scheduling: **"Hopkins Hollow Estates"**

Owner: Camp Greene Association c/o Riverpoint A/C Church

Applicant: John W. Studley III

*Proposed Major Residential 7-Lot Cluster Subdivision*

AP 308, Lot 28; Zone RR5

323 Hopkins Hollow Road

7.2 **PUBLIC HEARING**

Preliminary Plan/Comprehensive Permit: **"Woodland Manor III"**

Owner: HK Woodland III, LLC

Applicant: Hallkeen Management

*Proposed 92-Unit Residential Development Consisting of 92 Affordable Units in the Woodland Manor Apartment Complex.*

AP 27, Lot 150; Zone Planned Unit Development (PUD) With Total Property Area Approximately 19.20 Acres.

Woodland Drive

7.3 **PUBLIC INFORMATIONAL MEETING**

Master Plan: **"Coventry Landfill Solar"**

Owner: Town of Coventry

Applicant: Russ Maymon, Watershed Solar Development

*Proposed Creation of an Approximately 6.8-Megawatt (MW) Direct Current (DC) Ground Mounted Solar Installation Consisting of Approximately 10,582 Modules*

AP 7, Lot 37 & AP 15, Lots 96, 97.1 & 97.2; Zone BP

Arnold Road

7.4 **PUBLIC INFORMATIONAL MEETING**

Master Plan: "Poor Farm Road"

Owners: Harold & Judy M. Seamans

Applicant: Creative Spaces RI

*Proposed 8-Lot Major Subdivision w/Street Creation and Consisting of 1 Existing House to Remain*

AP 65, Lot 67; RR2

2409 Flat River Road

7.5 **PUBLIC HEARING**

Preliminary Plan/Comprehensive Permit: "Residences at Boyd Brook"-

Continued from November 17, 2021 Meeting

Owner: Green Light Farm, LLC

Applicant: Green Light Farm, LLC

*Proposed 64-Unit Residential Condominium Development That Would Include 48 Market Rate Units and 16 Affordable Units*

AP 330, Lots 30 and 81; Zone RR3 Rural Residential

Town Farm Road

8. PUBLIC COMMENT

9. ADJOURN

No new business will be conducted after 10:00 P.M.

The public is welcome to any meeting of the Planning Commission or its committees. Public comment will be accepted at the discretion of the Planning Commission Chair. 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.