



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

**Town Planner's Project Review**  
**Wednesday, July 27, 2015**

- XI. **21 Deer Meadow Road – Repairs to Existing Dock.** Review of permitted use for repairs to an existing dock on the Oyster River, within the Shoreland Protection Overlay District. Regan Roberts, property owner. Zachary Taylor, Riverside & Pickering Marine Contractors. Residence C District. Map 23, Lot 10.

➤ I recommend approval if appropriate or continuation to August 10

- 1) **Dock repairs.** The applicant proposes to repair an existing dock on the Oyster River. This is a permitted use in the Shoreland Protection Overlay District, but one that requires approval of the Planning Board with input from the Conservation Commission. There is no public hearing nor notice requirements for this use. The application includes photographs of the existing dock and a drawing depicting the proposed repairs. The dock will include an access way, pier, sloped gangway, and float. There is a single-family house on the lot.

- 2) **Permitted use.** Dock repairs are allowed as follows:  
*175-71. Permitted Uses in the SPO District.*

*...B. The following uses or activities shall be permitted in the SPO provided that the Zoning Administrator issues a permit for the activity after the Planning Board, with the advice of the Conservation Commission, determines that appropriate erosion control measures will be used, any disturbed area will be restored, and the activity will be conducted in a manner that minimizes any impact on the shoreland:*

*...8. The maintenance or replacement of existing docks or docking structures;*

- 3) **Criteria.** The criteria for approval as stated in 175-71, above, are that:
- a) appropriate erosion control measures will be used,
  - b) any disturbed area will be restored, and
  - c) the activity will be conducted in a manner that minimizes any impact on the shoreland:

The applicant addressed these criteria in his narrative.

