

Jason Garnham

From: Steven Epstein <seps1957@gmail.com>
Sent: Thursday, April 27, 2023 10:31 AM
To: Jason Garnham
Subject: Buoy Shack variance request

Good morning Jason,

My name is Steven Epstein and I reside at 32 Badgers Island West. I am opposed to the zoning variance to allow more seating at the Buoy Shack.

First of all, they asked for and received approval for 28 seats in 2022. In reality, they provided seating for up to 96 people. And to make matters worse, their employees were reportedly told to park on the street to let customers park in their designated employee parking spots. As you know from complaints and previous meetings with island residents last year, those customers parked in every available space on Badgers Island West from opening to closing!

After parking on Badgers Island West all of last year what do you think the odds are that customers will now use a remote parking area? And who will be charged to enforce it? With the influx of +/-30 vehicles from Buoy Shack customers last year I can tell you it was nearly impossible to find roadside parking for our guests. I'm not unsympathetic with their desire to maximize profits, but at what cost to the surrounding community?

If there is no enforcement, the burden of approving this variance basically eliminates guest parking for Island residents during operating hours of the Buoy Shack. And looking forward, has the planning board taken into account that this situation will be exacerbated when the approved condos on the former Greenpages property are occupied?

We appreciate the town taking action to alleviate the bottleneck on the first 250' of the road but that doesn't address the parking nightmare that will be created if you approve this variance. The island is too small to support that many vehicles in one area and "we have parking up the road" without enforcement is not a viable solution. The Buoy Shack should not be permitted to shift their lack of parking burden onto their neighbors.

Thank you for considering our point of view on this variance request.

Steven Epstein
32 Badgers Island West