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LEGISLATIVE ADDENDUM

Today's earlier ENEWS stated that non-water-dependent projects are prohibited over flowing tidelands, unless they are placed over 'previously authorized, existing piles.' Non-water-dependent projects such as restaurants, residences and offices can also be approved through an extensive, multi-year Municipal Harbor Plan process originating with the local municipal planning entity and going through state approvals also. Some such uses, such as snack bars at marinas, may be approved as "accessory" to the primary water dependent ones, or "supporting" such as a chandlery. And, of course, some such uses are old enough to be "grandfathered." If you seek to approve or newly install a non-water-dependent use, consider which approval track is most likely to advantage your time and budget needs for regulatory engagement before reaching

out to officials.

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