



**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS  
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25 July, 2016

Andrew Corrow, Chair  
Town of Durham Planning Board  
8 Newmarket Road  
Durham, New Hampshire 03824

**Re: Conditional Use Permit Application  
Tax Map 20, 16-2  
269 Durham Point Road  
Durham, New Hampshire**

Dear Andrew:

This letter transmits a Town of Durham Conditional Use Permit Application request for construction of a docking structure that consists of a 4' x 4' wooden landing, a 4' x 10' fixed permanent wood pier, a 3' x 30' aluminum gangplank, and a 8' x 16' float located by mushroom moorings (overall structure length 52') providing one undersized slip on 102.9' feet of frontage along Little Bay.

The Planning Board shall approve a Conditional Use Permit for a use in the SPO only if it finds, with the advice of the Conservation Commission, which all of the following standards have been met in addition to the general standards for conditional uses and any performance standards for the particular use as outlined in 175-72 as below.

1. There is no alternative location on the parcel that is outside of the SPO District that is feasible for the proposed use;

***The proposed use is a docking structure to provide recreational boating access to Little Bay and there is no alternative location on the parcel outside of the SPO District that achieves the same access. The lot contains 102.9 feet of frontage along Little Bay, all of which is located with the SPO District.***

2. The amount of soil disturbance will be the minimum necessary for the construction and operation of the facilities as determined by the Planning Board;

***The 4' x 4' wooden landing will be slightly elevated over the surface of the ground and be constructed upon 4 footings utilizing pressure treated lumber. The 4' x 10' wooden fixed pier will be supported by 4 pilings, the minimum necessary to support the fixed pier. Both the access way and the fixed pier are designed to minimize impacts and soil disturbance by utilizing the minimum number of pilings/footings necessary to build the docking structure.***

3. The location, design, construction and maintenance of the facilities will minimize any detrimental impact on the adjacent shoreland and waterbody as well downstream waterbodies, and mitigation activities will be undertaken to counterbalance and adverse impacts, and

***The docking structure has been specifically located and designed to provide recreational boating access to Little Bay, while minimizing and avoiding impacts to the adjacent tidal resource to the greatest extent practicable. The dock location avoids the removal of any live trees on the site for construction, and also avoids a small area of salt marsh located directly to the south of the proposed location. The height of the fixed pier will prevent complete shading underneath the structure, in addition, the aluminum gangway and float are designed and constructed to be temporary structures, allowing them to be removed during the off-season.***

***It is our belief that the proposed docking structure has no adverse impacts on the adjacent tidal resource and there are no mitigation activities proposed. All work will be performed at low tide to minimize any sedimentation within the tidal wetland resource.***

4. Restoration activities will leave the site, as nearly possible in its pre-existing condition and grade at the time of application for the Conditional Use Permit.

***Construction of the dock requires very minimal disturbance as it will be constructed on 4 footings and 4 pilings. The pilings will be driven by a barge crane from the water side of the structure eliminating construction disturbance on the land side of the dock. There is no change of grade for the installation of the structure. The fixed pier will be elevated on pilings to accommodate for the change in grade in the specific location.***

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,



Steven D. Riker, CWS  
NH Certified Wetland Scientist/Permitting Specialist  
Ambit Engineering, Inc.