



TOWN OF BOW

Business Development Commission

10 Grandview Road, Bow, New Hampshire 03304

Phone (603) 223-3970 | Fax (603) 224-6680 | Website www.bownh.gov

1. 7:30 A.M. 01/04/2023 Business Development Commission Agenda

Documents:

[20230104 BDC AGENDA.PDF](#)

- 1.1. 7:30 AM 01/04/2023 Business Development Commission Packet

Documents:

[01042023 BDC PACKET.PDF](#)

Respectfully submitted,
Bill Hickey
BDC Chair



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10 Grandview Road, Bow, New Hampshire 03304

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AGENDA

January 4, 2023

The Town of Bow Business Development Commission will meet at 7:30 AM, Wednesday, January 4, 2023, in Room C of the Bow Municipal Building, 10 Grandview Road, Bow, NH.

The agenda includes:

1. Approval of minutes –12/7/2022
2. Review project/task list.
3. Reports from Town boards and committees
4. Other business

ADJOURNMENT – Target is no later than 8:30 AM.

Respectfully,
Bill Hickey, Chair



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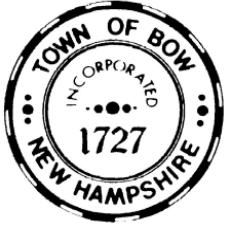
ECONOMIC DEVELOPMENT PROJECTS/TASKS - as of 12/28/22

Business Development/Recruitment	Responsible	Status
New / expanded businesses or leads.	CD Dir & Town Mgr.	1) Accurate Tree Service (Route 3-A) 6,000 SF office & tradesman building approved at 11/5/20 PB meeting. Building Permit issued 8/24/21 - under construction. 2) Amoskeag Beverages moving forward with fire suppression project as of Jan 2022; needs timeline for water connection. 3) 6,000 SF building for motor vehicle sales and repairs on Route 3-A: Approved by Planning Board 5/19/22. 4) 41,000 SF laydown yard and future 10,800 SF warehouse on Ryan Rd/Evolution Dr approved at 7/21/22 Planning Board meeting. 5) 27,235 SF warehouse addition to the DHL liquor warehouse on Route 3-A approved at 7/21/22 PB meeting. Groundbreaking held on 11/10/22. 6) Flatley Co. prospective mixed-use development on Exit 1 Colby property. Bow Mills. Neighborhood Mtg held 2/15/22. Conceptual consultation with Planning Board 3/3/22. Flatley reps met with Selectmen on 3/22/22 and BDC on 8/3/22 to discuss their proposal. Continuing to meet with Flatley representatives to discuss project, including timing of water extension and Exit 1 construction - most recent meeting was 12/21/22 7) Amber Associates - Dow Road three phase plan to add six warehouses: one 40,466 SF, one 24,373 SF, and four 35,467 SF. Approved with conditions at 8/18/22 PB meeting. Working with developer on Dow Road/ Route 3A improvements. 8) Coastal Forest Products - second building. Filed site plan review application for consideration at the 10/20/22 Planning Board meeting. Phase I approved by PB on 11/17/22.

Water/Sewer/Infrastructure		
Route 3-A Corridor Safety Improvements Plan	Town Mgr.	State Project to reconstruct Grandview/3A and River Road/3A to be paid 100% by State. Currently in design phase
I-89 Exit 1	CD Dir & Town Mgr.	DOT Public Hearing held 11/14/18, Taylor & Selectmen presented concerns. Town submitted comments to DOT on 12/14/18. Selectman Nicolopoulos, Town Manager Stack and CD Director Taylor met with DOT Deputy Commissioner and DOT engineers 6/7/19 - Exit 1 plans to be revised to show future configuration with Exit 1 ending on Colby property at a new Town road to be constructed from exit to Logging Hill Road/Tyler Drive. Selectmen approved Exit 1 NH DOT revised plan and Selectmen sent support letter to DOT. PB for mixed-use development on Colby property. Board of Selectmen to meet with NH DOT project manager for project update.
Hooksett Interconnection	CD Dir & Town Mgr.	June 2017: DS & MT met with Hooksett officials re: water and sewer infrastructure. Hooksett Village Water Precinct interested in interconnection. MT met with Hooksett TIF Committee 10/3/2017 to discuss sharing water/sewer infrastructure. Whitewater met with Hooksett Water Commission. MT at meeting with Hooksett Sewer Commission on 1/22/18. South Bow Mixed Use District & TIF District both approved at March 2019 Town Meeting. A jointly funded feasibility study was performed by D&K. Selectmen authorized \$16,000 towards joint feasibility study with Hooksett Village Water Precinct. D&K met with Selectmen on 1/26/21 meeting to discuss status of study. Draft feasibility study completed August 2021. MT meeting with Hooksett Village Water Precinct on 10/26/21. DS forwarded sample agreement to Hooksett Village Precinct on 1/26/22. Matt Poulin and David Stack met with working group on 10/26/22. Will be setting up meeting with NH DES to discuss funding opportunities.
I-93 "Exit 11-A"		Bow has over 5 miles of Interstate 93 running through it without a single interchange/exit.

Existing Business Outreach/Relations		
Business Visitations	Staff/BDC	Perma-Liner 4/17/19, Young Furniture 8/2/19, Tri State Curb 1/30/20, Blue Seal 2/15/22, Blushing Blooms 3/18/22, New State Farm office ribbon cutting 7/22/22.
Business to Business (B2B) Events	Staff/BDC	ServPro 6/12/19, Grappone Toyota 10/23/19, Virtual event via Zoom, 10/28/20, Bow Rec Center 10/20/21, Spring 2022 event canceled, BDC participated in Bow Businesses Expo on 10/15/22.
Water to Bow Junction (Concord option)	Staff & Selectmen	DuBois & King conducted a feasibility study funded by State Mbte Remediation Fund. 1/28/19 Selectmen sent letters to each Concord City Council members. Concord Regional Utility Utilization Committee created by City. Poulin & Taylor attended Committee meetings on 1/12/21 and 4/13/21. MT provided update to Concord Group on 2/22/21. DS met with Water Treatment Plant Superintendent Marco Phillipon on 11/30/21 to discuss potential water loop installation. City of Concord developing System Development Charge.
Water Extension Project to Bow Mills and Bow Junction	Town Mgr.	2020 Town Meeting approved \$50K deposit to new Water Upgrade/Maint CRF. D&K met with Selectmen on 7/14/20 re Route 3-A extension details, TIF, & MTBE funding. Selectmen approved TIF funding for design of the extension. 30% plan design plans completed 5/14/21. Heather Ln Water Tower Neighborhood Mtg 12/8/21. Residents asked Town to look at a second option to locate tank on lower site, closer to I-93. Selectmen directed D&K to explore 3rd tank location option at Golf Cart property. 60% of design report presented to Selectmen on 11/22/22. Updated Opinion of Probable cost is \$20,189,839.

Regulatory/Zoning/Incentives		
Bow Business Corridor and South Bow Tax Increment Finance Districts	CD Dir & Town Mgr.	Matt Poulin & Matt Taylor attended June 2018 NHCIBOR meeting to promote the BBC TIF district. Bow Business Corridor TIF Advisory Board meetings held Dec 2019 and Jan 2020. Taylor signed TIF Marketing contract 4/24/20 and new TIF promotional brochures mailed 9/22/20. Matt Taylor attended virtual NHCIBOR meeting 9/23/20. BBC TIF Advisory Committee mtg held 2/3/21. S Bow TIF Advisory Committee mtg held 11/3/21. Both TIF Boards met after 4/6/22 BDC mtg.



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Business Development Commission

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BUSINESS DEVELOPMENT COMMISSION

December 7, 2022

The Town of Bow Business Development Commission held a scheduled regular meeting on Wednesday, December 7, 2022 at 7:30 a.m. at the Municipal Building in Meeting Room C.

BDC Members participating were Chair William Hickey, Vice Chair Larry Haynes, John Meissner, BOS representative Matthew Poulin, Christopher Johnson, and Wendy Gazaway. Also participating were Town Manager David Stack, Community Development Director Karri Makinen, Stu Arnett from ADG, Fire Chief Berman, Police Chief Miller, and Recording Secretary Ginger Iverson. Those absent were June Branscom and Secretary Cody Herrick. Others present: Anthony Foote.

Chair William Hickey called the meeting to order at 7:34 AM. Chair Hickey introduced Karri Makinen, the Town of Bow's new Community Development Director.

1. Approval of minutes – 10/5/2022 and 11/2/2022

Mr. Poulin made a motion to approve, duly seconded by Mr. Berube and passed by unanimous vote in favor.

2. Review project/task list

Mr. Stack reviewed the project/task list. He briefed and answered questions about the following:

- Flatley Project (Colby Property): Continuing to meet with Flatley representatives to discuss the project, including timing. Stu Arnett is advising them. They know it is a longer-term project and investment.
- Amber Associates: Approved with conditions. Working with developer on Dow Road/Route 3A improvements.
- Coastal Forest Products: Phase I was approved with conditions at 11/17/2022 Planning Board meeting. Wetland approval is the big condition.
- I89- Exit 1 : Board of Selectmen to meet with NH DOT project manager for project update.
- Hooksett Interconnection: Matt Poulin and David Stack met with working group on 10/26/2022. They will be setting up a meeting with NH DES or at least start with our water committee people to discuss funding .

- 1 • Business to Business: The BDC participated in the 10/15/2022 Business Expo. Mr. Stack
2 would like the BDC to be on more of a cosponsor role. It should also be scheduled when
3 there are fewer town events occurring.
- 4
- 5 • Water Extension Project to Bow Mills and Bow Junction: DuBois & King met with
6 Selectmen and sixty percent of design report was presented to Selectmen on 11/22/2022.
7 Updated opinion of probable cost is \$20,189,839.
- 8
- 9 • Stu Arnett said he had 3 or 4 conversations with Flatley. A new representative is working
10 with us. Mr. Arnett is planning a meeting with Bow staff to strategize. The board members
11 discussed the water extension and exit 1 construction. Chair Hickey recommends working
12 toward presenting a warrant article to the Town in the spring of 2024.

13
14 Chairman Hickey briefly discussed the BDC Annual Report and asked the members of the BDC
15 Board to e-mail him with suggestions.

16 17 **3. Review of Planning Board and Zoning Board Applications**

18 PLANNING BOARD:

- 19 • Coastal Bow Properties, LLC - CUP and Site Plan were approved with conditions.
- 20
- 21 • Town of Bow – Aquarion Water Company - CUP was approved with no conditions. No waivers
22 granted.
- 23
- 24 • Town of Bow – Rising Tide Towers, LLC - CUP and Site Plan were continued with site walk
25 scheduled for 12/3/22. Site walk was canceled due to weather. Mr. Stack and Mrs. Makinen
26 will try to have the cell tower representatives conduct a balloon test and take photographs
27 prior to the 12/15/22 Planning Board meeting.
- 28
- 29 • Amoskeag Beverages, LLC/Amoskeag Realty LLC CUP and Site Plan were continued.
- 30

31 ZONING BOARD:

32
33 Town of Bow – Rising Tide Towers, LLC was declined to hear and dismissed and referred to
34 Planning Board.

35 36 **4. Other business –**

- 37 • E-mail distribution of agenda and packet to BDC members.
38 The BDC Board would like both e-mail and paper packets.
- 39
- 40 • December meeting Buck Slips: Eversource and Rumford Stone – no concerns.
- 41

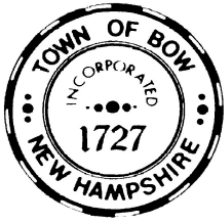
42 **Adjournment**

43 *Mr. Poulin made a motion to adjourn. Mr. Johnson duly seconded, and the motion passed by*
44 *unanimous vote.*

45
46 Meeting adjourned at 8:40 a.m.

47
48 Respectfully submitted,

49
50
51 Cody Herrick, Secretary



TOWN OF BOW

Planning Board

10 Grandview Road, Bow, New Hampshire 03304

Phone (603) 223-3976 | Fax (603) 225-2982 | Website www.bownh.gov

AGENDA December 15, 2022

The Town of Bow Planning Board will meet on Thursday, December 15, 2022 at 7:00 PM in Room C of the Town Municipal Building, 10 Grandview Road, Bow, NH. **Applications and public hearings that have not been considered by the Board by 9:45 PM will be continued to a time and a place to be announced. The order of business is subject to change without notice.**

7:00 PM ROLL CALL

I MINOR MODIFICATION / CONCEPTUAL CONSULTATION

II PUBLIC HEARINGS

Approved with
with waiver 1. **Application 206-22, Amoskeag Beverages, LLC/Amoskeag Realty, LLC SITE PLAN CONTINUATION**

Proposed expansion of the current warehouse, and infrastructure, on the subject property
The proposed project is an expansion of the existing warehouse with a new 13,256 sf warehouse addition and the construction of a new 5,000 sf “point of sales” building.
Located at 510 Hall Street, Bow, NH 03304. Map 16, Block 1, Lot(s) 65, 67.

Approved with
conditions 2. **Application 413-22, Amoskeag Beverages, LLC/Amoskeag Realty, LLC CUP CONTINUATION**

A proposed Conditional Use Permit is sought for an industrial use, permitted in the base district, within the Wetland Conservation district. This project proposes filling in an existing fire pond in order to expand the existing warehouse and infrastructure.
Located at 510 Hall Street, Bow, NH 03304. Map 16, Block 1, Lot(s) 65, 67.

3. **Application 207-22 Town of Bow – Rising Tide Towers, LLC SITE PLAN CONTINUATION**

Proposed Telecommunications Facility on a 100’ X 100’ lease area. Facility to include a 190’ self-supporting lattice tower, a 75’ X 75’ fenced-in developed area, and 12’ X 550’ gravel access road. Located at Branch Londonderry Turnpike East Bow, NH 03304
RU Property Zone, Map 23, Block 3, Lot 62

4. **Application 412-22 Town of Bow – Rising Tide Towers, LLC PWSF CUP CONTINUATION**

Proposed Telecommunications Facility on a 100’ X 100’ lease area. Facility to include a 190’ self-supporting lattice tower, a 75’ X 75’ fenced-in developed area, and 12’ X 550’ gravel access road. Located at Branch Londonderry Turnpike East Bow, NH 03304
Ru Property Zone, Map 23, Block 3, Lot 62

Continued to
1/5/2023 with
condition to
notify
municipalities
within 20 mi.
radius

Granted with conditions

5. Application 414-22 Eversource Energy, Wetlands CUP

Proposed Use: Eversource is proposing to replace 20 additional structures within the shared C196, Q171 and A253 Transmission Line Corridor with 52,778 sq.ft. of temporary wetland impacts and 229,450 sq. ft. of wetland buffer impacts. This work is proposed to be completed simultaneously with proposed structure replacements previously approved under CUP APPLICATION 407-22. Located at Eversource Energy Right-of-Way. Rural, Residential, Limited Industrial and Commercial Zoning Districts. Maps/Blocks/Lots: 28-2-49; 33-2-48-B; 33-2-53-E; 33-2-53-E2; 33-2-53-E21; 33-2-53-E23; 34-2-145; 34-2-70; 39-2-125-AA; 39-2-125-AD; 39-2-144-A; 39-2-144-B; 40-2-200-B2

III OLD BUSINESS

IV NEW BUSINESS

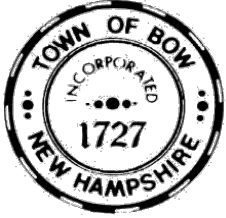
1. Review of Updated Road Standards

V CORRESPONDENCE AND OTHER BUSINESS

VI REVIEW OF MINUTES: October 20, 2022 and November 17, 2022

VII NON-PUBLIC SESSION RSA 91-A:3

Respectfully submitted,
Don Berube, Jr., Chair



Town of Bow

Zoning Board of Adjustment

10 Grandview Road, Bow, New Hampshire 03304
Phone (603) 223-3970 | Fax (603) 225-2982 | Website www.bownh.gov

AGENDA December 20, 2022

The Town of Bow Zoning Board of Adjustment will meet on Tuesday, December 20, 2022 at 7:30 PM in Room C of the Town Municipal Building, 10 Grandview Rd, Bow, NH.

7:30 PM ROLL CALL

I. PUBLIC HEARINGS

1. Application: 109-22 Rumford Stone, Inc.
Application for Variance for relief from Minimum Side Yard Requirements
Proposed 3,750 square foot building addition in the side yard to within 7ft., 11in.
of the side lot line where 30 ft. is required.
Location: 284 River Road Bow, NH 03304
Map 36, Block 2, Lot 177-D

- ❖ Site Walk for 109-22, Variance, Rumford Stone, Inc.
Saturday, December 17, 2022 at 9:00 a.m.

II. NEW BUSINESS

III. REVIEW OF MINUTES: November 15, 2022

Respectfully submitted,
Harry Hadaway, Chair

Approved
with
conditions