

Town of Long Island
Site Plan Review Application
Revised 7-8-2008

For Office Use Only
Application No _____
Fee Rec'd _____

PROJECT NAME WARD SWELL

Notes: Application fee must accompany this application. If you need more room for any information please reference the Item number and use the back of these sheets.

APPLICANT INFORMATION

1. Property Owner EDWARD P. + JIMMIE L MCALENEY JT/WIROS
Address 3 GARFIELD ST

LONG ISLAND, ME
Telephone 207) 289 - 7754

Email Address emcalen1@gmail.com

2. Applicant SAME

Address SAME

Telephone () _____ - _____

Email Address SAME

3. Applicant's Authorized Agent JOHN A TURCOTTE, ESQ / MICHAEL VAILLANCOURT, ESQ

Address 7 OCEAN ST PO BOX 2412
SOUTH PORTLAND ME

Telephone 207) 767 - 4824

Email Address jturcotte@atr.law.pro/

4. Land Surveyor/Engineer Preparing Plan

Name N/A

Registration # _____

Address _____

Telephone () _____ - _____

Email Address _____

5. Person to which all correspondence regarding this application should be sent

Name ED MCALENEY

Address 3 GARFIELD ST
LONG ISLAND ME

Telephone 207) 289 - 7754

Email Address emcalen1@gmail.com

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6. What legal interest does the applicant have in this project (ownership, option, purchase and sale contract, etc.)?

OWNER OF 3 GARFIELD ST AND GROUNDS

7. What interest does the applicant have in any abutting property?

WE OWN 11 GARFIELD ST LOT 314 AS WELL

LAND INFORMATION

8. Location of Property (Street Location)

3 GARFIELD ST

(from County Registry of Deeds) Book 2014 Page 259

(from Tax Maps) ID 313-0

9. Current zoning of property

IB / SLZ

250 SHORELINE ZONE

10. Is any portion of the property in the shoreland zoning district? Yes No

11. Total Acreage of Parcel

28444.

12. Acreage devoted to this project

5000 LESS THAN 2070

13. Has this parcel been part of a prior approved subdivision? Yes No

14. Or other subdivision within the past 5 years? Yes No

15. Identify existing use(s) of parcel (woodlot, unimproved acreage, etc)

LAND SCAPED LOT WITH COMMERCIAL KITCHEN

16. Does the parcel include or abut any wetlands? Yes No

17. Is any portion of the property within a special flood hazard zone as identified by the Federal Emergency

Management Agency? Yes No

If yes identify zone _____

18. List below the names and mailing addresses of abutting property owners and owners across the road:

Name	Address
<u>CARMEN ROBERTSON</u>	<u>17 GARFIELD ST (LOT 315)</u> <u>LONG ISLAND, ME</u>
<u>ROMAN CATHOLIC CHURCH</u>	<u>510 OCEAN AVE (LOT 311)</u> <u>PORTLAND, ME 04101</u>
<u>RAMESSEC II LLC</u>	<u>1/0 RICHARD CHARBOURNE (LOT 201, 202)</u> <u>284 ISLAND AVE LONG ISLAND, ME</u>
<u>JOHN SULLIVAN</u>	<u>21 ALDEN RD (LOT 207, 501, 508, 301)</u> <u>WELLSLEY, MA 02481</u>
<u>SATCHELL GROUP</u>	<u>46 FORESHORE RD (LOT 203)</u> <u>CUMBERLAND, ME 04110</u>
<u>ED + JEANIE MALKIEWY</u>	<u>11 GARFIELD ST (LOT 314)</u> <u>LONG ISLAND, ME</u>

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GENERAL INFORMATION

19. Please describe the proposed project:

SEE ATTACHED

20. Anticipated length of construction period: Ø

21. Does this project require extension of public infrastructure? Yes No

roads storm drainage sidewalks power lines
 fire protection equipment/access other

22. Estimated cost for infrastructure improvements \$ Ø

23. Does the applicant intend to request waivers of any of the site plan review submission requirements?

Yes No

If yes, list them and state reasons for the request :

To the best of my knowledge, the above stated information is true and correct.

Edy Aloney
signature of applicant

04.20.22 (REVISCO)
date
04.15.22

GENERAL INFORMATION 4/22/22

19. Please Describe the proposed project:

Add the existing residence for a mixed-use designation and accessory incidental use for on-site special catered events from June 1st to November 1st on lot #313 with 50 outside seats (as allowed by the plumbing code), paper service only with 2 staff/volunteers as needed. Events include but are not limited to: Memorial services, rehearsal dinners, graduation parties, family gatherings, birthday parties and lobster bakes. Lawn games are available for use at events.

We have 1,300 SQ FT of porches and deck. At 50 seats, allowing for 15 SQ FT per person/seat (ME state code), we would use 750 SQ FT of surface. In addition, we have 2,700 SQ FT of lawn/picnic table area. This brings the total to 4,000 SQ FT dedicated to events or 14% of our existing property.

Events are scheduled between the hours of 11 a.m. and 9 p.m., the duration of an event is between 3 and 5 hours depending on the nature of the event (maximum of 5 hours for any given event). We schedule 1-3 events per week (some weeks none). Days of the week for events fluctuate based on customer needs/requests. Therefore, flexibility in "days of operation" is required. There are two restrooms on property for private use only, no public access

Ed's Shed is permanently closed for food sales and prep.

We are not requesting a change in parking.

The "proposed project" does not require any construction or change of the existing property.

State of Maine
DEPARTMENT OF HEALTH AND HUMAN SERVICES

EST ID: 28313
EATING AND CATERING

EXPIRES: 06/05/2022

HARDSHELL CAFE
3 GARFIELD ST
LONG ISLAND ME 04050

FEE: \$275.00

ATTN JEANIE MCALENEY
HARDSHELL CAFE LLC
HARDSHELL CAFE
3 GARFIELD ST
LONG ISLAND ME 04050



Jeanne A. Lombardi
Commissioner

NON-TRANSFERABLE

▽ DETACH HERE ▽

STATE OF MAINE

LICENSE



TOWN OF LONG ISLAND
OFFICE OF THE TOWN CLERK

DATE: June 17, 2021

TO ALL WHOM THESE PRESENTS MAY CONCERN: THIS IS TO CERTIFY THAT THE TOWN OF LONG ISLAND HAS GRANTED A LICENSE TO:

NAME(S) : Jeanie McAleney

d/b/a : Hardshell Cafe LLC

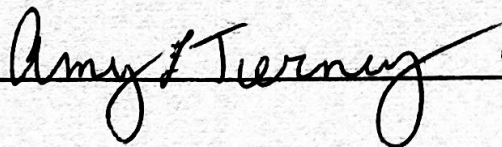
ADDRESS : 3 Garfield Street
Long Island, ME 04050

LICENSE TYPES

EXPIRES: June 30, 2022

FSE- Eating and Catering

THIS LICENSE IS GRANTED SUBJECT TO STRICT OBSERVANCE OF ALL LAWS, ORDINANCES AND REGULATIONS ENACTED FOR THE PROTECTION OF THE TOWN SO FAR AS THEY MAY APPLY, AND IS TO CONTINUE IN FORCE UNTIL: June 30, 2022 UNLESS SOONER REVOKED.

 TOWN CLERK

SEAL

THIS LICENSE IS NOT TRANSFERABLE BY OWNER, CORPORATION, ADDRESS OR TYPE



**STATE OF MAINE
MAINE REVENUE SERVICES
RESALE CERTIFICATE**



THIS CERTIFICATE IS VALID
JANUARY 01 2022 THRU DECEMBER 31 2026

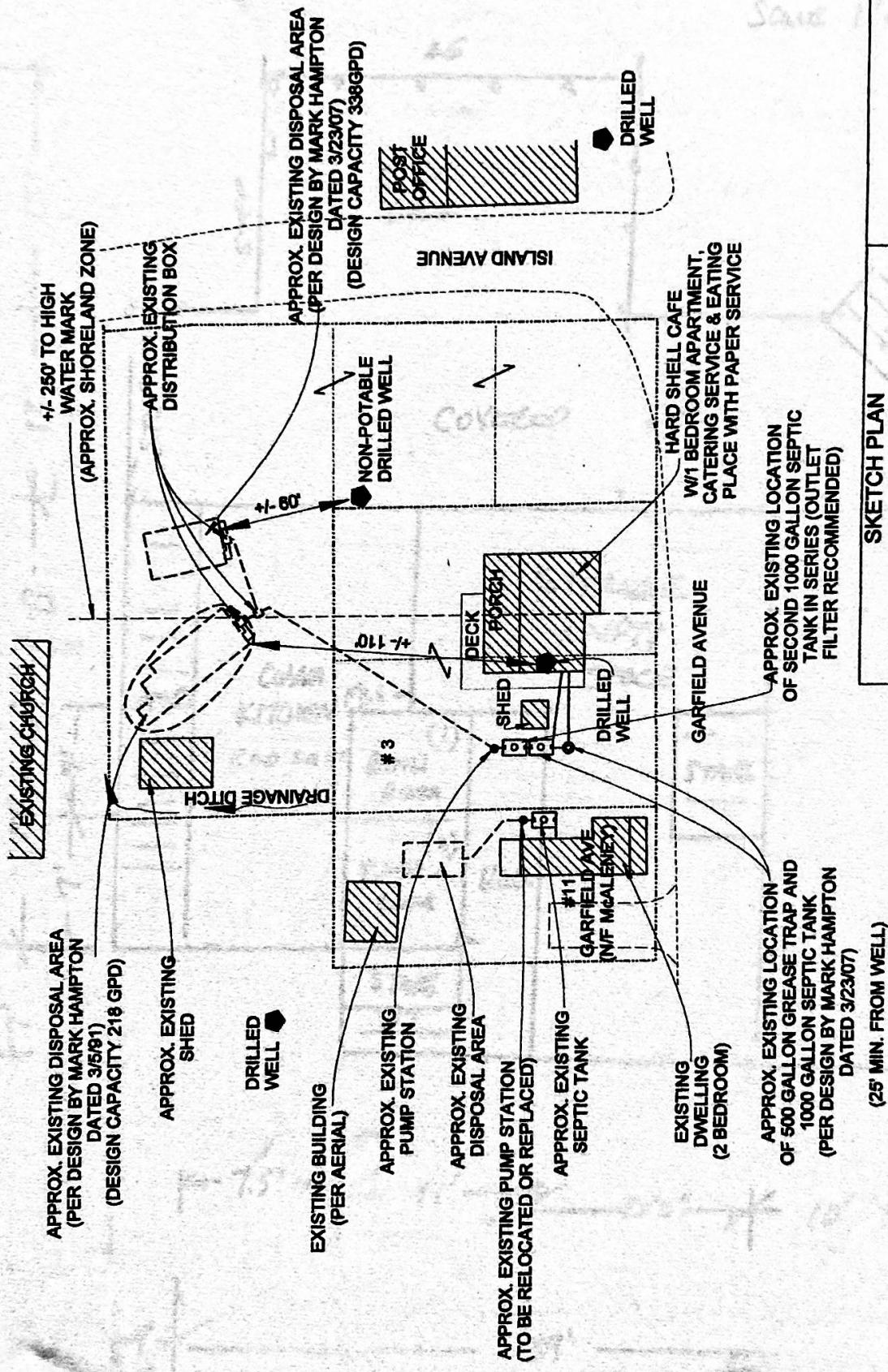
<u>Business Name and Location Address</u>	<u>Certificate Number</u>	<u>Business Type</u>
HARDSHELL CAFE LLC 3 GARFIELD ST LONG ISLAND ME 04050-3438	1199265	PREP FOOD

This is to certify that the above named business is authorized to purchase during the period indicated on this certificate: (1) tangible personal property to be resold in the form of tangible personal property, or (2) a taxable service to be resold as the same taxable service. This certificate cannot be reassigned or transferred and can only be used by the above business or its authorized employees. This certificate is void if the business has ceased operating or if the certificate has been altered.

The above named business certifies that the following is being purchased in the ordinary course of business for resale as provided above.

Presented to: _____ (date) Presented by: _____ (date)
(Insert name of seller on photocopy) Authorized Signature (purchaser)

"M.L. ENVIRONMENTAL, LLC ARE NOT SURVEYORS".
 PROPERTY INFORMATION APPROXIMATED PER PLAN
 BY LAND USE CUNSLTANTS DATED 1/14/2004,
 TOWN TAX MAP AND AERIAL PHOTOGRAPH.
 VERIFY PROPERTY LINES TO ASSURE ACCURATE
 LOCATION PRIOR TO SYSTEM INSTALLATION



(25' MIN. FROM WELL)

SKETCH PLAN

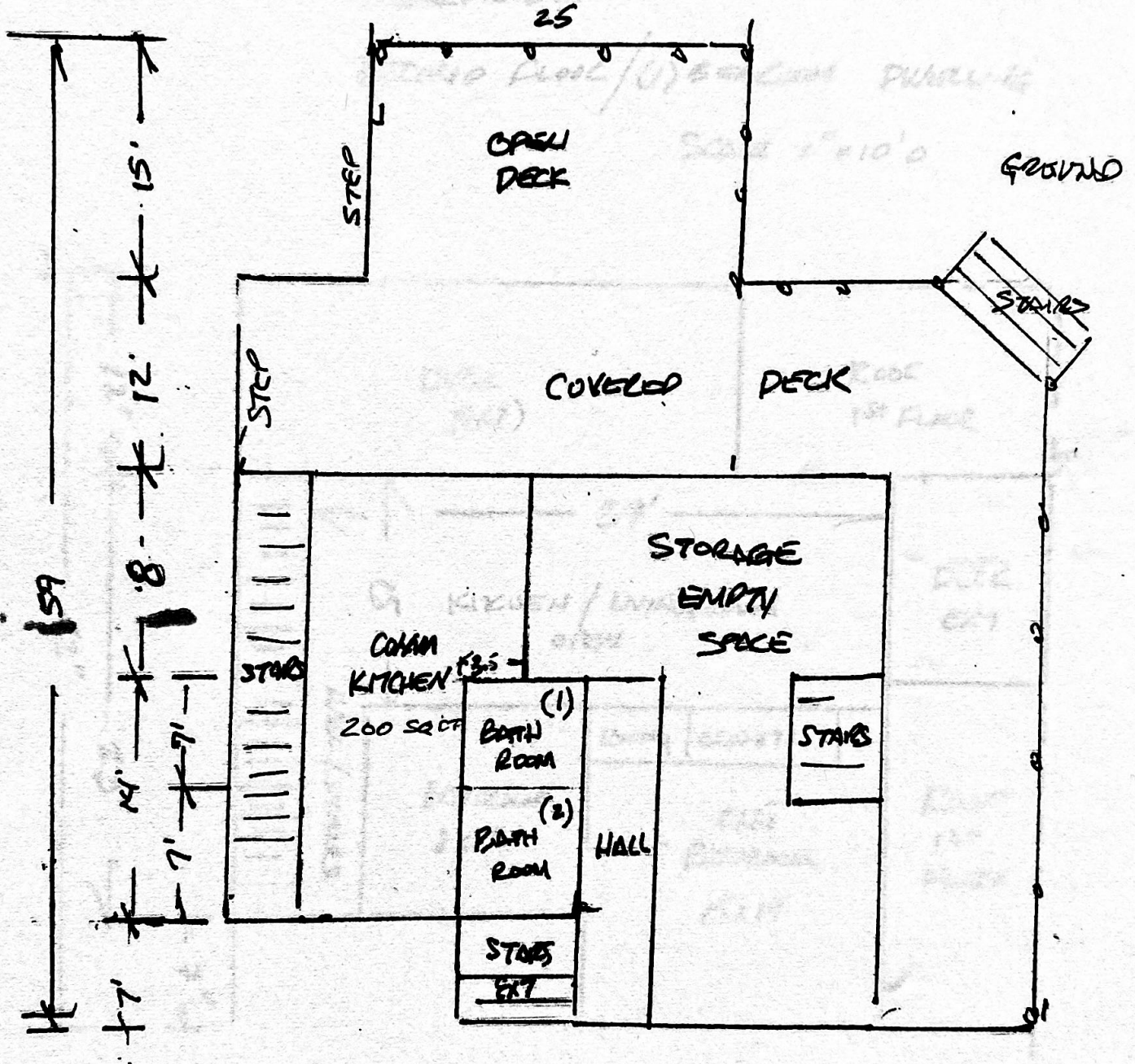
ED MCALEANEY
 3 GARFIELD AVENUE
 TOWN OF LONG ISLAND

M.L. ENVIRONMENTAL LLC
 LICENSED SITE EVALUATOR
 P.O. BOX 167, BAR MILLS, MAINE 04004
 (207) 756-9118

Date:	Revision Description	Drawn By: B.J.	Checked By: M.L.
	3/20/17		
		Date: 4/25/2022	Scale: 1" = 50'

McALENEY
 5 GARFIELD ST

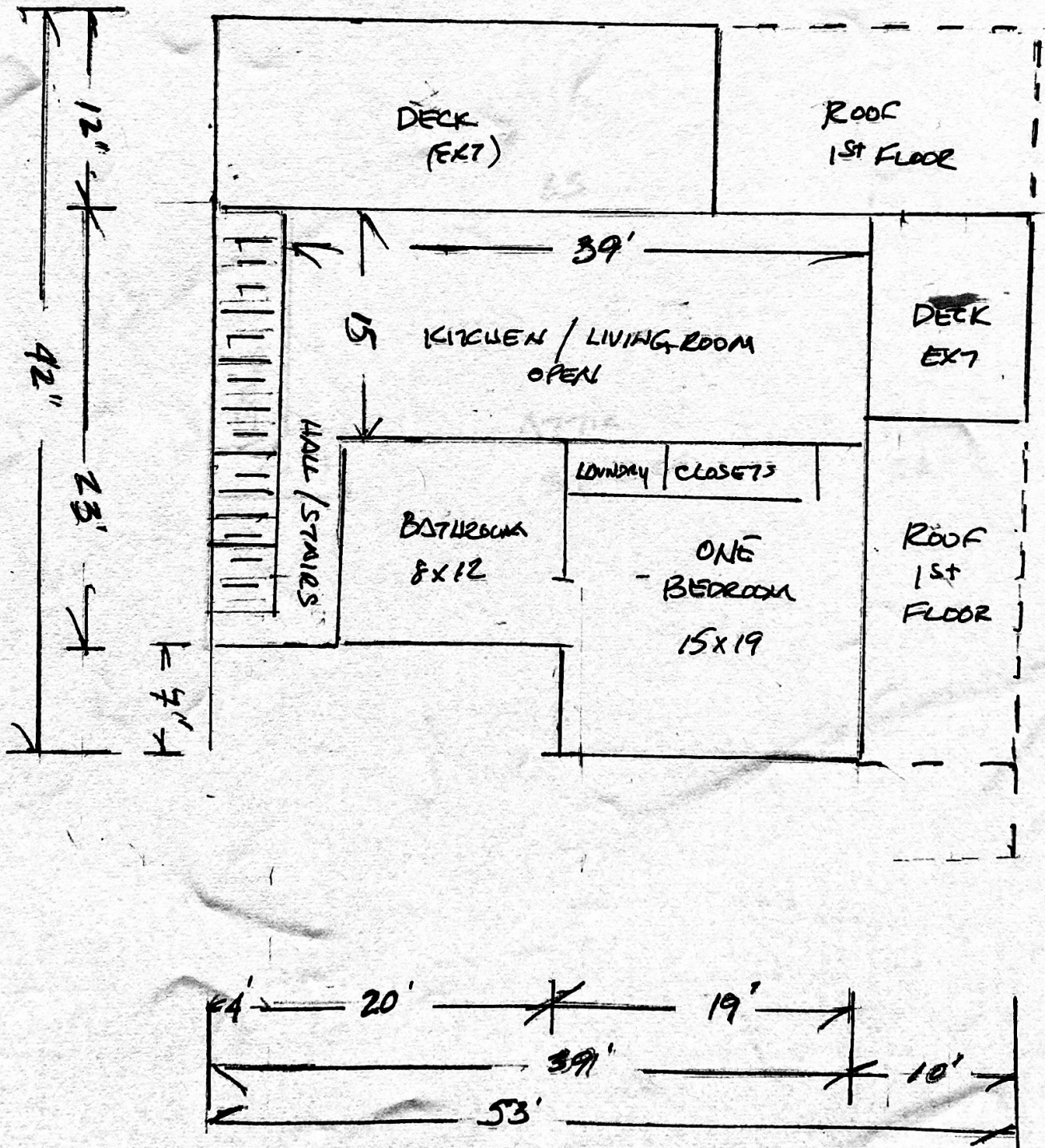
1ST FLOOR KITCHEN, BATHS, DECK, STORAGE
 SCALE 1" = 10'

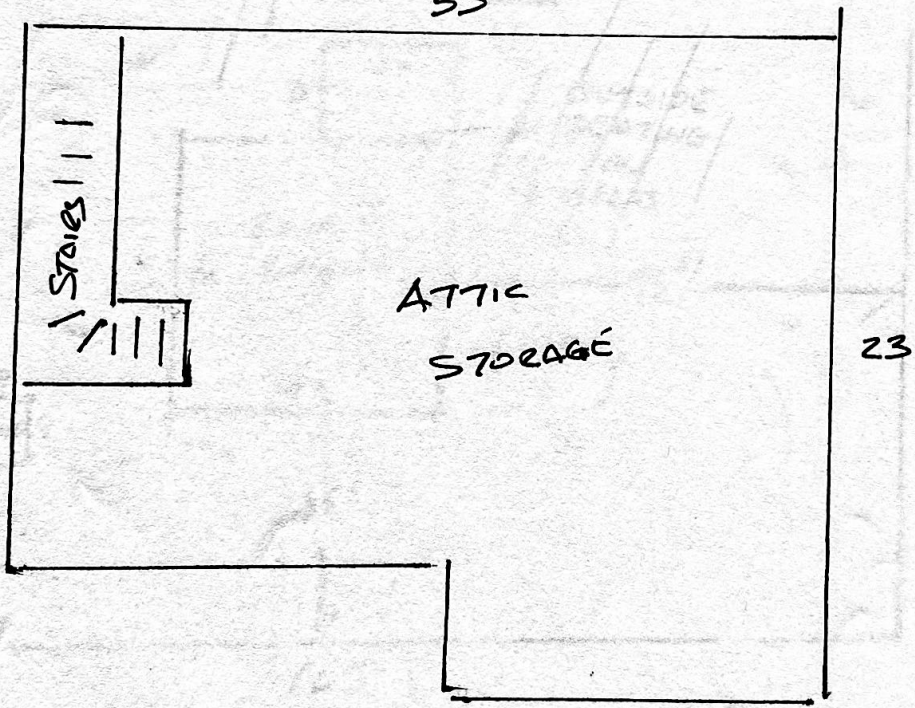


MCALLENEY
3 GARFIELD ST

SECOND FLOOR / (1) BEDROOM DWELLING

SCALE 1" = 10' 0"

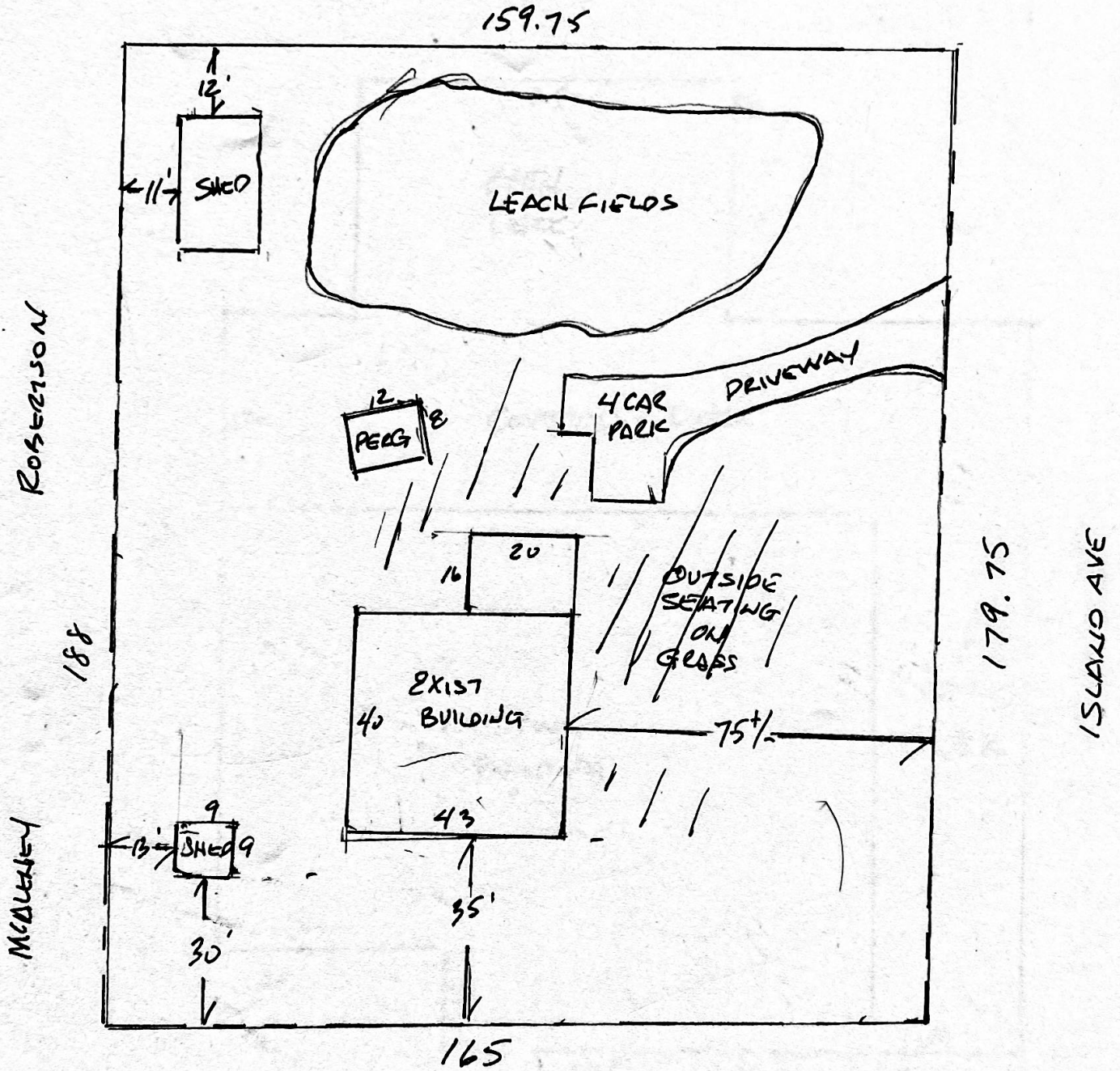




MACALENEY
3rd FLOOR
ATTIC

SCALE 1" = 10'

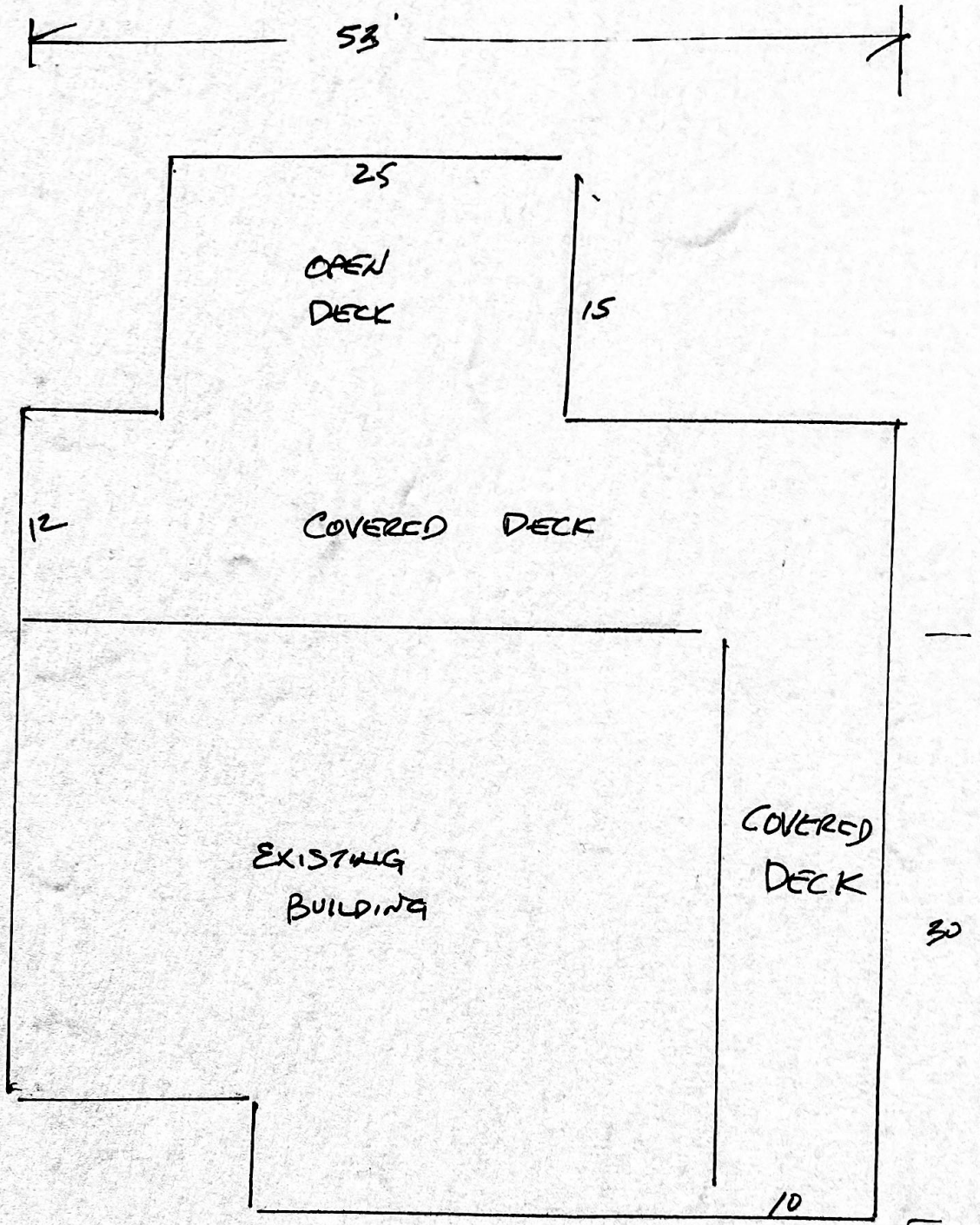
ROMAN CATHOLIC CHURCH



GARFIELD ST

LOT 28444 SQFT
COVER BUILDING 2610 SQFT

SITE PLAN
3 GARFIELD ST
M'ALLEY



MCALONEY
3 GARFIELD ST

DECKS FOR SITTING / EVENTS

1311 SQ FT