

## Minor Land Development Narrative

**Applicant:** O2 Global Chauffeured Services, Inc.

**Owner:** Michael Saccoccia

**Project Location:** 19 Howard Avenue, Coventry, Rhode Island

**Assessor's Plat:** AP 96, Lot 18.4

### 1. Introduction

This narrative has been prepared in support of a Minor Land Development application for **O2 Global Chauffeured Services, Inc.** located at **19 Howard Avenue, Coventry, Rhode Island**. The proposal involves the **addition of an office trailer** to provide administrative and operational workspace for company staff. The project is intended to support existing business operations on the site without significant alteration to site layout, utilities, or traffic circulation.

### 2. Existing Conditions

The subject property, identified as **Assessor's Plat 96, Lot 18.4**.

The parcel is currently developed and occupied by **O2 Global Chauffeured Services, Inc.**, which operates a transportation and fleet management service. Existing site features include:

- An existing principal building utilized for operations, vehicle dispatching, and support functions.
- On-site parking areas for staff and fleet vehicles.
- Driveway access from Howard Avenue providing adequate ingress and egress.
- Existing utility connections serving the current facility.

### 3. Proposed Development

The proposed minor land development involves the installation of an **office trailer** on the site to accommodate **administrative and office personnel**. The trailer will supplement the existing garage space, providing needed work and office space.

Key elements include:

- Placement of **office trailer** in a designated area of the lot, situated to maintain safe circulation and access.
- **Connection to existing utilities**, including electricity, telecommunications (Wi-Fi).
- **Minimal site disturbance**, as the trailer will be located on existing paved or previously disturbed surfaces.