



Aldrich Construction Company, Inc.

1395 Tolland Turnpike Manchester, CT. 06042.1632

860.647.7544

860.645.0138 (fax)

April 28, 2025

Town of Coventry
1712 Main Street
Coventry, CT 06238

Attention: Jana Roberson, Director of Planning & Development
Re: Modifications to 2208 Boston Turnpike

Dear Jana,

I am writing to you on behalf of Brittany Banning and Elan Armstrong (herein after VETS) regarding the modifications they intend to make to the property at 2208 Boston Turnpike in Coventry. The VETS have submitted an offer to purchase this building and convert it into a veterinary hospital. That offer has been accepted. Both are experienced and licensed veterinarians. They are currently in the due diligence review period of the purchase agreement. An issue has come up regarding the need for a site plan. Currently they do not anticipate making any changes to the existing site. There are no plans to change the parking lot or septic system. They do intend to enclose the existing wrap around porch located on the west, south and east sides. Since this porch has an existing, full foundation, no exterior concrete work is required. The façade changes will alter the exterior appearance but will not impact the site plans. The modifications to the façade will be reflected in the architectural drawings submitted with the building permit.

The building was constructed in 1999 by the current owner. Both he and the town have copies of the site plans. These drawings were used for the construction of the building and to obtain a certificate of occupancy on January 13, 2000. No changes have been made to the site since then.

The VETS are requesting permission to address the Planning and Zoning Commission on May 12, 2025, at 7 PM to discuss the requirement of submitting a new site plan.

The VETS are requesting a waiver for this because no changes are being proposed to the site. The site engineers that created the original site plan were Holmes and Henry. They are no longer in business. Aldrich Construction Company (ACC) found out that Andrew Bushnell acquired the Holmes and Henry database many years after this structure was built. Unfortunately, this project is not included in the database. Since there are no changes proposed, it is hoped that the commission will waive the requirement to create a new drawing from scratch that will replicate the information already on the existing drawings. Hence, we are seeking a waiver for the requirement of a totally new site plan as allowed under Section 7.03.04 of the Planning and Zoning Regulations.

Please note that the VETS are not looking for a waiver regarding any new signs they install. That application will take place much further along in the process. Also, the VETS understand that if this project proceeds that they need to have their architect submit a plan for the façade changes to the town for architectural review and compliance. That action will occur later after the architect is on

board and the design concept has been finalized. Another item of review that will be handled later is the approval of a special use permit for this space so it can be used by a veterinary practice.

A final reason for requesting this waiver by the Planning and Zoning Commission is the challenge of obtaining mortgages due to the current high interest rates and the prevalence of mortgage defaults in the commercial building marketplace. The veterinary industry is not experiencing this issue, but they are bundled by the banking industry into the commercial office market category. To protect their investment, banks are requiring much greater equity investments from buyers.

Veterinaries Banning and Armstrong are hoping to focus their financial resources on the critical items needed for the expensive renovations of this building and avoid the cost of creating a new drawing that replicates what is currently built and shown in the drawings on file.

If you have any questions or concerns regarding this letter, please feel free to call or email at any time. Please let me know if we are approved to present this information at the May 12th meeting.

With regards,

Aldrich Construction Company, Inc.

A handwritten signature in blue ink that reads "James Aldrich". The signature is written in a cursive, flowing style.

James Aldrich, President

Cc: 1- Brittany Banning
1 – Elan Armstrong