

TOWN COUNCIL MEETING
Coventry Town Hall Council Chambers
1670 Flat River Road, Coventry, RI
August 25, 2008 – 6:00 p.m.

Present: Kenneth Cloutier, Anthony Colaluca, Justin Pomfret, Frank Hyde,
Bruce Thompson

Acting Town Manager Paul Sprague
Town Solicitor Patrick Sullivan

Pledge of Allegiance led by Acting Town Sergeant, James Spearman
Invocation by Councilman Colaluca
Review of evacuation plan.

Colonel Ronald DaSilva swore in Michael DeLuca and David Guilmette, joining
the Coventry Police Department as patrolmen.

Motion made by Anthony Colaluca seconded by Frank Hyde to approve minutes
of the July 28, 2008 Town Council meeting. All voted Aye. So voted.

PUBLIC COMMENT

President Pomfret announced that since charter changes are such an important
issue, he would like to have a work session. Think it is a good idea to go over
recommended changes with public participation; will have a work session on
September 8.

CONSENT AGENDA

1. Tax abatements for months of June and July 2008 in the amount of
\$209,845.31 with additions of \$128,099.87
2. Resolution canceling Town Council meeting on October 13, 2008
3. Application for renewal of Private Detective license for Bruce Capwell
4. Resolution approving sewer-tie in for 50 Murray Street
5. Resolution approving sewer tie-in for 780 Washington Street
6. Resolution approving sewer tie-in for 22 Coventry Shoppers Park
7. Resolution approving sewer tie-in for 31-33 Boston Street
8. Resolution awarding contract to Truax Corporation for catch basin cleaning
9. Resolution awarding contract to MHQ Municipal Vehicles for two police
vehicles

Charles Vacca – Regarding Item #1 on Consent Agenda regarding tax
abatements, would like an explanation as to why this is such a high number.

Motion made by Frank Hyde seconded by Anthony Colaluca to continue #1 Tax
Abatements to September 8, 2008 Town Council meeting. All voted Aye. So voted.
Town Council requested that the Tax Assessor is present at that meeting to explain
abatements.

Motion made by Bruce Thompson seconded by Kenneth Cloutier to approve
items #2 through 9 on Consent Agenda. All voted Aye. So voted.

RESOLUTIONS

1. Resolution appointing one member to the Coventry Housing Authority

Motion made by Frank Hyde seconded by Anthony Colaluca to table appointment to next council meeting, September 8, in order to allow for interviews. All voted Aye. So voted.

PUBLIC HEARINGS AND ENSUING ACTION

1. Amendment of Zoning Ordinance and Map, Assessor's Plat 24, Lot 125 (The Woods at Red Brook) from Residential 20 to R-20 Planned Development (Public Hearing continued from July 28, 2008)

Motion made by Frank Hyde seconded by Anthony Colaluca to open public hearing. All voted Aye. So Voted.

John Brunero, Esq. represented applicant. In attendance with him were Mr. Michael Revens, one of the principal developers since inception and Mr. Joe Lombardo, land use specialist and land planner.

Mr. Brunero reviewed background information along with power point presentation. Location is off Red Brook Lane. We want to put in some multi family units at that site. Pointed out area where there is already 36 units constructed in West Warwick; we are looking for 36 at the Coventry site. This has master plan approval from the Planning Board for 36 town house condos, two bedrooms, served by Kent County Water and by the Coventry/West Warwick sewer system. Have preliminary approval from both of them. This is a multi stage process. This fronts on a West Warwick street, that's where we will go in from. This project is dissected by the town line. Did the West Warwick development fist, now have come before Coventry Planning Commission.

This legislation will allow a PUD (Planned Unit Development). The Planning Commission unanimously approved the master plan and we need you to approve and grant the PUD. There are some things that we need to do in the future, need to go to DEM for wetlands verification, need subdivision suitability, need final approval from Kent County Water and Coventry Sewer Authority. Have completed the charge of going to the West Warwick Planning Board to explain what we are doing. I did explain to West Warwick what we are doing. The developer in construction of the property in West Warwick reserved a right to access off the private road in the condo declarations.

There is some confusion. I didn't do the declarations or the recording, another attorney did, but the book and page was inadvertently recorded in the wrong town. There is a concern by the condo association, and that is something that a court of law will have to confirm, but with the Planning Commission's input, we have abandoned this roadway coming out. There will be a crash gate. The road will end right here. There is going to be no access into this condo association other than the public access afforded to us by Red Brook Landing.

Condominiums do not historically generate school age children. Mainly for the starter homes, for the retirees. In River Farms in West Warwick, there are 180 units, don't think there are two families in the entire facility. Not conducive to family type atmosphere. The developer has been mandated to put five affordable units in the Coventry project.

Attorney Brunero handed out fiscal impact study and planner's report for location. Site is approximately 8 acres. The site will require no town snow plowing, trash pick up, repairs to the condo roads, or drainage the town has to worry about in the future. The condo association dues take care of this. The only thing we ask are services of police and fire.

Joe Lombardo, Hope Valley, RI - professional land use planner, town planner in Westerly, Hopkinton and Richmond in the past. Mr. Lombardo gave overview of fiscal impact study (See handout). Projected less than five students per 100 units.

Councilman Cloutier – Regarding the development across the street (in West Warwick), are these the same size?

Atty. Brunero – Yes, same size. Not aware of any children in that development, although I may stand corrected, could have been some resales that I don't know about.

Mr. Colaluca – Questioned number of affordable housing units.

Atty. Brunero – There will be five. Wanted to mention that this is consistent with Coventry's Comprehensive Plan and that was a finding by your Planning Commission and by your planning director's report.

Mr. Hyde – Do we have a favorable recommendation by the Planning Board?

Atty. Brunero – If you would look at page 3 of the decision I handed in, there is a unanimous recommendation by Planning Board.

Mr. Vacca –
124 Fairway Drive

Mr. Vacca – Not opposed to development in concept. I live in a condominium development and I can tell you that in the nine years I have been there, of the 150 units, probably 35 – 40% of the units are inhabited with school age children. We are allowed in our by-laws that the units may be rented out, and then they get rented out to single parents, families or very young families with school age children. Just consider, this could happen here in time. Another concern is what kind of strain this will have on the Coventry/West Warwick sewer system. Can we handle this amount of units?

Thomas Jones
West Warwick, RI

Mr. Jones – I have been retained by a group of people opposed to this condo situation. A lot of them are elderly and couldn't make it here tonight.

Tony Lima
West Warwick, RI

Mr. Lima submitted petition from residents of April Court, Paramount Drive, East Greenwich Ave. and some surrounding areas on New London Turnpike. There are 36 condos there now, now you want to build more. It is a very congested area, April Court is a dead end street. Now we've got the school buses with school beginning also.

Councilwoman Philomena Gustafson
183 Lockwood Street
Representing Ward 4, West Warwick, RI

Ms. Gustafson – April Court is in my ward. Suggested tabling this item in order to have the West Warwick Planning Board ratify that access has been granted in the original plan. My concern is for my constituents until we can get this all cleared up.

Mr. Vacca believes that town trash pickup would benefit the town in that the town would receive increase in fees for recyclables.

Frank Voccio
Red Brook Lane
West Warwick, RI

Mr. Voccio – Condo associations are beginning to have problems regarding increasing their fees. Everything is going up and we are finding out at Red Brook that the market is going bad on us. The last condo selling for \$264,400 sold for \$250,000. Down the road, I don't think that condo associations are going to have enough money to run these things.

Gary Cote
29 Pettine St.
Coventry, RI

I am here representing the fire district. We would need easy access in an emergency situation, wouldn't want to be crashing my rescue through a gate. We need proper access to these complexes in order to serve them properly.

Atty. Brunero – In an emergency situation a crash gate is typically a fiberglass type barrier that goes across and can be opened with a key. It's made to break away without causing damage. Would be willing to change to cul de sac if town would prefer.

Patrick Sullivan – What's going on with the West Warwick Planning Board?

Atty. Brunero – West Warwick had some concerns about what we were planning. Planning Board of Coventry mandated that I go to the West Warwick Planning Board. I explained to them exactly what we were doing and brought in the map. West Warwick heard this in January or February, they had no problem with it.

Laura Flanagan – I am not necessarily opposed. My question is why you would want to use a condo complex in West Warwick as a comparison when you have a complex in Washington Village, you can see our own numbers. Do you have numbers from Washington Village?

Marylou Taito
84 Red Brook Lane

There are many families with children in the West Warwick development. There are problems with parking. Many units have more than two vehicles. Concerned about traffic, entrance and exits.

Atty. Brunero – Parking – If you look at the plans that were submitted, the Planning Board had concerns with 72 spaces, we added and now have 103. We have already addressed that issue. There has been a lot of work that your council (West Warwick) has not seen, but we have addressed these things. Traffic – if you look at the decision, if the Planning Board and council want us to put in a cul de sac, and fire chief is okay with it, we'll put in a cul de sac.

Senator Raptakis – I represent this section of town and this is the first I've heard of it. Would like to sit with the developers and my constituents to see what the concerns are before you make any kind of decision.

Motion made by Bruce Thompson seconded by Frank Hyde to continue to September 8, 2008. All voted Aye. So voted.

2. Amendment of Zoning Ordinance and Map, Assessor's Plat 55, Lot 77 (Anthony Mill) from Industrial 2 to Residential with Mill Conversion District/floating zone (Continuance of Public Hearing granted on July 28, 2008 to the August 25, 2008 Town Council meeting)

Motion made by Frank Hyde seconded by Anthony Colaluca to open public hearing. All voted Aye. So voted.

Attorney David Igliazzi stated that they had resolved most issues that needed to be worked out. He requested some minor changes in the ordinance in order that it could be approved and the financial process could begin. He asked that the Town Council support the ordinance with the changes. Atty. Igliazzi explained these issues: Exhibit A would stay the same in the "Uses" category, Article 6 the same; Omit the last "bullet" in Article 9, omit all of Article 12 referring to parking and section on additional conditions.

I am asking that parking issues go back to Planning Board for Development Plan Review, the entire parking section, Article 12, as well as last bullet in Article 9. We will need council action, but there are still questions and the Planning Board needs to weigh in on that.

In the last section, “additional conditions”, it has to do with waivers, sewer fees, fair share fees, and other issues that we have to provide further information on. Would like an opportunity to come back and talk about that. Concerning parking, we would defer to Planning Board.

Gary Cote
Pettine St

Mr. Cote – We will continue to move forward on our solution regarding service to this building and am confident we will have a resolution.

Joel Johnson
Gough Avenue

Mr. Johnson – Will be a great asset to the town. Should grant what they are asking for at this point.

Charles Vacca
Fairway Drive

Mr. Vacca – Concerned with parking.

Mr. Igliozzi – We entered a letter at the last meeting as an Exhibit regarding the use of additional parking spaces available from Concordia.

Mr. Hyde – I think this project is good and that we should be proactive, grant the zone change, and ask that the developer come back. Let the process begin and don't hold him up. Also think we should be mindful and address all the parking issues, get recommendations from Planning, and address the TIF issue which should be outlined. Overlay district is perfect for this scenario. We need to do something with this mill.

President Pomfret- I agree, it is a good project.

Ray Spear – Suggest granting this subject to the recommendation of the Planning Board conditionally until all of the concerns have been resolved.

Motion made by Anthony Colaluca seconded by Bruce Thompson to close public hearing. All voted Aye. So voted.

Motion made by Frank Hyde seconded by Anthony Colaluca to adopt ordinance excepting there from the following sections of Exhibit A:

- The last bullet of Article 9
- All Article 12
- All Additional Conditions

All voted Aye. So voted.

Developer to return to the Planning Commission and the Town Council for any further relief as to the three above items.

PUBLIC FORUM

President Pomfret invited anyone who would like to address the Town Council on any issues to come forward at this time.

Motion made by Frank Hyde seconded by Bruce Thompson to adjourn Town Council meeting.

Town Clerk

