

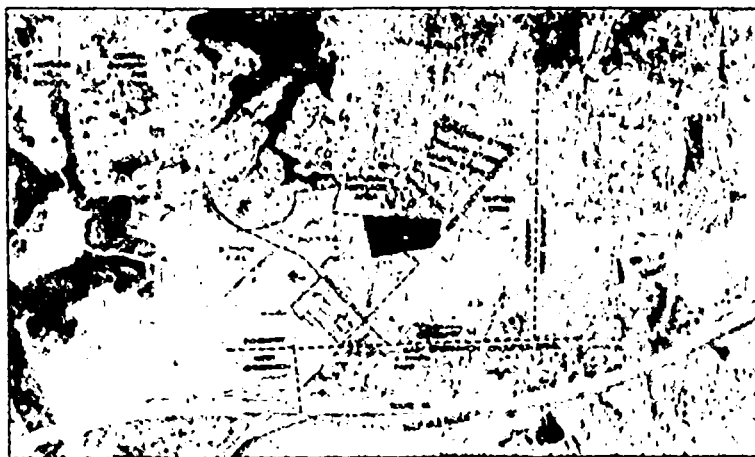
FINAL CONSTRUCTION DRAWINGS

FOR:

TIFFANY VILLAGE

A.P. 16, LOT 3

NEW LONDON TURNPIKE
COVENTRY, RHODE ISLAND



AERIAL IMAGE
11-11-2011

PREPARED FOR:

SHERWOOD DEVELOPMENT, LLC

PREPARED BY:



**MILLSTONE
ENGINEERING, P.C.**

CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, LAND PLANNING

250 PRESERVEVILLE ROAD, BURLINGTON, MASSACHUSETTS 01803-1001 • PHONE: 978.681.1100 • FAX: 978.681.1101

JULY 2012

OWNER:
NEW LONDON TURNPIKE
REALTY, LLC
400 LINDEN AVENUE
WARRICK, RI 02890

APPLICANT:
SHERWOOD DEVELOPMENT, LLC
400 LINDEN AVENUE
WARRICK, RI 02890
PHONE: (401) 308-8100
FAX: (401) 308-8100

LEGAL COUNSEL:
MARK A. CHARLES REAL ESTATE
ATTORNEYS & CHARLES REAL ESTATE, LLC
300 PARK AVENUE
COVENTRY, RI 02826
PHONE: (401) 308-8100

ARCHITECT:
BENNETT & BENTON ARCHITECTS, LLC
100 STATE STREET
PROVIDENCE, RI 02902
PHONE: (401) 847-1000

LANDSCAPE ARCHITECT:
THE CANTON DESIGN GROUP
1000 MAIN STREET
COVENTRY, RI 02826
PHONE: (401) 308-8100

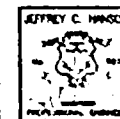


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FINAL CONSTRUCTION DRAWINGS
TIFFANY VILLAGE
A.P. 16, LOT 3
NEW LONDON TURNPIKE
COVENTRY, RI

**MILLSTONE
ENGINEERING, P.C.**



NOT A STATEMENT
THE ATTACHEE DRAWINGS
HAVE BEEN PREPARED BY THE
ENGINEER, AND NO OTHER
PERSON HAS BEEN
CONCERNED THEREIN.

Drawn by: RJC
Checked by: JCH
Scale:

1

◆	"3RD" SIGN
◆	"NO LEFT TURN" SIGN
◆	"NO RIGHT TURN" SIGN
◆	"HANDICAP PARKING" SIGN

TABLE 13-1		REQUIRED	PROPOSED
TYPE OF USE	MINIMUM PROGRAM SPACES REQUIRED		
MAX 2-FAMILY	3 SPACES PER DWELLING UNIT		
	148 DWELLING UNITS + 2 SPACES/LIFT = 336 SPACES	336 SPACES	
RECREATIONAL FACILITY	3 + 1/250 SF OF FLOOR AREA		
	3 + 1/250 SF (50,000 SF) = 16 SPACES	16 SPACES	
TOTAL		352 SPACES	354 SPACES
ACCESSIBLE SPACES	2% - 4% OF TOTAL = 8 SPACES*	8 SPACES	11 SPACES

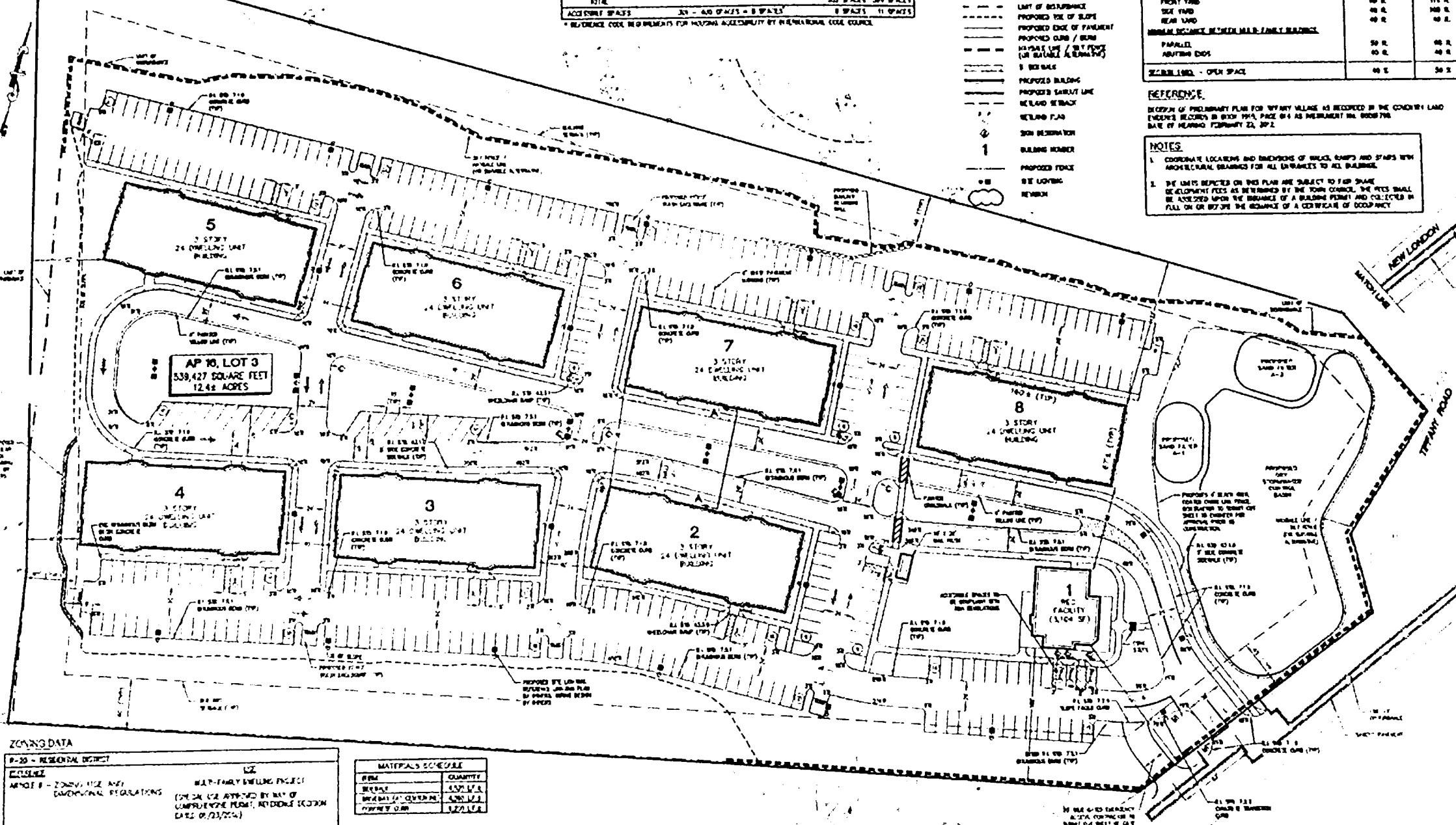
* - BASED ON CODE REQUIREMENTS FOR MINIMUM ACCESSIBILITY OF RECREATIONAL CODE SPACE.

[illegible]

TIME: 8-30 - RESIDENTIAL DISTRICT	REQUIRED	AP 10 LOT 3
<u>SECTION 1600 - MAINLINE STRUCTURE MOOR</u>	3 STORIES OR 25 R.	25'
<u>SECTION 1600 - STAIRWAYS FOR MALE-FAMILY BUILDING</u> <u>MINIMUM MALE-FAMILY LAND DIMENSIONS:</u>		
FRONT 120'S	40 R.	115 R.
SIDE 120'S	40 R.	100 R.
REAR 120'S	40 R.	40 R.
<u>MINIMUM DISTANCE BETWEEN MALE-FAMILY BUILDINGS</u>		
PARALLEL	50 R.	60 R.
ANYTHING ELSE	40 R.	40 R.
<u>SECTION 1600 - OPEN SPACE</u>	40 R.	50 R.

DECISION OF PRELIMINARY PLAN FOR WYATT VILLAGE AS RECORDED IN THE CONCRETE LAND
EVIDENCE RECORDS IN GUCH 1919, PAGE 614 AS INSTRUMENT NO. 0000708
DATE OF HEARING: FEBRUARY 22, 2012

1. COORDINATE LOCATIONS AND DIMENSIONS OF WALKS, STAIRS AND STAIRS WITH ARCHITECTURAL DRAWINGS FOR ALL ENTRANCES TO ALL BUILDINGS.
2. THE LIMITS SPECIFIED ON THIS PLAN ARE SUBJECT TO FURTHER DEVELOPMENT AS DETERMINED BY THE TOWN COUNCIL. THE FEES SHALL BE ASSIGNED UPON THE ISSUANCE OF A BUILDING PERMIT AND COLLECTED IN FULL ON OR BEFORE THE EXPIRATION OF A CERTIFICATE OF OCCUPANCY.



P-20 - RESIDENTIAL DISTRICT

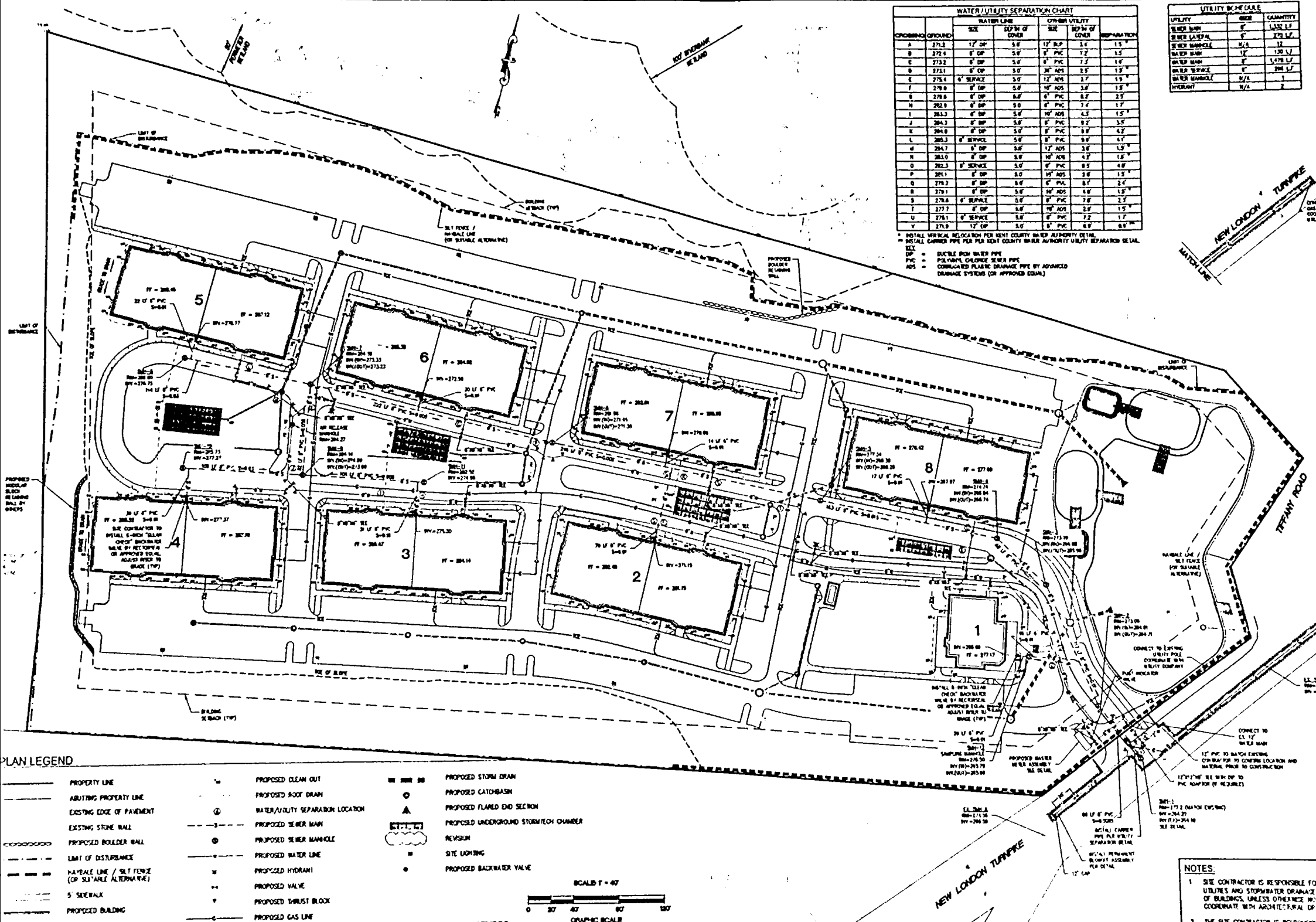
LISTING	USE
WATCO #1 - ZONING, FIRE AND COMMUNICATION REGULATIONS	MULTI-FAMILY DWELLING PROJECT (ON-SITE FIRE APPROVED BY MAY 01 CONSTRUCTION PERMIT, RETROFITE SECTION DATES 01/03/2024)
WATCO #4 - LAND DEVELOPMENT PROJECTS	TRAC - STANDARDS FOR MULTI-FAMILY BUILDINGS

ITEM	QUANTITY
REPAIRS	1,200.00
REPAIRS (A) OVERALL	1,200.00
REPAIRS (B) OVERALL	1,200.00

COUNT	TYPE
7 BUILDINGS	10 DWELLING UNITS/PL 3 FLATS, BUILDING
DENSITY	160 UNITS/2.4 AC.
APPROXIMATE	40 APPROXIMATE UNITS

WATER/UTILITY SEPARATION CHART					
CROSSING	GROUND	WATER LINE		OTHER UTILITY	
		SIZE	DEPTH OF COVER	SIZE	DEPTH OF COVER
A	276.2	12" DP	5.0'	12" RUP	3.0'
B	276.4	8" DP	5.0'	8" PVC	7.2'
C	273.2	8" DP	5.0'	8" PVC	7.2'
D	273.1	8" DP	5.0'	30" ADS	1.5'
E	276.4	8" SERVICE	5.0'	12" ADS	1.7'
F	276.9	8" DP	5.0'	10" ADS	3.0'
G	276.9	8" DP	5.0'	8" PVC	8.2'
H	262.9	8" DP	5.0'	8" PVC	7.4'
I	263.3	8" DP	5.0'	10" ADS	4.5'
J	264.3	8" DP	5.0'	8" PVC	9.2'
K	264.9	8" DP	5.0'	8" PVC	9.0'
L	265.3	8" SERVICE	5.0'	8" PVC	9.0'
M	264.7	8" DP	5.0'	12" ADS	3.0'
N	263.0	8" DP	5.0'	10" ADS	4.7'
O	262.3	8" SERVICE	5.0'	8" PVC	9.5'
P	261.1	8" DP	5.0'	10" ADS	3.0'
Q	279.3	8" DP	5.0'	8" PVC	8.7'
R	279.1	8" DP	5.0'	10" ADS	4.0'
S	276.6	8" SERVICE	5.0'	8" PVC	7.8'
T	277.7	8" DP	5.0'	10" ADS	2.0'
U	276.1	8" SERVICE	5.0'	8" PVC	7.2'
V	276.9	12" DP	5.0'	8" PVC	8.0'

UTILITY BENCH MARK		
UTILITY	COORD	COUNTY
WATER MARK	5'	1.52E 1.5
WATER LATERAL	5'	279.1
WATER MANHOLE	5'	1.2
WATER MARK	10'	1.20E 1.7
WATER MARK	5'	1.07E 1.7
WATER SERVICE	5'	200.1
WATER MANHOLE	5'	1
HYDRANT	5'	2



PLAN LEGEND

—	PROPERTY LINE	—	PROPOSED CLEAN OUT	—	PROPOSED STORM DRAIN
- - -	ADJUTING PROPERTY LINE	—	PROPOSED ROOF DRAIN	—	PROPOSED CATCHBASIN
—	EXISTING EDGE OF PAVEMENT	—	WATER/UTILITY SEPARATION LOCATION	—	PROPOSED FLARED END SECTION
—	EXISTING STONE WALL	—	PROPOSED SEWER MAIN	—	PROPOSED UNDERGROUND STORMWATER CHAMBER
—	EXISTING BOULDER WALL	—	PROPOSED SEWER MANHOLE	—	REVISION
—	LIMIT OF DISTURBANCE	—	PROPOSED WATER LINE	—	SITE LIGHTING
—	WATER LINE / SALT FENCE (OR SUITABLE ALTERNATIVE)	—	PROPOSED HYDRANT	—	PROPOSED BACKWATER VALVE
—	5' SIDEWALK	—	PROPOSED VALVE		
—	PROPOSED BUILDING	—	PROPOSED THRUST BLOCK		
		—	PROPOSED GAS LINE		

SCALE 1" = 40'

GRAPHIC SCALE

0 20 40 60 80 100

NOTES

- SITE CONTRACTOR IS RESPONSIBLE FOR UTILITIES AND STORMWATER DRAINAGE OF BUILDINGS, UNLESS OTHERWISE NOTED. COORDINATE WITH ARCHITECTURAL DRAWINGS.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND STORMWATER DRAINAGE.

DECISION
Comprehensive Permit/Master Plan
'Sherwood Village'

DATE OF HEARING: December 9, 2009

APPLICANT: Sherwood Development, LLC

SITE LOCATION: New London Turnpike
AP 16 Lot 3

ZONING DISTRICT: R-20

**TYPE OF PROJECT OR
SUBDIVISION:** One Hundred Ninety-two (192) Multi-family
Units

This matter came before the Planning Commission on December 9, 2009 for Master Plan approval of the developer's application for issuance of a Comprehensive Permit pursuant to the Low and Moderate Income Housing Act.

The acting Planning Commission Chairperson duly opened the meeting.

Upon agreement the developer and a majority of Commission members, upon Motion by Member Caldow, seconded by Member Osenkowski, it is hereby DECREED:

1. The within matter is continued for Public Hearing to January 13, 2010 at 7:00 p.m.
2. All notices remain in full force and effect.

The following votes were cast on the matter:

Acting Chairperson Flynn	Aye
Member Osenkowski	Aye
Member Caldow	Aye
Member Daggett	Aye
Member Capwell	Aye
Member Baird	Aye
Member Florio	Nay



Chairperson, Coventry Planning Commission

12/14/2009

CR
TOWN OF COVENTRY, R.I.
Dec 17, 2009 02:30:26P
Cynthia A. Georger, TOWN CLERK

DECISION

Master Plan

‘Tiffany Village’

DATE OF HEARING: May 26, 2010

APPLICANT: Sherwood Development, LLC

SITE LOCATION: New London Turnpike
AP 16, Lot 3

ZONING DISTRICT: R-20

TYPE OF PROJECT OR SUBDIVISION: Proposed 192 Multi-family Units Consisting
of 8 Buildings with 24 Dwelling Units Each

This matter came before the Planning Commission for Master Plan Approval on developer's application for issuance of a Comprehensive Permit pursuant to the Low and Moderate Income Housing Act (R.I.G.L. § 45-53-2 et seq) on December 9, 2009, January 13, 2010, January 28, 2010, February 24, 2010, March 24, 2010 and May 26, 2010.

The subject property is located on the westerly side of New London Turnpike near its intersection with Tiffany Road.

The property is part of a commercial gravel pit. There are no existing buildings on the site. It is 12.4 acres in area. It lies within an R-20 Zoning District.

The developer proposed to construct eight (8) multi-family buildings of twenty-four (24) dwelling units each for a total of one hundred ninety-two (192) dwelling units.

During the course of the hearings the applicant stipulated to provide 30% low & moderate income housing units and to place deed restrictions of ninety-nine (99) years with respect to said affordable units.

It was further agreed between the parties that the matter of waivers of sewer assessment and user fees would not be the subject of the Master Plan proceedings.

In its application the developer sought waivers and/or variances as to: Special Use permit to allow multi-family units; density; open space; impact fees; use of asphalt wheel blocks in lieu of concrete blocks; application fees; use of iron rods rather than granite bounds; building permit fees; site plan review & certification fees; inspection fees; sewer application fees; sewer connection fees; sewer assessment fees; recording fees;

stenographic fees; and deferment/abatement of real estate taxes until issuance of certificates of occupancy.

After hearing thereon and in consideration thereof as well as evidence and documents submitted by the applicant, Superintendent of Schools and Planning Department staff, the Planning Commission makes the following *Findings of Fact*:

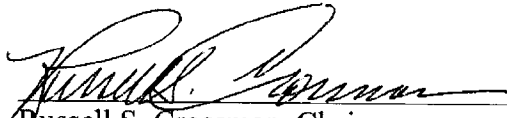
1. The matter will proceed with three (3) stages of approval: Master or Conceptual Plan, Preliminary Plan and Final Plan. The Planning Commission reserves unto itself the authority to revise any conditions of approval if they are demonstrated to be feasible or infeasible at the time of Preliminary Plan and Final Plan approval. At the preliminary plan stage, the applicant will need to submit detailed engineering drawings and all required State and federal permits.
2. As of March 10, 2010 the Town had 5.33% low and moderate income housing stock. As such, the Town has not yet met the State mandate of a minimum of 10% affordable housing stock.
3. The proposal is consistent with local needs identified in the Town's Comprehensive Community Plan with particular emphasis on the Town's Affordable Housing Plan subject to conditions that are hereinafter set forth.
4. The proposed development is in compliance with the Town's Zoning Ordinance and where waivers are permitted by this Commission such relief is granted because the local needs do not outweigh the State & local needs for low and moderate income housing.
5. There will be no significant negative impact to the environment. This finding of fact is conditional upon an affirmative finding of the same by an Environmental Team Report as hereinafter more fully described.
6. Subject to further findings of fact hereinafter set forth respecting density, the proposal will not result in significant negative health and safety impacts to include pedestrian & vehicular traffic, emergency services, sewerage disposal and drainage on current or future residents of the community.
7. In order to provide greater site and building design the proposal for 192 units is too dense and inappropriate for the community. In reaching such a conclusion consideration has been given to public safety, impact to adjacent areas and the Commission's past practices with respect to comparable applications.
8. The proposal will support a balance of housing choices.
9. The project will be serviced by public water and sewers as stipulated to by the developer.
10. The request for waivers of fees for other than low and moderate income housing units is inconsistent with the Comprehensive Plan.
11. At this time, the Town as well as other communities is experiencing municipal fiscal distress which would thereby preclude waivers of fees other than those associated with low and moderate income housing. The Preliminary Plan stage is best suited for consideration of most of the fee waiver requests.
12. The development will not result in the creation of any individual lots with any physical constraints to development.

Based on the foregoing and other and further evidence adduced at the hearing and review of pertinent documents, upon motion by Member Caldow as amended by Member Osenkowski, seconded by Member Florio, it is hereby *DECREED*:

- A. The applicant's petition for Master Plan Approval is granted subject to the conditions set forth herein;
- B. The applicant shall endeavor to acquire ownership of the adjacent parcel of land in order to provide for adequate open space and recreational opportunities detached from the proposed residential buildings;
- C. There shall be no greater than 168 residential units at the site of which 30% are affordable units subject to submission of a revised site plan for further review;
- D. The applicant shall secure a verification of wetlands respecting the northerly boundary of the site from the R.I. Department of Environmental Management;
- E. At the Preliminary Plan stage the applicant shall provide evidence of availability of public transportation to the site;
- F. The applicant shall provide an Environmental Review Team Report with respect to onsite and offsite traffic, pedestrian safety, proposed drainage plans & calculations, slope stability and maintenance requirements related thereto;
- G. The applicant shall provide for entrance & exit internal circulation and emergency access that will meet public safety standards and requirements of the Town's public safety authorities;
- H. Roof runoff infiltration systems shall be provided on all of the buildings;
- I. Preliminary and Final approvals will be rendered by the Planning Commission as required following hearings on the same;
- J. Fee waivers for the low and moderate income units determined by the Planning Commission to be appropriate as consistent with the Comprehensive Plan shall be determined at the Preliminary Plan stage of hearings;
- K. Approvals to connect to public water and sewers shall be secured prior to Preliminary Plan approval;
- L. All necessary approvals from RIDEM shall be secured prior to Preliminary Plan approval;
- M. Requested waivers respecting iron rod boundary markers, asphalt wheel blocks, drainage swales, stenographic and other fees are not approved at this stage pending evidence of the necessity for such waivers;
- N. Incorporated herein for guidance and rationale are the Planning Director's Report dated May 26, 2010 as well as other legal authority relating to the Low & Moderate Income Housing Act including, but not limited to, the Coventry Comprehensive Community Plan, Land Use Element of the Comprehensive Plan, Articles 4 & 14 of the Zoning Ordinance and the Coventry Subdivision and Land Development Regulations, as applicable.
- O. The applicant's petition for a Special Use permit to allow multi-family dwellings in the subject zoning district is granted;
- P. Per stipulation with the developer, the buildings shall not exceed 35' in height.

The following votes were cast on the matter:

Chairman Crossman	Aye
Vice-Chairperson Fagan	Aye
Member Florio	Aye
Member Caldow	Aye
Member Osenkowski	Aye
Member Daggett	Aye
Member Thibeault	Recuse


Russell S. Crossman, Chairman
Coventry Planning Commission

06/23/2010
Dated

TOWN OF COVENTRY, R.I.
Jun 24, 2010 11:35:27A
Cheryl A George, TOWN CLERK

DECISION
Extension of Master Plan Approval
"Tiffany Village"

DATE OF HEARING: April 27, 2011

APPLICANT: Sherwood Development, LLC

SITE LOCATION: New London Turnpike
AP 16 Lot 3

ZONING DISTRICT: R-20

**TYPE OF PROJECT OR
SUBDIVISION:** Proposed 168 Multi-family units with 30%
Deemed to be Affordable for 99 years

This matter came to be heard on April 27, 2011 on the applicant's request for an extension of Master Plan approval.

The applicant was represented by Attorney Seth Perlmutter.

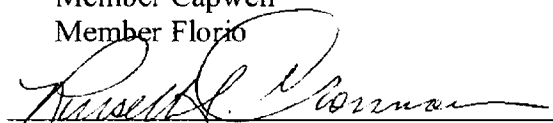
The applicant received Master Plan approval of the proposed project on May 26, 2010. The decision thereon was duly recorded on June 23, 2010.

After hearing therein and in consideration thereof, upon Motion by Vice Chairperson Fagan seconded by Member Flynn, it is hereby DECREED:

1. That Applicant's request for a one year extension is granted;
2. Said extension shall commence June 23, 2011 and be effective through June 23, 2012 or later thereon based upon the recalculation provisions of R.I.G.L. §45-23-63.1, as amended.

The following votes were cast on the matter:

Chairman Crossman	Aye
Vice-Chairperson Fagan	Aye
Member Caldow	Aye
Member Flynn	Aye
Member Thibeault	Aye
Member Capwell	Aye
Member Florio	Aye



Russell S. Crossman, Chairman

05/05/11
Dated

TOWN OF COVENTRY, R.I.
May 06, 2011 11:29:24A
Cheryl A. George, TOWN CLERK

DECISION
Preliminary Plan
"Tiffany Village"

DATE OF HEARING: February 22, 2012

APPLICANT: Sherwood Development, LLC

SITE LOCATION: New London Turnpike
AP 16 Lot 3

ZONING DISTRICT: R-20

**TYPE OF PROJECT OR
SUBDIVISION:** Proposed 168 Multi-family units with 30%
Affordable Housing

This matter came before the Planning Commission on February 22, 2012 for Preliminary Plan approval of developer's application for issuance of a Comprehensive Permit pursuant to the Low & Moderate Income Housing Act.

The applicant was represented by Attorney Mark Charleson.

On May 26, 2010 the Planning Commission granted the applicant's petition for Master Plan approval subject to certain conditions set forth in said decision.

After hearing thereon and in consideration thereof as well as review of documents and evidence submitted by the applicant, the Planning Commission makes the following Findings of Fact:

1. The proposed development is consistent with the Town's Comprehensive Community Plan and the Affordable Housing Production Plan. The applicant's proposal to construct 30% low and moderate income housing units will increase the Town's affordable housing stock.

2. By reason of the project's access to public water and sewers and its close proximity to an employment center, the site is suitable for higher density use and is consistent with the Town's Zoning Ordinance and Subdivision Regulations.

3. The proposed development should not have any significant negative impact on the environment.

RI DEM has verified the edge of the wetlands and no construction activity will take place within the wetlands or its 50' buffer. The project will be connected to public water and sewers. The applicant has incorporated Low Impact Development (LID) design to include roof runoff infiltration systems into its drainage design.

4. The developer was unsuccessful in its efforts to acquire an adjacent parcel for open space/recreational purposes.

5. RIPTA service is not available to the site. The developer is willing to provide private transit services for residents, at a fee comparable to that exacted by RIPTA providing such service is allowed by the Public Utilities Commission, Division of Public Utilities & Carriers or other appropriate State Agency.

Based upon the foregoing and other further evidence adduced at the hearing and review of other pertinent documents upon motion by Member Florio, seconded by Member Flynn, it is hereby DECREED:

1. The applicant's petition for Preliminary Plan approval is granted subject to the conditions set forth herein;

2. The proposed 3020 SF on-site recreational facility provides adequate recreational opportunities for the residents of the development and meets the requirements of the Master Plan decision;

3. The applicant shall provide private transit service to the development at a fee comparable to that exacted by RIPTA for similar service. The Planning Commission adopts the proposal of the developer set forth in its letter dated October 20, 2011; to wit, 'to provide a private shuttle service that will connect the development to the RIPTA line on Tiogue Avenue (RIPTA Route #7) as well as the Park and Ride located at the intersection of Hopkins Hill Road and Interstate 95 in West Greenwich. This shuttle will be available to tenants and their guests and will make a maximum of three (3) trips per day as demand warrants, excluding Sundays and holidays.'

In addition thereto, said shuttle services shall provide a drop off and pick up point within the Centre of New England Complex.

The aforementioned service is conditioned upon allowance by the appropriate State and federal agencies. In the event that such service is prohibited, the matter will be reviewed at the Final Plan stage of proceedings. In the event that RIPTA or similar public transportation service is available, the within requirement shall be abated upon commencement of such service in the vicinity of Tiffany Village;

4. The Planning Department's application filing fees for Final Plan submission, site plan review, soil erosion & sediment control (disturbance) review are waived;

5. The applicant's request to utilize iron rods and drill holes in lieu of granite bounds is granted;

6. The use asphalt/curb berms is deemed an "other suitable device" for wheel blocks and the applicant's request as relates to the same is granted;

7. The applicant's request to waive the Town's share of building permit fees (other than for out of pocket expenses and costs for independent contractors) for qualified low and moderate income housing units is granted;

8. The applicant's plans depict an excess of the number of parking spaces required in the Zoning Ordinance. The applicant's request to reduce the number of spaces (not less than 1.5 per unit) up to a maximum of 364 spaces as depicted in the Preliminary Plan submission is granted;

9. The applicant's Master Plan approval vested the developer with a waiver of the 40% open space requirement of the Zoning Ordinance;

10. The Planning Commission refers action on the developer's request for waivers of sewer assessments and connection & inspection fees to the Town Council;

11. The applicant withdrew its requests for waivers of recording and stenographic fees and therefore the requests for waivers are denied;

12. The applicant's request for deferment/abatement of the reassessment of real estate taxes assessed on each housing unit until such time as a Certificate of Occupancy is issued is referred to the Town Council;

13. The applicant's request for a waiver to allow 2:1 slopes and allow walls in excess of four (4) feet is granted. The applicant shall install interlocking block walls along the southwesterly side of the site to the west of proposed Building 4;

14. The applicant's request to waive Fair Share Development (impact fees) Fees is granted as to those qualified low and moderate income housing units;

15. Final Plan approval may proceed administratively.

The following votes were cast on the matter:

Chairman Thibeault
Secretary Flynn
Member Capwell
Member Florio
Member Kalunian
Member Crowe

Aye
Aye
Aye
Aye
Aye
Aye


Chairman Robert J. Thibeault, Jr.

3/22/12
Dated

TOWN OF COVENTRY, R.I.
Mar 22, 2012 03:16:22P
Cheryl A. Georges, TOWN CLERK

DECISION
Final Plan
"Tiffany Village"

DATE OF HEARING: Preliminary Hearing: February 22, 2012
Master Plan Hearing: May 26, 2010

APPLICANT: Sherwood Development, LLC

SITE LOCATION: New London Turnpike
AP 16 Lot 3

ZONING DISTRICT: R-20

**TYPE OF PROJECT OR
SUBDIVISION:** Proposed 168 Multi-family units with 30%
Affordable Housing

This matter came before the Planning Commission on February 22, 2012 for Preliminary Plan approval of developer's application for issuance of a Comprehensive Permit pursuant to the Low & Moderate Income Housing Act.

The applicant was represented by Attorney Mark Charleson.

On May 26, 2010 the Planning Commission granted the applicant's petition for Master Plan approval subject to certain conditions set forth in said decision.

At the Preliminary hearing the Planning Commission made the following Findings of Fact:

1. The proposed development is consistent with the Town's Comprehensive Community Plan and the Affordable Housing Production Plan. The applicant's proposal to construct 30% low and moderate income housing units will increase the Town's affordable housing stock.

2. By reason of the project's access to public water and sewers and its close proximity to an employment center, the site is suitable for higher density use and is consistent with the Town's Zoning Ordinance and Subdivision Regulations.

3. The proposed development should not have any significant negative impact on the environment.

RI DEM has verified the edge of the wetlands and no construction activity will take place within the wetlands or its 50' buffer. The project will be connected to public water and sewers. The applicant has incorporated Low Impact Development (LID) design to include roof runoff infiltration systems into its drainage design.

4. The developer was unsuccessful in its efforts to acquire an adjacent parcel for open space/recreational purposes.

5. RIPTA service is not available to the site. The developer is willing to provide private transit services for residents, at a fee comparable to that exacted by RIPTA. Providing such service is allowed by the Public Utilities Commission, Division of Public Utilities & Carriers or other appropriate State Agency.

Based upon the foregoing and other further evidence adduced at the hearing and review of other pertinent documents it is hereby DECREED:

1. The applicant's petition for Final Plan approval is granted subject to the conditions set forth herein:

2. The proposed 3020 SF on-site recreational facility provides adequate recreational opportunities for the residents of the development:

3. The applicant shall provide private transit service to the development at a fee comparable to that exacted by RIPTA for similar service. The Planning Commission adopts the proposal of the developer set forth in its letter dated October 20, 2011: to wit, 'to provide a private shuttle service that will connect the development to the RIPTA line on Tiogue Avenue (RIPTA Route #7) as well as the Park and Ride located at the intersection of Hopkins Hill Road and Interstate 95 in West Greenwich. This shuttle will be available to tenants and their guests and will make a maximum of three (3) trips per day as demand warrants, excluding Sundays and holidays.'

In addition thereto, said shuttle services shall provide a drop off and pick up point within the Centre of New England Complex.

The aforementioned service is conditioned upon allowance by the appropriate State and federal agencies. In the event that such service is prohibited, the matter will be reviewed at the time for which building permits are applied. In the event that RIPTA or similar public transportation service is available, the within requirement shall be abated upon commencement of such service in the vicinity of Tiffany Village:

4. The Planning Department's application filing fees for Final Plan submission, site plan review, soil erosion & sediment control (disturbance) review are waived:

5. The applicant's request to utilize iron rods and drill holes in lieu of granite bounds is granted:

6. The use asphalt/curb berm is deemed an "other suitable device" for wheel blocks and the applicant's request as relates to the same is granted:

7. The applicant's request to waive the Town's share of building permit fees (other than for out of pocket expenses and costs for independent contractors) for qualified low and moderate income housing units is granted;

8. The applicant's Preliminary Plan approval vested the developer with a waiver for less than the required parking spaces (not less than 1.5 per unit) up to a

9. The applicant's Master Plan/Preliminary Plan approval vested the developer with a waiver of the 40% open space requirement of the Zoning Ordinance;

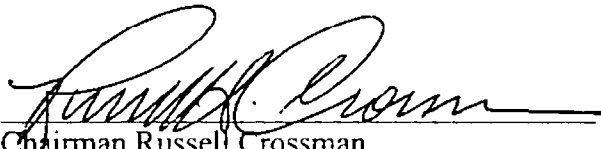
10. The Planning Commission refers action on the developer's request for waivers of sewer assessments and connection & inspection fees to the Town Council;

11. The applicant withdrew its requests for waivers of recording and stenographic fees and therefore the requests for waivers are denied;

12. The applicant's request for deferment/abatement of the reassessment of real estate taxes assessed on each housing unit until such time as a Certificate of Occupancy is issued is referred to the Town Council;

13. The applicant's request for a waiver to allow 2:1 slopes and allow walls in excess of four (4) feet is granted. The applicant shall install interlocking block walls along the southwesterly side of the site to the west of proposed Building 4;

14. The applicant's request to waive Fair Share Development (impact fees) Fees is granted as to those qualified low and moderate income housing units;


Chairman Russell Crossman

09/23/2015
Dated

**TOWN OF COVENTRY
PLANNING COMMISSION**

DECISION

**Master Plan / Comprehensive Permit
“Willow Lakes Independent Living”**

DATE OF HEARING: September 04, 2019

OWNER: New London Turnpike Realty, LLC

APPLICANT: Willow Lake Properties, LLC

SITE LOCATION: New London Turnpike
AP 16 Lot 3

ZONING DISTRICT: R-20

**TYPE OF PROJECT OR
SUBDIVISION:** Independent Living Community with Assisted
Living and Memory Care Facilities (202
Proposed Units) with 25% affordable
Independent Living Units.

This matter came before the Planning Commission for a Master Plan / Comprehensive Permit application pursuant to the Low & Moderate-Income Housing Act (RIGL § 45-53-1 *et seq.*) on September 04, 2019.

Attorney Patrick J. Dougherty, represented the applicant. As explained, this project is located on the site that was previously approved for the Sherwood Village development. This development was to consist of 168 units in 7 separate buildings with another building to house a recreation facility. Additionally, as this development was permitted through the Comprehensive Permit process pursuant to the Low and Moderate Income Housing Act, 30% of the units (51 total) were to be “affordable”. Tiffany Village (formerly Sherwood Village) received Preliminary Plan approval from the Planning Commission in March of 2012 and Final Plan approval in September of 2015. To date, the development has not been built.

Fast forward to September, 2019 and the Planning Commission is presented with a new proposal for a Master Plan/Comprehensive Permit application entitled “Willow lakes Independent Living”. The proposed project is to consist of 124 independent living units, of which 25% (31 living units) are to be deemed “affordable” under the Low and Moderate Income Housing Act. The development will also consist of an additional 48

Assisted Living Units. Completing the development will then be an additional 30 units in a memory care facility connected to the Assisted Living portion of the building. Also located on the site is a proposed 286 vehicle parking lot. The project will be serviced by public water and sewer and will have one access drive off of New London Turnpike.

Decision

Based upon the foregoing and other further evidence allowed at the hearing and review of other pertinent documents upon motion by Vice Chair Kalunian, seconded by Member Kenney, it is hereby DECREED:

The Conceptual Master Plan is approved as shown on the Plan Set entitled "Master Plan Submission for Willow Lakes Independent Living; AP 16, Lot 3; New London Turnpike, Coventry, Rhode Island; prepared by Millstone Engineering, P.C.; dated June 2019", subject to the following stipulations:

1. The Project Engineer should select stormwater BMP's for this project which maximize the treatment of bacteria. Lake Tiogue is impacted by high levels of bacteria during the summer months which contributes to the closing of Briar Point Beach. The Engineer should also reference the RIDEM TMDL for the Lake Tiogue Tributaries, 09/22/2011.
2. The Applicant should be required to extend sidewalks southerly to intersect with the existing sidewalks at Arnold Road.
3. Precast concrete curbs and concrete sidewalks, conforming to RIDOT Standards and Specifications should be installed along the westerly side of New London Turnpike from Tiffany Road south to AP 16, Lot 2 (Approximately 236 lf).
4. A stop sign shall be installed at the intersection of New London Turnpike and the proposed facility.
5. The Applicant shall submit an up to date Class I Boundary Survey for the subject property. The submitted plan was stamped and signed in 2003 and the Survey Certifications have changed per RI State Laws and need to be amended. This plan needs to be submitted at the Preliminary Plan Stage.
6. The planning Director's Report is incorporated into this Decision.

In issuing this Decision, the Planning Commission makes the following Findings of Fact:

(A) The proposed development is consistent with local needs as identified in the local comprehensive community plan with particular emphasis on the community's

affordable housing plan and/or has satisfactorily addressed the issues where there may be inconsistencies. Coventry's affordable housing rate (by the State's definition) is 5.39%, compared with 8.36% in Rhode Island overall. The Town of Coventry and the CHA should continue to secure all available resources to provide housing for low-income groups, particularly senior citizens, the handicapped and disadvantaged families, including:

- Section 8 Certificates and Vouchers
- Section 8 Substantial Rehabilitation and Moderate Rehabilitation Programs
- Section 202/Section 8 Elderly Housing Program
- Section 202/Section 8 Handicapped Housing Program
- Permanent Housing for the Handicapped Program

The 2005 Affordable Housing Plan Goals states that "While Coventry does currently have housing for the elderly, families, single persons and special needs populations, there is a concern that new housing is focused mainly on single family homes out of the price range of most Coventry residents" (p. 34).

(B) The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance and subdivision regulations, and/or where expressly varied or waived local concerns that have been affected by the relief granted do not outweigh the state and local need for low and moderate income housing. The proposal was granted waivers on two Special Use Permits; for multifamily use and for "Physical Therapy and other Health Related Services" in the R-20 Zoning District.¹ The proposed density of dwelling units (1 unit per 2670 sf) exceeds the standard baseline density for the R-20 zone (one dwelling unit per 20,000 sf) as well as the absolute maximum development density permitted under the Zoning Ordinance for the R-20 zone for cluster/multi-family development (one dwelling unit per 10,000 ft.²).² The application also sought full waivers of many development fees, including fees applicable to market rate units as well as affordable units. A decision on all of the fee waivers was postponed until the Preliminary Plan Application.

(C) All low and moderate income housing units proposed are integrated throughout the development; are compatible in scale and architectural style to the market rate units within the project; and will be built and occupied prior to, or simultaneous with the construction and occupancy of any market rate units. The applicant has identified that the independent living units that will be low-moderate income, will be distributed throughout the independent living units and identical in all aspects to the "market rate" units.

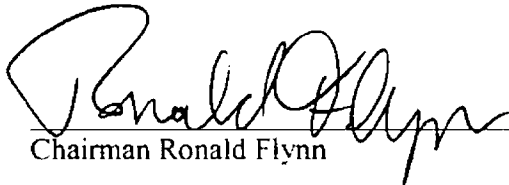
¹ Coventry Zoning Ordinance, § 600, A Residential, Table 6-1.

² Coventry Zoning Ordinance, Art. 14, § 1440.A. and Art. 6, Table 6-8.

- (D) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.
- (E) There will be no significant negative impacts on the health and safety of current or future residents of the community, in areas including, but not limited to, safe circulation of pedestrian and vehicular traffic, provision of emergency services, sewerage disposal, availability of potable water, adequate surface water run-off, and the preservation of natural, historical or cultural features that contribute to the attractiveness of the community.
- (F) All proposed land developments and all subdivisions lots will have adequate and permanent physical access to a public street in accordance with the requirements of § 45-23-60 (5).
- (G) The proposed development will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, unless created only as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.

The following votes were cast on the matter:

Chairman Ronald Flynn	Aye
Vice Chair Richard Kalunian	Aye
Secretary Sandy Lucowicz	Aye
James Kenney, III	Aye
Carl Mattson	Aye
Glenn Anderson	Aye


Chairman Ronald Flynn

9-30-19
Dated

TOWN OF COVENTRY, R.I.
Oct 01, 2019 09:18A
JOANNE P AMITRANO, TOWN CLERK

**TOWN OF COVENTRY
PLANNING COMMISSION**

DECISION

**Preliminary Plan / Comprehensive Permit
“Willow Lakes Independent Living”**

DATE OF HEARING: February 9, 2022

OWNER: New London Turnpike Realty, LLC

APPLICANT: Willow Lake Properties, LLC

SITE LOCATION: New London Turnpike
AP 16 Lot 3

ZONING DISTRICT: R-20

**TYPE OF PROJECT OR
SUBDIVISION:** Independent Living Community with Assisted
Living and Memory Care Facilities (202
Proposed Units) with 25% affordable
Independent Living Units.

This matter came before the Planning Commission for a Preliminary Plan / Comprehensive Permit application pursuant to the Low & Moderate-Income Housing Act (RIGL § 45-53-1 *et seq.*) on February 09, 2022.

Attorney Patrick J. Dougherty, represented the applicant. As explained, this project is located on the site that was previously approved for the Sherwood Village development. This development was to consist of 168 units in 7 separate buildings with another building to house a recreation facility. Additionally, as this development was permitted through the Comprehensive Permit process pursuant to the Low and Moderate Income Housing Act, 30% of the units (51 total) were to be “affordable”. Tiffany Village (formerly Sherwood Village) received Preliminary Plan approval from the Planning Commission in March of 2012 and Final Plan approval in September of 2015. To date, the development has not been built.

Fast forward to February, 2022 and the Planning Commission is presented with a new proposal for a Preliminary Plan/Comprehensive Permit application entitled “Willow lakes Independent Living.” The project consists of approximately 12.38 acres of vacant land that was used as a former gravel bank. The proposed use is an independent living community with assisted living and memory care facilities with a total of 202 proposed

units, with 25 percent affordable independent units out of the 124 independent living units, for a total of 31. The Applicant proposes to construct a 3-story, 84,000-square-foot building, with a total of 202 units. The complex would include 124 independent living units, 48 assisted living units, and 30 memory care units

Based upon a motion by Vice Chairman Kalunian and seconded by Secretary Lukowicz it is hereby DECREED:

The Major Land Development/Comprehensive Permit Application for Willow Lakes Independent Living is GRANTED Conditional Preliminary Plan Approval, subject to the following stipulations and request for waivers:

Together with this approval the following variances and waivers are to be granted:

- Lot Coverage as defined in Section 603.A (Table 6-1, including 05 and Table 6-7);Section 1460; Section 1481.
- Waivers for wheel blocks, as discussed in tonight's meeting identified in Section 1208.
- Waiver of the Intensity Regulations in Section 1440.
- Waiver of General Development Regulations in Section 920B.
- A physical relief waiver on the survey monuments "sufficient boundary markers shall be adequate".
- A waiver of Article XIV.F.2, Slopes & Walls, as discussed and based on what's shown on the plans, provided the Applicant will look at fencing where wall heights are excessive.

A recommendation is hereby made to the Town Council that they consider waiving the following:

- Fair Share Development fees for the 31 affordable units
- Waiver for all Building Permit fees
- Waiver of Soil Erosion Certificate fees
- A Waiver of Soil Erosion Inspection fees
- A waiver for the Sewer Assessment fee for the 31 affordable or low-to-moderate income units.
- A waiver of the Preliminary Application fees and the Final Application fees for the 31 low-to-moderate affordable units.
- And a recommendation to waive the DPW Sewer Connection Application and Sewer Connection Inspection fees, which total about \$300.
- A waiver for Recording fees.
- A waiver for Stenographer fees.
- And Real Estate Taxes shall be either deferred or abated until the project receives a Certificate of Occupancy.

This conditional approval is also subject to the following stipulations:

1. The Applicant shall obtain approval from Kent County Water Authority for the public water connection.
2. The Applicant shall receive approval from the Coventry Sewer Subcommittee, if required.
3. The Applicant be allowed to proceed to Final Plan administratively.
4. The Planning Director's Report is incorporated into this Decision.
5. The Town Engineer's Report, dated April 21, 2021 shall be incorporated into this decision. It is noted that all 12 items in the report were satisfied.

In issuing this Decision, the Planning Commission makes the following Findings of Fact:

(A) The proposed development is consistent with local needs as identified in the local comprehensive community plan with particular emphasis on the community's affordable housing plan and/or has satisfactorily addressed the issues where there may be inconsistencies. Coventry's affordable housing rate (by the State's definition) is 5.4%, compared with 8.3% in Rhode Island overall. The Town of Coventry and the CHA should continue to secure all available resources to provide housing for low-income groups, particularly senior citizens, the handicapped and disadvantaged families, including:

- Section 8 Certificates and Vouchers
- Section 8 Substantial Rehabilitation and Moderate Rehabilitation Programs
- Section 202/Section 8 Elderly Housing Program
- Section 202/Section 8 Handicapped Housing Program
- Permanent Housing for the Handicapped Program

The 2005 Affordable Housing Plan Goals states that "While Coventry does currently have housing for the elderly, families, single persons and special needs populations, there is a concern that new housing is focused mainly on single family homes out of the price range of most Coventry residents" (p. 34).

(B) The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance and subdivision regulations, and/or where expressly varied or waived local concerns that have been affected by the relief granted do not outweigh the state and local need for low and moderate income housing. The proposal was granted waivers on two Special Use Permits; for multifamily use and for "Physical Therapy and other Health Related Services" in the R-20 Zoning District. The proposed density of dwelling units (1 unit per 2670 sf)

exceeds the standard baseline density for the R-20 zone (one dwelling unit per 20,000 sf) as well as the absolute maximum development density permitted under the Zoning Ordinance for the R-20 zone for cluster/multi-family development (one dwelling unit per 10,000 ft.²).

- (C) All low and moderate income housing units proposed are integrated throughout the development; are compatible in scale and architectural style to the market rate units within the project; and will be built and occupied prior to, or simultaneous with the construction and occupancy of any market rate units. The applicant has identified that the independent living units that will be low-moderate income, will be distributed throughout the independent living units and identical in all aspects to the “market rate” units.**
- (D) There will be no significant negative environmental impacts from the proposed development as shown on the plan presented, with all required conditions for approval.**
- (E) There will be no significant negative impacts on the health and safety of current or future residents of the community, in areas including, but not limited to, safe circulation of pedestrian and vehicular traffic, provision of emergency services, sewerage disposal, availability of potable water, adequate surface water run-off, and the preservation of natural, historical or cultural features that contribute to the attractiveness of the community.**
- (F) The proposed development will have adequate and permanent physical access to a public street in accordance with the requirements of § 45-23-60 (5).**
- (G) The proposed development will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, unless created only as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.**

The following votes were cast on the matter:

Chairman Ronald Flynn	Aye
Vice Chair Richard Kalunian	Aye
Secretary Sandy Lucowicz	Aye
James Kenney, III	Aye

Carl Mattson
Glenn Anderson
Michael Burke
Chuck Smith
Kevin Reyes

Aye
Aye
Aye

TOWN OF COVENTRY, R.I.
Apr 14, 2022 12:00P
JOANNE P AMITRAND, TOWN CLERK

The Planning Commission voted on February 9, 2022 to GRANT PRELIMINARY PLAN APPROVAL of the Project and the Planning Commission RATIFIED the written decision at a meeting held on March 23, 2022.

A motion to RATIFY the Decision was made by Member Burke and seconded by Member Mattson. The following votes were cast on this Ratification:

Vice Chairman Rick Kalunian	Aye
Secretary Sandy Lukowicz	Aye
Member Glenn Anderson	Aye
Member James Kenney III	Aye
Member Carl Mattson	Aye
Member Michael Burke	Aye
Member Chuck Smith	Aye
Member Kevin Reyes	Aye

SIGNED:


Vice Chairman Rick Kalunian

4-13-2022
Date