



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. Bow BDC 08/05/2020 Meeting Agenda - Online

Documents:

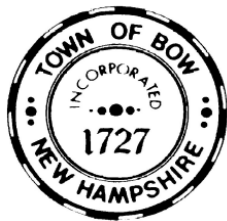
[20200805 BDC AGENDA.PDF](#)

2. Bow BDC 08/05/2020 Online Meeting Packet

Documents:

[08052020 BDC PACKET.PDF](#)

Respectfully submitted,
Bill Hickey
BDC Chair



TOWN OF BOW

Business Development Commission

10 Grandview Road, Bow, New Hampshire 03304

Phone (603) 223-3970 | Fax (603) 225-2982 | Website www.bownh.gov

AGENDA

August 5, 2020

The Town of Bow Business Development Commission will meet at 7:30 AM, Wednesday, August 5, 2020 via Zoom Meeting.

Join Zoom Meeting by dialing in 1-929-205-6099 (US). Meeting ID: 860 4264 5001

Zoom meeting instructions are posted here: <https://www.bownh.gov/200/Community-Development>

Please email or call asnegach@bownh.gov or call (603) 223- 3976 to obtain the password.

Live Stream via YouTube: <https://youtu.be/lrlA87xTRW0>

Please email: asnegach@bownh.gov or call (603) 223-3976 if you have difficulty joining the meeting.

The agenda includes:

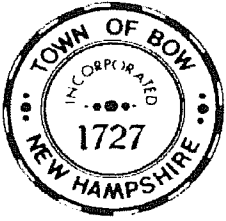
1. Approval of minutes – 6/3/20.
2. Review project/task list.
3. Reports from Town boards and committees.
4. Other business.

ADJOURNMENT - Target no later than 8:30 AM

Respectfully,
Bill Hickey, Chair

ECONOMIC DEVELOPMENT PROJECTS/TASKS - as of 7/29/20

Business Development/Recruitment	Responsible	Status
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) Fontaine (Ryan Rd) 6,800 SF office/warehouse site plan approved by PB 9/19/19. 4) RRG (Thibeault Dr) 10,000 SF office/warehouse site plan approved by PB 10/3/19. 5) Grappone 69,675 SF building for vehicle repair bays and parts storage & ~900 parking spaces off Dunklee Rd approved by PB 1/9/20. 6) RRG 11,250 SF Warehouse/office building off Thibeault Dr. 6/18/20 Planning Board approval. 7) Rhonda Realty additions: 4,500 SF Warehouse and 1,050 SF Mini-storage (7 units) off Tallwood Dr. 6/18/20 Planning Board approval.
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.
Water/Sewer Project/Infrastructure		
Route 3-A/Dunklee Road Intersection Improvements & Dunklee Rd Bridge	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 2020 Town Meeting to re-appropriate funds. DuBois & King worked with DOT to firm up plan for 2020 bid. Work to proceed w/ utilities coordination & environmental assessment - house pending asbestos abatement; garage razed Feb 2020. March 2020 Town Meeting approved funding. Audley Construction began construction 7/20/20 (bridge closed).
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. Kickoff meeting held Jan 28, 2020. Feasibility study in progress. Meeting w/ Hooksett Sewer Comm to be scheduled in near future.
Water Service Connections & Revenue	Stack	Water Filling Station relocated to Vaughn Road in Fall of 2019. Second user added June 2020. July 2020 sales: \$11,564 (2,046,800 gals).
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	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. Taylor & Poulin met with Tri State Curb 1/30/20.
Business to Business (B2B) Events	Taylor/BDC	Spring/Summer event @ ServPro was 6/12/19. Fall event held at Grappone Toyota 10/23/19. Baker Free Library's "Bow Small Business Expo 2020" for 4/4/20 was cancelled. Hold Fall B2B event or wait until Spring? (location & date TBD).
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 - ltrs 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 City of Concord. Exec 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". Matt Poulin met with Concord City Council Member Fred Keach and Grappone in Feb 2020 concerning water interconnection. March 2020 Town Meeting approved \$50K deposit to new Water Upgrade/maint CRF. 7/14/20 D&K met with Selectmen-discussed Route 3-A extension details, TIF, & MTBE funding.
Regulatory/Zoning/Incentives		
Tax Increment Financing	Taylor & Stack	~ June 2018 Matt Poulin & Matt Taylor attended NHCIBOR meeting to promote the first TIF district. Bow Business Corridor TIF Advisory Board meetings held Dec 2019 & Jan 2020. Matt Taylor signed TIF Marketing contract on 4/24/20. Draft Bow Business Corridor TIF Brochure rcvd 5/14/20.



TOWN OF BOW

Planning Board

10 Grandview Road, Bow, New Hampshire 03304

Phone (603) 223-3970 | Fax (603) 225-2982 | Website www.bownh.gov

AGENDA July 16, 2020

The Town of Bow Planning Board will meet on Thursday, July 16, 2020 at 7:00 PM via Zoom Meeting software. Zoom Meeting. Meeting ID:

Dial in: 312-626-6799 US (Chicago), 929-205-6099 US (New York). Meeting ID: 876 0949 4193. To Please call 603-223-3976 or email asnegach@bownh.gov for the meeting password and to report issues with login/dial in during the meeting. Additional Instructions on how to join the meeting will be posted here: <https://www.bownh.gov/200/Community-Development>. Public comment can be submitted to bwestover@bownh.gov prior to the meeting.

The meeting will be streamed live via Youtube here: https://youtu.be/xe6Ko_4z-so

7:00 ROLL CALL

I MINOR MODIFICATION / CONCEPTUAL CONSULTATION

1. Minor Modification for Extreme Machines culvert replacement. *Approved*
2. Minor modification at 10 Noyes Lane for additional storage of equipment and vehicles. *deferred*
3. Minor Modification and site plan compliance hearing of previously approved Site Plan Review Application #201-07: Stan and Pete, Inc. (dba Bow Recycling Center/Zero Waste) - Block 2, Lot 160-A located at 330 River Rd. To temporarily use an existing 6,400 square foot maintenance building as a recycling transfer building due to fire damage to the existing 12,000 sq ft recycling transfer building. *Approved for 1 year w/ cond.*

II PUBLIC HEARINGS

1. Application #404-20w: Andrew J. Mattiace – Block 4, Lot 127-1 located at 1 Beaver Brook Dr. Wetlands Protection Conditional Use Permit for construction of an accessory building and a footbridge within wetland buffers. For Final Approval.
2. Application #405-20w: Kristopher P. McDaniel & Mary K. McAlister – Block 4, Lot 87 located at 125 Page Rd. Wetlands Protection Conditional Use Permit for construction of a driveway crossing with 950 sq ft wetland impact and 8,027 sq ft wetland buffer impact. For Final Approval.

Approved w/cond
↓

III OLD BUSINESS

IV CORRESPONDENCE AND OTHER BUSINESS

1. Hamilton Court road approval and bond reduction.

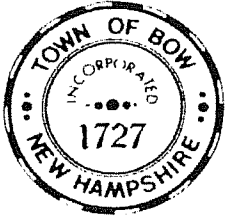
deferred

V UNAPPROVED MINUTES: May 21, 2020 and June 18, 2020

not reviewed

Respectfully submitted,
Don Berube, Jr., Chair

*Don BERUBE
Sandy Crystall
Tony REYNOLDS
Adam Sandahl
Willis Sloat
David Glasier
Garth Orsmond
MIKE WAYNE (Bar)
MT
AS*



Harry Hadaway
Bob Ives
Don Burns
Tony Reynolds
Steve Buckley

MT staff
AS

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 July 21, 2020

Revised on July 18, 2020

The Town of Bow Zoning Board of Adjustment is scheduled to meet on Tuesday, July 21, 2020 at 7:30 PM via ZOOM.

Dial in: +1 301 715 8592, +1 929 205 6099 (US). Meeting ID: 813 1443 3630

To request the meeting password or report issues with login/dial in during the meeting please call 603-223-3976. Additional Instructions on how to join the meeting will be posted here:

<https://www.bownh.gov/200/Community-Development>. Public comment can be submitted to asnegach@bownh.gov prior to the meeting. The meeting will be streamed live via Youtube:

<https://youtu.be/Ey8fEsWyRdw>

Site Walks: (The sitewalks #1, 2 and 3 have been cancelled).

- ~~1. 5:30 PM at 330 River Road (and surrounding lots at 352 River Road, 25 Ryan Road, and 3,5,7 Thibeault Drive) for case #103-20 by Stan & Pete, Inc/Orr (c/o Orr & Reno, P.A).~~
- ~~2. 6:00 PM at 343 River Road for case #104-20 by Stan & Pete, Inc/Orr (c/o Orr & Reno, P.A).~~
- ~~3. 6:15 PM at 11 Dunklee Road for case #105-20 by Stan & Pete, Inc/Orr (c/o Orr & Reno, P.A).~~
- ✓ 4. 6:45 PM at 1 Beaver Brook Road for case #106-20 by Andrew Mattiace.

I. PUBLIC HEARING

1. APPEAL OF ADMINISTRATOR'S DECISION

Case #103-20 (ref. ZBA case #101-20) Applicant/Owner: Stanley Emanuel (c/o Orr & Reno, P.A.)/Stan & Pete, Inc. **Appeal of the Administrator's decision** by Bow Community Development Director Matt Taylor dated June 11, 2020 that (1) site plan is required for expansion or change of use; (2) that the current use meets the definition of a junkyard; and (3) that junkyards in the I-2 Zone are allowed by special exception and are prohibited in the AP District. Located at 330 River Road, Bl 2, Lot 160-A, 352 River Road, Bl 2, Lot 159-C, 25 Ryan Road, Bl 2, Lot 159-F4, 3, 5, 7 Thibeault Drive, Bl 2 Lots 159-M, 159-L, 159-K in the General Industrial Zone (I-2) and AP overlay district. Zoning Ordinance Articles: 3.02 – Words and Phrases not Defined; 10.03 – Aquifer Protection (AP) District; 13.02.A – Interpretation of the Ordinance.

2. APPEAL OF ADMINISTRATOR'S DECISION

Case #104-20 (ref. ZBA case #101-20) Applicant/Owner: Stanley Emanuel (c/o Orr & Reno, P.A.)/Stan & Pete, Inc. **Appeal of the Administrator's decision** by Bow Community Development Director Matt Taylor dated June 11, 2020 that (1) site plan is required for a conversion to a nonresidential use; (2) that the current use meets the definition of a junkyard; and (3) that junkyards in the I-2 Zone are allowed by special exception and are prohibited in

Withdrawn

Withdrawn

the AP District. Located at 343 River Road, Bl 2, Lot 203 in the General Industrial Zone (I-2) and AP overlay district. Zoning Ordinance Articles: 3.02 – Words and Phrases not Defined; 5.07 - Site Plan Review Regulations; 10.03 – Aquifer Protection (AP) District; 13.02.A – Interpretation of the Ordinance.

3. APPEAL OF ADMINISTRATOR'S DECISION

Case #105-20 (ref. ZBA case #101-20) Applicant/Owner: Stanley Emanuel (c/o Orr & Reno, P.A.)/Mike & Rita, LLC. **Appeal of the Administrator's decision** by Bow Community Development Director Matt Taylor dated June 11, 2020 that (1) site plan is required for expansion or change of use; (2) that the current use meets the definition of a junkyard; and (3) that junkyards in the I-2 Zone are allowed by special exception and are prohibited in the AP District. Located at 11 Dunklee Road, Bl 2, Lot 159-F1 in the General Industrial Zone (I-2) and AP overlay district. Zoning Ordinance Articles: 3.02 – Words and Phrases not Defined; 5.07 - Site Plan Review Regulations; 10.03 – Aquifer Protection (AP) District; 13.02.A – Interpretation of the Ordinance.

4. VARIANCE

Case #106-20. Applicant/Owner: Andrew Mattiace, **Variance** to encroach into the front setback (where 35 ft is required) to accommodate the construction of a sugar house and encroach into the side setback (where 20 ft is required) to accommodate the construction of a footbridge as indicated on the provided plan. Located at 1 Beaver Brook Drive, Bl 4 Lot 127-1 in the Residential (R) District. Zoning Ordinance Articles: 6.03.A - Minimum Yard Requirements; 13.02.B – Authorization of Variances.

II. OTHER BUSINESS

MOTION FOR REHEARING ON THE APPEAL OF ADMINISTRATIVE DECISION Case #101-20 Stanley Emanuel (c/o Orr & Reno, P.A.). Appeal of the Administrator's decision that (1) storage of empty dumpsters constitutes use of property as junkyard and (2) that site plan review is required. Zoning Ordinance Articles: 5.11 - Table of Use (Junkyards), 13.02.A – Interpretation of the Ordinance. Subject property is located at 345 River Road, Block 2, Lot 204-A1 in the Industrial Zone (I-2).

III. REVIEW OF MINUTES: 6/16/2020

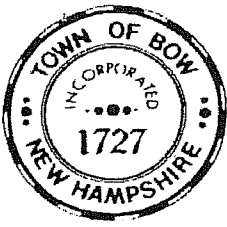
Respectfully submitted,

Harry Hadaway, Chairman

Withdrawn

granted for bridge denied for sugar house

Continued to 2+ 20 2020



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Planning Board

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REVIEW BY TOWN OFFICIALS

To/From: Dave Stack, Bow Town Manager
 Mitchell Harrington, Chief, Bow Fire Dept.
 Darcy Little, Director, Bow Recreation Dept..
 Tim Sweeney, Director, Bow Public Works Dept.
 Bob Pike, Bow Building Inspector
 Margaret Lougee, Chief, Bow Police Dept.
 Monica Hurley, Assessor, Bow Assessing Dept.
 Sandra Crystall, Chair, Bow Conservation Commission
 Eric Anderson, Chair, Bow Heritage Commission
 William Hickey, Chair, Bow Business Development Commission
 Dr. Dean Cascadden, Superintendent of Bow Schools
 Adam Bertrand, Manager, WhiteWater, Inc.
 Michael Mullen, Outside Plant Engineer, Consolidated Communications
 Mark Andrews, Plant Supervisor, Dunbarton Telephone
 Charles Lloyd, Manager of Electric Operations, Unitil
 Jason Yergeau, Supervisor, Eversource Bedford Area Work Center
 (cc: Eversource Real Estate Dept)

From/To: Donald Berube, Jr., Chair, Bow Planning Board

Date: **July 31, 2020**

Date of Planning Board Meeting: **Thursday, August 20, 2020**

Applicant: **Ryan Road, LLC**

Application: **#203-20 – For Receipt of Application
Site Plan Review to construct a 14,850 sq ft addition for light industrial use.**

Location: **Block 2, Lot 159-F9 located at 48 Ryan Rd**

Site Walk Scheduled: **To be determined.**

Please review and respond prior to meeting date.

_____ We have no concerns with the proposed plan(s).

_____ Our concerns are as follows:

Signed, _____

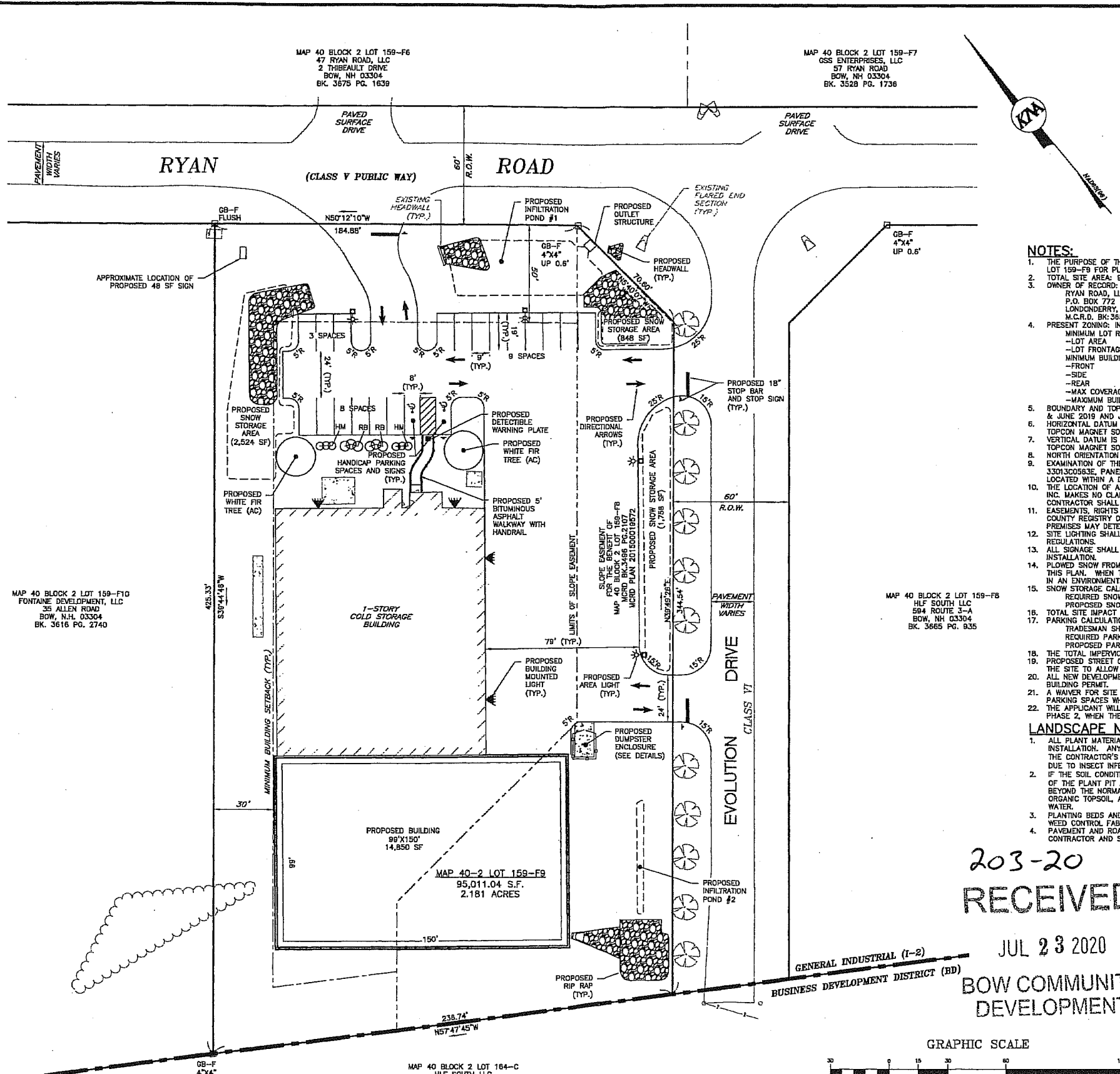
Title: _____

Date _____

LEGEND

- GB-F GRANITE BOUND FOUND
- △ FES FLARED END SECTION
- UGU UNDERGROUND UTILITIES
- CHAIN LINK FENCE
- ABUTTER LINE
- PROPERTY LINE
- DRAINAGE LINE
- TREELINE
- EOP EDGE OF PAVEMENT
- PROPOSED SIGN
- PROPOSED AREA LIGHT
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- PROPOSED VINYL FENCE
- SETBACK
- EASEMENT
- ZONE LINE
- DECIDUOUS TREE
- CONCRETE SURFACE

SEE SHEET 1 FOR REFERENCE PLANS



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LOCATION OF A 14,850 SF INDUSTRIAL BUILDING ON TAX MAP 40 BLOCK 2 LOT 159-F9 FOR PLANNING BOARD APPROVAL OF THE SITE PLAN.
 - TOTAL SITE AREA: 95,011.04 SF OR 2.181 ACRES.
 - OWNER OF RECORD: RYAN ROAD, LLC P.O. BOX 772 LONDONDERRY, NH 03053 M.C.R.D. BK: 3686 PG: 1692
 - PRESENT ZONING: INDUSTRIAL-2 (I-2) ZONE

MINIMUM LOT REQUIREMENTS:	REQUIRED	PROPOSED
-LOT AREA	2 ACRES	2.181 ACRES
-LOT FRONTAGE	200'	N221'
MINIMUM BUILDING SETBACKS:		
-FRONT	50'	135.4'
-SIDE	30'	30.9'
-REAR	30'	30.6'
-MAX COVERAGE	80%	58.23%
-MAXIMUM BUILDING HEIGHT	40'	40'
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN MAY & JUNE 2018 AND JUNE OF 2020.
 - HORIZONTAL DATUM IS NAD 83, BASED ON NHDOT CONTROL POINT 099-1170 FROM GPS OBSERVATION POST PROCESSED THROUGH TOPCON MAGNET SOFTWARE UTILIZING GEOD 12B.
 - VERTICAL DATUM IS NAD 83, BASED ON NHDOT CONTROL POINT 099-1170 FROM GPS OBSERVATION POST PROCESSED THROUGH TOPCON MAGNET SOFTWARE UTILIZING GEOD 12B.
 - NORTH ORIENTATION IS NAD 83.
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF BOW, NEW HAMPSHIRE, MERRIMACK COUNTY, MAP NUMBER 330130053E, PANEL NUMBER 563 OF 705, EFFECTIVE DATE APRIL 16, 2010, INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD ZONE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE OWNER OR CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
 - SITE LIGHTING SHALL BE COMPLETED AS SHOWN ON THE LIGHTING PLAN AND CONFORM WITH ALL APPLICABLE TOWN OF BOW REGULATIONS.
 - ALL SIGNAGE SHALL CONFORM TO APPLICABLE TOWN OF BOW ZONING REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
 - PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN ON THIS PLAN. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND MANNER AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - SNOW STORAGE CALCULATIONS:
 REQUIRED SNOW STORAGE AREA = 5 SF OF AREA TO BE CLEARED / 1 SF OF STORAGE = 25,542 SF / 5 SF = 5,110 SF
 PROPOSED SNOW STORAGE AREA = 1,758 SF + 2,524 SF + 758 SF = 5,130 SF
 TOTAL SITE IMPACT AREA IS 69,180 S.F. WHICH DOES NOT NECESSITATE AN ALTERATION OF TERRAIN PERMIT.
 - PARKING CALCULATIONS:
 TRADESMAN SHOP @ 1 PER 1,000 SF = 13,813 SF / 1,000 SF = 14.81 SPACES REQUIRED
 REQUIRED PARKING SPACES = 28 PARKING SPACES
 PROPOSED PARKING SPACES = 20 PROPOSED PARKING SPACES (WAIVER REQUESTED)
 - THE TOTAL IMPERVIOUS AREA AFTER COMPLETE BUILD OUT WILL BE 55,321 SF OR 58.23% OF THE TOTAL PARCEL.
 - PROPOSED STREET CENTERLINES, BUILDING LOCATIONS, AND REQUIRED BUFFERS HAVE BEEN ADEQUATELY PLACED ON THE GROUND AT THE SITE TO ALLOW ON-SITE EVALUATION OF THE PROPOSED DEVELOPMENT BY THE BOARD, TOWN STAFF, AND ENGINEER.
 - ALL NEW DEVELOPMENT IN THE SITE PLAN SHALL BE SUBJECT TO THE IMPACT FEES IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - A WAIVER FOR SITE PLAN REVIEW REGULATION APPENDIX A HAS BEEN REQUESTED OF THE PLANNING BOARD TO ALLOW FOR 20 PARKING SPACES WHERE 28 SPACES ARE REQUIRED.
 - THE APPLICANT WILL CONSTRUCT THE PROPOSED BUILDING PAD SITE IN PHASE 1, WHICH WILL BE USED AS A LAY DOWN YARD UNTIL PHASE 2, WHEN THE APPLICANT WILL CONSTRUCT THE APPROVED 14,850 SF BUILDING.

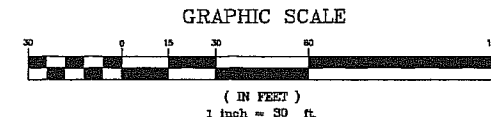
- LANDSCAPE NOTES:**
- ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOW A HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
 - IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
 - PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5oz. POLYPROPYLENE WEED CONTROL FABRIC.
 - PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.

NON-RESIDENTIAL SITE & LANDSCAPE PLAN
EASTERN METAL BUILDING PRODUCTS LLC
 MAP 40 BLOCK 2 LOT 159-F9
 48 RYAN ROAD
 BOW, NEW HAMPSHIRE
 MERRIMACK COUNTY

OWNER/APPLICANT:
 RYAN ROAD, LLC
 P.O. BOX 772
 LONDONDERRY, NH 03053
 BK: 3686 PG: 1692

K/A KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

203-20
RECEIVED
 JUL 23 2020
BOW COMMUNITY DEVELOPMENT



LANDSCAPE SCHEDULE:

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AC	2	ABIES CONCOLOR	WHITE FIR	6-7' B&B
SHRUBS				
Hm	6	HYDRANGEA MACROPHYLLA 'ALL SUMMER BEAUTY'	ALL SUMMER BEAUTY HYDRANGEA	15-18"
Rb	6	RHODODENDRON 'BOULE DE NEIGE'	BOULE DE NEIGE RHODODENDRON	18-24" B&B

BUILDING INSPECTOR APPROVAL BLOCK
 I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE LAWS AND REQUIREMENTS APPLICABLE THERETO.
 (DATE) (BUILDING INSPECTOR)

OWNER OF MAP 40 BLOCK 2 LOT 159-F9
 IT IS HEREBY CERTIFIED THAT THE LANDS DEVELOPED ON THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.
 7/23/20 (DATE)
 (CORPORATE OR INDIVIDUAL NAME)

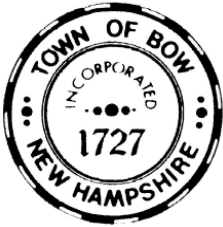
TOWN APPROVAL BLOCK
 THIS SITE PLAN WAS APPROVED BY THE BOW PLANNING BOARD AT AN OFFICIAL MEETING HELD ON:
 AND SHALL BE KEPT ON FILE AT THE BOW COMMUNITY DEVELOPMENT OFFICE.
 (DATE) (CHAIR OF BOW PLANNING BOARD)



REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: JULY 22, 2020 SCALE: 1" = 30'
 PROJECT NO: 20-0529-1 SHEET 3 OF 9



TOWN OF BOW

Business Development Commission

10 Grandview Road, Bow, New Hampshire 03304

Phone (603) 223-3970 | Fax (603) 225-2982 | Website www.bownh.gov

1
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DRAFT MINUTES BUSINESS DEVELOPMENT COMMISSION June 3, 2020

6 The Town of Bow Business Development Commission held a scheduled regular meeting on Wednesday,
7 May 6, 2020 at 7:30 AM via Zoom.

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9 Chair Bill Hickey called the meeting to order at 7:33 AM with a roll call attendance. Other BDC Members
10 participating were: Larry Haynes (Secretary), Cody Herrick, June Branscom, Chris Johnson, Wendy
11 Gazaway, and Selectmen Matt Poulin. Also participating were: Dave Stack, Town Manager, Bow Police Chief
12 Margaret Lougee, Director of Community Development Matt Taylor, Assistant Planner Bryan Westover, and
13 recording secretary Alvina Snegach. Mike Percy, John Meissner, Don Berube, Jr., and Colleen Hunter were
14 excused. Stan Emanuel was in the audience as a member of the public.

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16 **Approval of minutes – 05/06/2020**

17 05/06/2020 minutes were reviewed. *Mr. Poulin made a motion to approve the minutes as presented, which*
18 *was duly seconded by Mr. Haynes and passed by a unanimous vote.*

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

21 Mr. Taylor and Mr. Stack provided brief updates on the following:

- 22 - Proposed commercial developments on Thibeault Drive and Tallwood Drive;
- 23 - Dunklee Road Intersection and Bridge repair progress;
- 24 - Production of a brochure for Bow TIF districts that is almost complete;
- 25 - Recent Planning and Zoning Board approvals;

26 Members briefly discussed whether the Town economic strategy would need to be reviewed due to the
27 new reality. Also discussed was the Business to Business event which will have to be looked into at a later
28 meeting.

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30 **Other business**

31 Mr. Pike (the Town Building Inspector, who joined a meeting briefly) provided an updated on the
32 commercial construction currently in progress.

33 Ms. Branscom provided a real estate update.

34 Chief Lougee provided an update on the Protect Our Town initiative.

35 Mr. Haynes spoke about the progress of Grappone newest development (outdoor remote parking).

36 Mr. Hickey and Ms. Branscom thanked the Bow EMT's for their high efficiency and great service.

37 July meeting was noted, and general consensus was to not hold it, thus the next BDC meeting will take place
38 in August. Motion made by Mr. Hickey, duly seconded by Mr. Poulin to not conduct a meeting in July. Motion
39 passed unanimously. to adjourn.

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41 Meeting adjourned at 8:05 AM.

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43 Respectfully,

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45 Larry Haynes, Secretary