



TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, February 8, 2017

- IX. **28 Colony Cove Road - Dock**. Permitted use for repair/replacement of existing dock serving a single-family residence on Little Bay. Rich Edmonds, Great American Properties, LLC, property owner. Steve Riker, Ambit Engineering, agent. Map 12, Lot 24-2. Residence Coastal District.
- I recommend that the board have a brief discussion about the project, set a site walk if desired, and continue the review to February 22.

Please note the following:

- 1) This project was on the Planning Board's agenda for January 11 but the applicant requested that it be postponed to February 8 due to some minor changes in the plan.
- 2) The applicant proposes very minor work – to replace the last 15 feet of pier (decking and pilings) in kind and to replace the gangway in kind.
- 3) This dock serves an existing single-family residence. See the tax map and photos below. This is Lot 24-2 marked in red. The lot is .24 acres in size.
- 4) Little Bay is included in the Durham Shoreland Protection Overlay District. The dock is also located in the Wetlands Conservation Overlay District. The “maintenance or replacement of existing docks or docking structures” is a permitted use in both overlay districts.
- 5) This use shall be permitted in the overlay districts provided the Planning Board, with the advice of the Conservation Commission, determines that all of the following standards and procedures are met:
 - 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/wetland.

The applicant addressed different criteria in the application (those for conditional uses). I will ask him to send responses to these above three criteria.

- 6) The project is on the agenda of the Conservation Commission on February 9.
- 7) You can see various photographs of existing conditions in the application (and a few below).

- 8) This is not a conditional use so no notices have been sent and there is no public hearing. There is no need to accept the application as complete but Planning Board members should point out if there is any other information that is needed.
- 9) Given the minor nature of this project I did not present this to the Technical Review Group but rather forwarded the information to the TRG. I have not received any comments.
- 10) As an interesting note, Steve Ryker informed me that the U.S. Army Corp of Engineers does not permit the driving of piles between April 9 and October 8. The applicant hopes to receive approval from NHDES very soon and then do the work over the following few months.

