

**CPN-20-076**      **Marks Engineering, c/o Brennan Marks, P.E., representing Richard Krebs, owner of property at 3528 Sandy Beach Drive**  
TM #98.15-1-38.110  
Requesting Area Variance(s) for construction of a new deck.

**Summary of key points:**

- Request is for construction of a 25-foot x 12-foot deck on the lake side of an existing home.
- Existing lot coverage is 59% and proposed lot coverage is 62%; maximum required is 40%.
- No change is proposed to building coverage at 28%, above the required 25%.
- Perennial beds are proposed next to the new deck; otherwise the site is relatively devoid of trees and shrubs. No landscape plan and shoreline guidelines statements are included.
- Deck material is not specified, and is assumed to be impervious.

**Environmental concerns:**

- While the applicant states that the surrounding properties have similar rates of lot coverage, this is not supported by direct evidence and appears unlikely from an aerial view. Others appear to also exceed the town's standards, but are typically larger lots with more lawn area. This appears to be among the most densely developed parcels in the area.
- Increase of impervious surfaces near the lake adds to runoff and the long term degradation of lake water quality.

**Recommendation:**

- ECB recommends approval of this deck only if the plan is modified to show a corresponding reduction in other impervious surfaces such as the large existing patio adjacent to the lake retaining wall or the asphalt drives at the rear of the property. Permeable pavers in these area would allow the proposed deck project to proceed without further compromise to runoff and water quality.
- ECB requests that the application be supplemented with information addressing proposed materials and permeability, site landscaping and shoreline guidelines.