AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

21 December, 2016

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

Re: Application for Permitted Use
Tax Map 12, 24-2
28 Colony Cove Road
Durham, New Hampshire

Dear Andrew:

This letter transmits a Town of Durham Application for Permitted Use request for repair/replacement of an existing tidal docking structure located on the above referenced parcel.

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.

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.

The Planning Board shall approve an Application for Permitted Use for the maintenance or replacement of existing docks or docking structures, in the Wetland Conservation Overlay District only if it finds, with the advice of the Conservation Commission, the following standards have been met as outlined in 175-61 as below.

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

The proposed use involves the maintenance and/or replacement of an existing tidal docking structure that provides recreational boating access to Little Bay. There is no alternative location on the parcel outside of the WCO District that achieves the same access. The lot contains 53 feet of frontage along Little Bay, all of which is located with the WCO 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 project will include the removal of 4 pilings, and the replacement of 2 of those pilings, the minimum necessary to support the repair/replacement of the fixed pier as described above. The fixed pier was previously constructed to minimize impacts and soil disturbance by utilizing the minimum number of pilings/footings necessary to build the docking structure. For safety and structural support of fixed piers, pilings are placed every 15 feet.

3. The location, design, construction and maintenance of the facilities will minimize any detrimental impact on the wetland, and mitigation activities will be undertaken to counterbalance any adverse impacts, and

   The previously constructed dock was 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 existing height of the fixed pier will prevent complete shading underneath the structure, and the proposed project maintains the height of the pier. In addition, the proposed aluminum gangway and proposed 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, from the water via a crane barge, push boat, and work skiff, to minimize any sedimentation within the tidal wetland resource.

4. Restoration activities will leave the site, as nearly possible in its pre-exisiting condition and grade at the time of application for Permitted Uses.

   Maintenance and replacement of the existing dock requires very minimal disturbance as construction will involve the removal of 4 pilings, and the replacement of 2 of those 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 maintenance and replacement of the structure.

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.