



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
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30 January 2017

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, and to replace the existing wooden gangway with an aluminum gangway.

The last 15 feet of the existing fixed pier will be replaced, along with 4 pilings, joists, and cross braces. A new 3' x 20' aluminum gangway with a non skid surface will replace the existing 3' x 20' wooden gangway.

This portion of the fixed pier to be repaired/replaced is in poor condition and needs to be replaced for 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 and replacement of 4 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 prevents complete shading underneath the structure, and the proposed project maintains the height of the pier. In addition, the proposed aluminum gangway and the existing 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-existing 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 and replacement of 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 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.



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APPLICATION FOR PERMITTED USE
in the Wetland Conservation Overlay District or the Shoreland Protection Overlay district

This form and all required information per Durham's Zoning Ordinance (Article XIII, Section 175-60. B. and/or Article XIV, Section 175-71. B.) must be filed with the Planning Department at least 20 days prior to the meeting of the Planning Board. Note that a meeting with the Conservation Commission to review the criteria is required prior to final Planning Board action. This form is required only where Planning Board approval is required.

Property Location:

Street Address 28 Colony Cove Road, Durham, NH 03824

Tax Map # 12 Lot # 24-2 Zoning District Residence Coastal

Owner(s):

Name Great American Properties, LLC C/O Rich Edmonds

Mailing Address 64 Pleasant Street, Chichester, NH 03258

Phone 603-493-5290 Email redmondsexitrealty@gmail.com

Professional Preparing Plans:

Name of individual and company John Chagnon, PE, LLS & Steven D. Riker, CWS Ambit Engineering, Inc.

Mailing Address 200 Griffin Road, Unit 3

Phone 603-430-9282 Email sdr@ambitengineering.com


Proposed Activity: The project proposes repair/replacement of an existing tidal docking structure located on the subject lot.

Please attach a written description and plans of the proposal and address the required criteria.

I certify that all of the information provided is true, to the best of my knowledge.

Signature of professional:  Agent-See Authorization Date 12/21/2016

If I am an agent for the owner, I certify that I am authorized to submit this application.

Signature of owner (or agent):  Agent-See Authorization Date 12/21/16