



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](http://www.bownh.gov)

1. Bow Business Development Commission January 8, 2020 Meeting Agenda

Documents:

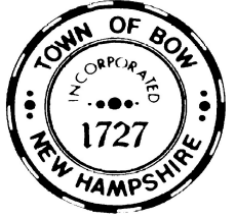
[20200108 BDC AGENDA \(002\).PDF](#)

2. Bow Business Development Commission 01/08/2020 Meeting Packet

Documents:

[BDC 01082020 PACKET.PDF](#)

Respectfully submitted,  
Bill Hickey  
BDC Chair



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### AGENDA

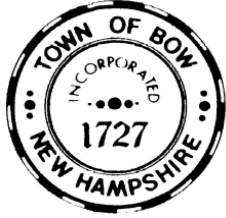
**January 8, 2020**

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1. Approval of minutes – 12/4/2019.
2. Review project/task list.
3. Reports from Town boards and committees.
4. Other business.

ADJOURNMENT - Target no later than 8:30 AM

Respectfully,  
Bill Hickey, Chair



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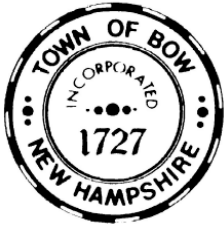
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### DRAFT MINUTES BUSINESS DEVELOPMENT COMMISSION December 4, 2019

6 The Town of Bow Business Development Commission held a scheduled regular meeting on Wednesday,  
7 December 4, 2019 at 7:30 AM at the Municipal Building, 10 Grandview Road, Bow, New Hampshire.  
8

9 Chair Bill Hickey and Vice Chair Stan Emanuel were excused, and Larry Haynes was chairing the meeting.  
10 He called the meeting to order at 7:30 AM. Other BDC Members present were: Don Berube, Jr., Cody  
11 Herrick, June Branscom (arrived at 7:40 AM), Selectmen Matt Poulin and Colleen Hunter. Also present  
12 were: Town Manager Dave Stack, Bow Police Chief Margaret Lougee, Bow Building Inspector Bob Pike, and  
13 Director of Community Development Matt Taylor, Assistant Planner Bryan Westover and recording  
14 secretary Alvina Snegach. Chris Johnson, Mike Percy, and John Meissner were excused.  
15

#### 16 **Approval of minutes - 11/06/2019**

17 11/06/2019 minutes were reviewed. Mr. Poulin made a motion to approve the minutes as presented,  
18 which was duly seconded by Mr. Berube and passed unanimously.  
19

#### 20 **Water infrastructure grants.**

21 Mr. Taylor provided a short update on the status of the Dubois&King feasibility study.  
22 Members discussed if there was any progress in communicating with Concord City Council and what may  
23 be done next.  
24

#### 25 **Review project/task list and reports from boards and committees.**

26 Mr. Taylor noted that zoning amendment season is here and the Planning Board is working on the potential  
27 changes that may go to the Town Meeting.

28 Mr. Taylor also noted that a site plan for Felix Septic has recently been approved.

29 A Town referral form for a site plan for Grappone Automotive for a new service building and parking area  
30 off Ryan Road and after a brief discussion, general consensus was that there were no concerns.

31 Mr. Stack provided a short update on the Dunklee Road signaled intersection and bridge that should be  
32 ready to go out to bid before the Town Meeting with a July start date in mind.  
33

#### 34 **Other business**

35 Bow Police Chief Lougee provided a short update for the police department.

36 Mr. Pike spoke about commercial construction and how well things were going.

37 Ms. Hanscom provided a brief real estate update.

38 Mr. Poulin commended Bow first responders on their good work.

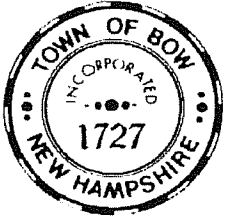
39 Motion made by Mr. Poulin, duly seconded by Mr. Haynes to adjourn. Meeting adjourned at 8:08 AM.  
40

41 Respectfully,  
42

43  
44 Larry Haynes, Secretary

**ECONOMIC DEVELOPMENT PROJECTS/TASKS - as of 12/30/19**

<b>Business Development/Recruitment</b>	<b>Responsible</b>	<b>Status</b>
New / expanded businesses or leads.	Taylor & Stack	1) Taylor met with prospective developer re: Dow Rd industrial site. Large sign advertising lot constructed Jan 2017 & being marketed. 2) Former Route 3-A Sand Pit re-bid of 4/4/19 was awarded to Coastal 4/23/19 & 5/14/19 by Selectboard - P&S executed, sale pending court action. 3) Tri State Curb (Dunklee Rd): 4/18/19 PB Approved 5,000 square foot office/warehouse. <b>Temporary C.O. issued.</b> 4) Snow Family Holdings (Route 3-A) Site plan approved 7/18/19 for 2,400 square foot office building. <b>Temporary C.O. issued.</b> 5) Fontaine (Ryan Rd) 6,800 SF office/warehouse site plan approved by PB 9/19/19. 6) RRG (Thibeault Dr) 10,000 SF office/warehouse site plan approved by PB 10/3/19. 7) Felix Septic 10,000 SF office/warehouse/outside storage site plan approved by PB 11/21/19. <b>8) 1/9/20 PB to review 69,675 SF building for vehicle repair bays and parts storage &amp; ~900 parking spaces off Dunklee Rd (Grappone).</b>
Video Project - Business Recruitment	Stack	11/17/17 - Larry Haynes connected Dave Stack with Plymouth State for students to finalize a commercial (& residential) experience video.
<b>Water/Sewer Project/Infrastructure</b>		
Route 3-A/Dunklee Road Intersection	Stack	State Aid approved for project; NHDOT approved Town to proceed with design of a four-way signalized intersection; and to be coordinated with Dunklee Bridge repair. 1 bid rcvd 6/25/19, cost exceeded Town's allocated amount - Back to Town Meeting March 2020 to re-appropriate funds. DuBois & King (D&K) working with NH DOT to firm up the plan. Scheduled for bid by mid February 2020, then Town Meeting vote. D&K working on utility relocation. Environmental assessment / razing of corner house to be a separate contract.
Improvements & Dunklee Rd Bridge		
I-89 Exit 1	Taylor	6/19/17 MT & BW met with DOT officials re: design options. 2/15/18 MT @ DOT Public Mtg on I-89/93 Expansion. Joint BoS/PB/BDC mtg held 4/12/18. Joint Meeting of Selectmen-Planning Board-BDC w/ NH DOT engineers held 6/7/18 to discuss the design in detail. Road Safety Audit (NH DOT, Town Mgr, & Town Staff) Meeting 9/5/18. DOT Public Hearing held Nov 14th, Taylor & Selectmen presented concerns. Town Submitted comments to DOT on 12/14/18. Invitations to State Reps & Senator to attend a future BDC meeting sent Dec 2018. State Rep Gary Woods attended the Feb 2019 BDC meeting and will review. Met with DOT 6/7/19 - Exit 1 plans to be revised - Selectmen to submit a letter of support. 10/2/19 Bow Mobile pleads case for information and states desire to stay in business.
Hooksett Interconnection	Taylor & Stack	June 2017: DS & MT met with Hooksett officials re: water and sewer infrastructure. July 2017-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. Taylor met w/ Hooksett Village Water Precinct reps on 5/2/19 & 5/29/19. A jointly funded feasibility study is pending. MT met w/ Hooksett TIF Committee 8/19/19. MT & DS met w/ Hooksett sewer and water commissions 8/22/19. 9/10/19 Selectmen auth ~\$16,000 towards joint feasibility study with Hooksett Village Water Precinct. D&K to prepare study.
Water Service Connections & Revenue	Stack	Now have 2nd Customer for water filling station. Filling station relocated to Vaughn Road.
I-93 "Exit 11-A"		Bow has over 5 miles of Interstate 93 running through it without a single interchange/exit.
<b>Existing Business Outreach/Relations</b>		
Business Visitations	Staff & BDC	Taylor & Poulin met with Truck Trends of Bow/Line-X, and Poulin met with Pitco Oct '18. Taylor & Poulin met with Audley/Cenfer 1/16/19. Westover & Deb Avery (NH DBEA) Perma-Liner Open House 4/17/19. Westover visited Young Furniture 8/2/19.
Business to Business (B2B) Events	Taylor/BDC	Spring/Summner event @ ServPro was 6/12/19. Fall event held at Grappone Toyota 10/23/19.
Water to Bow Junction	Staff & Selectmen	3/23/18 - Taylor met w/ Gary Lynn (DES), DuBois & King & WhiteWater re: Feasibility Study to extend water line, with funding from DES. Taylor submitted DES Drinking Water grant/loan pre-application on 6/15/18. DuBois & King to prepare feasibility study per 7/19/18 mtg.  1/8/19 Selectmen voted to send letters to each Concord City Council member - letters sent 1/28/19. Was not scheduled on City Council meeting agendas and no response received by any Council Mbr. April 2019 - D&K was denied water system info from the City of Concord. Executive Councilor Ted Gatsas arranged meeting with Concord Mayor, Town Manager, Selectmen, et al on 9/16/19. Concord Mayor to get back to Exec Councilor Gatsas with what's required to say "yes".
<b>Regulatory/Zoning/Incentives</b>		
Tax Increment Financing	Taylor & Stack	~ June 2018 Matt Poulin & Matt Taylor attended NHCIBOR meeting to promote the first TIF district.



# TOWN OF BOW

## Planning Board

10 Grandview Road, Bow, New Hampshire 03304

Phone (603) 223-3970 | Fax (603) 225-2982 | Website [www.bownh.gov](http://www.bownh.gov)

### AGENDA December 19, 2019

The Town of Bow Planning Board will meet on Thursday, December 19, 2019 at 7:00 PM in the Town Municipal Building, 10 Grandview Road, Bow, New Hampshire. **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 ROLL CALL

#### I MINOR MODIFICATIONS and CONCEPTUAL CONSULTATIONS

#### II PUBLIC HEARINGS

*- Site Plan application accepted - continued to 1/9/20 meeting. - COP Approved.*

1. Application #207-19: 164C Dunklee LLC/Grappone Companies, Block 2, Lots 164-C & 159-F8, located at 29 Dunklee Rd & 60 Ryan Rd – Site plan review for a 69,675 square foot (SF) building for vehicle repair and parts storage; plus approximately 900 parking spaces for vehicle inventory. Also an associated Wetlands Protection Conditional Use Permit #406-19 for 3,618 SF of impact for grading within the wetland buffer. For Receipt of Application.

*Recommended adoption of proposed amendments.*

2. Consideration of the proposed amendments to the Zoning Ordinance (see December 6, 2019 Notice of Public Hearing).

#### III OLD BUSINESS

*Public Hearing scheduled for 1/9/20.*

1. Other Zoning Amendments.

#### IV NEW BUSINESS

#### V CORRESPONDENCE AND OTHER BUSINESS

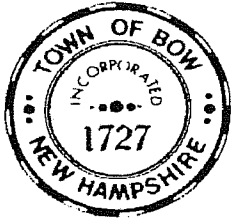
#### VI UNAPPROVED MINUTES: December 5, 2019.

Respectfully submitted,  
Don Berube, Jr., Chair

*Tabbed*  
*Approved*

#### Members Present

- Don Berube, Jr. - Chair
- Sandy Crystall - Vice Chair
- Adam Sandahl
- Willis Sloat
- David Glasier
- Mike Wayne, BoS Rep



# TOWN OF BOW

## Zoning Board of Adjustment

10 Grandview Road, Bow, New Hampshire 03304

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### AGENDA

December 17, 2019

The Town of Bow Zoning Board of Adjustment is scheduled to meet on Tuesday, December 17, 2019 at 7:30 PM in Meeting Room 'C' of the Municipal Building, 10 Grandview Rd, Bow, NH.

#### I. PUBLIC HEARING

1. **VARIANCE Case #108-19** Applicant/Owner: Eileen Ketcham, for a variance from Zoning Ordinance Article 5.11.E.5: Table of Uses, Principal Uses - to allow a commercial kennel in a residential district and associated Article 7.09: Animal Hospital or Commercial Kennel - for kennel requirements. Property is located at 870 Route 3-A, Block 5, Lot 52-A in the Residential One Family zone. Continued from November 19, 2019 meeting.
2. **APPEAL OF THE PLANNING BOARD INTERPRETATION OF ZONING ORDINANCE Case #109-19** Applicant/Owner: Stan & Pete, Inc. Appeal of the Planning Board's Interpretation of Zoning Ordinance Article 7.14: Excavation of Earth Materials - regarding the property owned by RRG Holding, LLC on October 3, 2019. Subject property is located at 9 Thibeault Drive, Block 2, Lot 159-J in the Industrial Zone. Continued from November 19, 2019 meeting.
3. **VARIANCE Case #110-19** Applicant/Owner: J.E. Belanger Land Surveying, PLLC/Jonathan, Judith, Ryan, and Stephanie Richardson, request for a variance from Zoning Ordinance Article 6.06: Driveways - to allow a common driveway in order to provide safe access for two new residential lots. Property is located at 502 Clinton Street, Block 4, Lot 12 in the Rural zone.

*approved w/cond*

*denied*

*Tabled until April meeting*

#### II. OTHER BUSINESS

#### III. REVIEW OF MINUTES: 11/19/2019

Respectfully submitted,

Harry Hadaway, Chairman

*approved as pres*

*Harry Hadaway*  
*Bob Ives*  
*Don Burns*  
*Tony Reynolds*  
*Maya Dominguez*  
*Steve Buckley*

*BDC*