

TOWN OF DURHAM
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Town Planner's Project Review
Wednesday, January 11, 2017

- X. **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, and continue the discussion to January 25.

Please note the following:

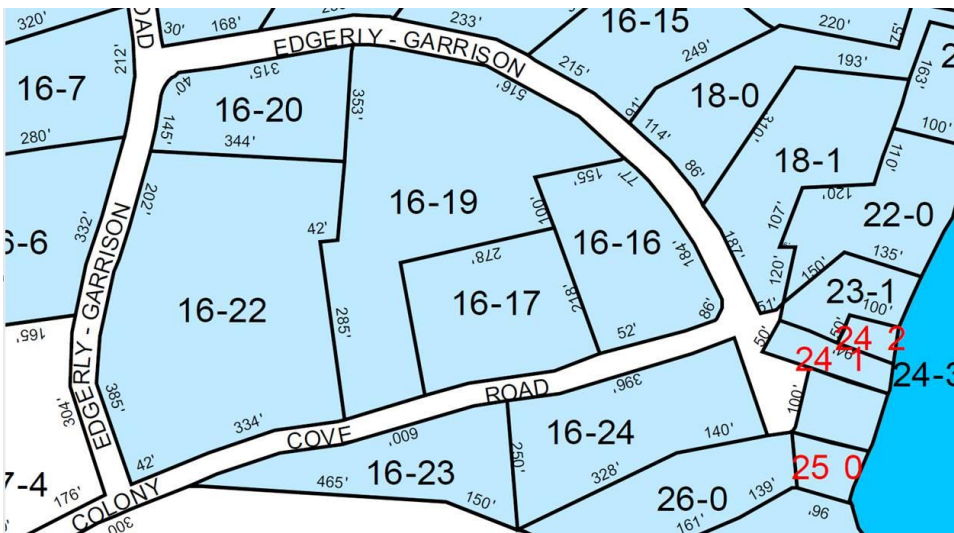
- 1) The applicant proposes to repair an existing dock, including replacement of several components as needed. This dock serves an existing single-family residence. See the tax map and photos below. This is Lot 24-2 marked in red. The lot is .24 acres in size.
- 2) Little Bay is included in the Durham 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.
- 3) 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 them to send responses to these above criteria.

- 4) As stated in the application, "The project proposes to repair/replace a section of the existing fixed pier, replace the existing wooden gangway with an aluminum gangway, and replace the existing float. The last 15 feet of the existing fixed pier will be removed, along with the last set of pilings, joists, cross braces, and disposed off site. The second to last section, approximately 15.5 feet in length, will be removed and replaced, including new pilings, new piling caps, new cross bracings, new decking, new handrail, and new galvanized hardware. A new 3' x 35' aluminum gangway with a non-skid surface will replace the existing 3' x 20' wooden gangway. The existing 8' x 16' float will also be replaced, in kind, and in the same location, secured by pilings. This project achieves two purposes. Portions of the fixed pier to be repaired/replaced are in poor condition and need to be replaced for safe use of the structure. Also, the existing 20'

long gangway is short in length, creating a very steep decent by foot to the float. Replacing the gangway with a 35' aluminum gangway with a non-skid surface provides a more gentle slope for foot access, also improving safe use of the structure. The proposed tidal docking structure maintains the existing length of 154', providing one undersized slip on 53' of frontage along Little Bay.

- 5) You can see various photographs of existing conditions in the application.
- 6) 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 certainly point out if there is any other information that is needed.
- 7) This project is on the agenda of the Conservation Commission on January 12.
- 8) * Would a site walk with the board be helpful?
- 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 will pass on any comments that we receive from members.
- 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 around February 1 and then do the work over the following few months.



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