



**TOWN OF DURHAM**  
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**Town Planner's Project Review**  
**Wednesday, March 8, 2023**

VIII. **14 Riverview Road – Stairway to Dock.** Conditional use to build stairway leading to existing dock within the Shoreland Protection Overlay District (SPOD). Keith Carney and Adrian Shulman, property owners. Jay Aube, TF Moran, Certified Wetland Scientist. Map 214, Lot 9. Residence Coastal District.

➤ I recommend that the board set a public hearing for March 22

Please note the following:

- This application is for a stairway leading to an existing dock. The Conservation Commission voted unanimously to recommend a finding that the four SPOD criteria are met this past Monday. The Planning Board will need to ensure that the eight general criteria and the four SPOD criteria are met.
- The application package from the applicant is enclosed. We are not including the set of photographs from the applicant. I will email them again. The board can decide if a site walk would be helpful. The applicant received approval of their Shoreland Permit from NHDES on January 12, 2023.
- Here is an excerpt from the draft minutes of the Conservation Commission's review of the project:

**14 Riverview Road – Stairway to Dock.**

Jay Aube, wetland scientist with TF Moran explained the project. Keith Carney, property owner helped answer questions. Neil asked if there had ever been steps there before. Mr. Carney said no. Mr. Carney said it is unsafe now. Carden said the steps might reduce erosion. Dwight asked if the posts will be made of wood. Mr. Carney said yes. There will be footings for each post.

Roanne asked if they considered a plan for infiltration. Mr. Aube said it is pretty rocky there and there is no opportunity for infiltration. James asked if the dock is existing. Mr. Carney said yes. The dock is not changing. James asked if there is erosion control. Mr. Aube said they will have silt socks.

Jake went through the four conditional use criteria. Erin moved to approve and Dwight seconded. Dwight was seated to vote in place of John Nachilly.

Emily Friedrichs suggested that the commission also review the eight general criteria. Jake said they have never reviewed them in the past. He did not want to start now in the middle of an application but the commission might consider that in the future. Mr. Aube said they will also need approval from NHDES who will look at the application carefully. The motion carried 7-0.