- The existing driveway will be extended by approximately 45 feet closer to the lake.

- Approximately 26,000 square feet will be disturbed during construction. The parcel is primarily flat land. The drainage flow is along the north side of the property. An underdrain will be located on the south side of the home.

ECB Comments: The ECB requests that the applicant provide a statement of compliance with the Shoreline Development Guidelines, color elevation renderings of the proposed new home and a landscape plan. The ECB suggests coordination with the owner of the adjacent property (to the north) regarding the placement of the applicant's new home that could encroach upon or obstruct the view of the lake from the adjacent property. The ECB also suggests that the Planning Board discuss with the applicant the installation of a rain garden as part of the landscape plan.

CPN-19-076 **John and Christina Casey, owners of property at 3814 County Road 16**
TM #112.00-1-72.000
Requesting Area Variances for front and rear setbacks, and setback from the lake, for the relocation to the lakeshore property of an existing shed.

Mr. Ritts presented this application and provided the following information:

- The applicant proposes to move an existing shed of 180 square feet in size to a site along the shore of the lake.

- The applicant is requesting an Area Variance for a front setback of two feet when 60 feet is required and an Area Variance for a rear setback (lake side of the property) of 12 feet when 25 feet is required.

- The existing shed of 180 square feet is considered to be a pre-existing non-conforming use (sheds are limited to 100 square feet in size, per the Town Code).

- No changes in the landscaping along the lakeshore are proposed. Electric and water service will be installed in the relocated shed.

ECB Comments: The ECB) questions the retention of the shed as a pre-existing non-conforming use when it is relocated to the lakeshore. The ECB suggests that consideration be given to the ability of the shed to remain structurally sound during the relocation process due to its age.