





*Looking north at the rear yard. The pond and wetlands are seen in the background and outlet channel and more wetlands are to the right. The existing concrete patio where the deck is to be constructed is seen in the center.*

Photos taken 11/4/09



*Looking south at the existing concrete patio a corner of the proposed deck will extend into the 25-foot buffer.*

EPB staff concerns include long term impact on wetlands by the proposed activities and the effective control of erosion and sedimentation during and immediately following the installation of the deck. The above-mentioned concerns have been adequately addressed in the following paragraphs.

Since the proposed deck footings will be anchored into the existing concrete patio very little land disturbance will occur the long term impact from the proposed activities is expected to be negligible.

A detailed soil erosion control plan has been included with the application, and is appropriate to the circumstances if properly implemented.

Given the very minor encroachment proposed and that the majority of wetlands and buffer areas contain considerable quantities of natural vegetation with only a small portion of the rear yard occupied by lawn, no planting/mitigation plan has been requested.



*Looking east  
at area just  
beyond rear  
yard.*

*Photo taken  
11/4/09*

**RECOMMENDATION:** If the Board elects to approve this application, the Board may waive the compliance fee and approve the application with the following condition.

- 1.) Notification of staff no less than 48 hours prior to the start of work, and submittal of a standard Contractor's Compliance form;
- 2.) A Permit Filing Fee of \$53.00, and Annual Permit Compliance Fee of \$200.00 to be submitted to staff within 15 days.

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Pamela B. Fausty