

## Briefing with CEO and Town attorney



**From** <planningboard@townoflongisland.us>  
**To** <selectmen@townoflongisland.us>, Brian Dudley <townadmin@townoflongisland.us>  
**Cc** Mike Lingley <michael@arboristcentral.com>, Doug McCown <douamcc@gmail.com>, Curt Murley <cpmurley@gmail.com>, Justin Papkee <papkeej@gmail.com>, Paul Thornton <paulthornton181@gmail.com>, Peter Thornton <pthorntonnd@gmail.com>, Ed McAleney <emcalen1@gmail.com>  
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After our dicussion Thursday, I thought it useful to summarize for the board why I think the members of the Planning Board would benefit from a briefing from Phil Saucier and Jim Nagle prior to taking up the Site Plan Review (SPR) for Ed's Shed /Hard Shell Cafe.

First, in response to Jay's question - why a SPR is needed. Sec 10.2 in Chapter 14 says that, "...site plan review and approval by the Planning Board shall be required for the following activities:

- A. ...
- B. ...
- C. ...
- D. ...
- E. ...
- F. Any amendments to a previously approved SPR."

None of the previous SPRs have considered - or factored in - the residence which was added to the then-existing structure. That should have triggered an SPR by itself or been considered in the last SPR but was not. In addition, there has been a change to the septic system for the property since the last SPR.

Here's what the Planning Board needs advice from Jim and Phil.

- 1) There have been three prior SPRs for this property. Is the Board constrained in the factors it can/must consider in a new SPR? For example, can the Board consider putting requirements or limitations on signage when previous SPRs have not? Can the Board change previous conditions regarding parking?
- 2) What discretion - if any - does the Board have in balancing local ordinances and state licenses, permits or approvals?

I'll join your meeting Thursday for any discussion you want to have.

Steve Hart, Chair

Planning Board, Town of Long Island