



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 Business Development Commission 10/07/20 Meeting Agenda

Documents:

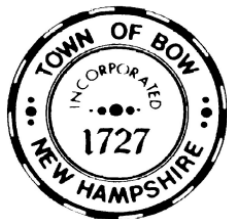
[20201007 BDC AGENDA.PDF](#)

2. Bow Business Development Commission 10/07/2020 Meeting Packet

Documents:

[10072020 PACKET.PDF](#)

Respectfully submitted,
Bill Hickey
BDC Chair



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Business Development Commission

10 Grandview Road, Bow, New Hampshire 03304

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

AGENDA

October 7, 2020

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

Join Zoom Meeting by dialing in 1-929-205-6099 (US). Meeting ID: 825 3393 1201

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/ZXdn0nxMOxI>

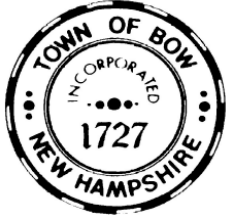
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The agenda includes:

1. Approval of minutes – 9/2/20.
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



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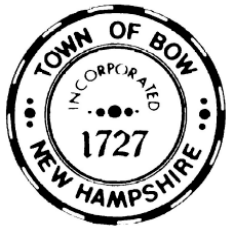
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DRAFT MINUTES BUSINESS DEVELOPMENT COMMISSION September 2, 2020

6 The Town of Bow Business Development Commission held a scheduled regular meeting on Wednesday,
7 September 2, 2020 at 7:30 AM via Zoom.

8
9 Chair Bill Hickey called the meeting to order at 7:31 AM with a reading of a virtual meeting checklist. Other BDC
10 Members participating were: Larry Haynes, Secretary, Cody Herrick, Chris Johnson (left at 8:00 AM), Mike Percy,
11 Don Berube, Jr., June Branscom, Wendy Gazaway (joined at 7:40 AM), and Selectmen Matt Poulin. Also
12 participating were: Dave Stack, Town Manager, Bow Police Chief Margaret Lougee, Director of Community
13 Development Matt Taylor, Assistant Planner Bryan Westover, and recording secretary Alvina Snegach. Colleen
14 Hunter and John Meissner were excused.

15 **Approval of minutes - 08/05/2020**

16 08/05/2020 minutes were reviewed. *Mr. Poulin made a motion to approve the minutes as presented, which was*
17 *duly seconded by Mr. Berube and passed by a 7:0:1 roll call vote: Mr. Haynes - yes; Mr. Berube - yes; Mr. Percy- yes;*
18 *Mr. Poulin- yes; June Branscom - abstained; Mr. Herrick - yes; Mr. Johnson - yes; Mr. Hickey - yes;*

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

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

- 21 - Commercial projects on Dunklee Road (Grappone) and Ryan Road;
- 22 - Conditional use permit for Bow Pioneers to improve a trail on a class VI road;
- 23 - Dunklee Road Intersection and Bridge repair progress;
- 24 - Exit 1 off I-89 alternative communications with NHDOT;
- 25 - Water line extension to Bow Junction project status;
- 26 - Hooksett water/sewer interconnection process negotiations status;
- 27 - Route 3A safety improvements plan discussion with the state;
- 28 - Email from NHDED about Pitco laying off staff from its second shift;

29 **Other Business**

30 Members briefly discussed the prospects of conducting the Business to Business event and what would virtual
31 options be. Tentative date was agreed upon, which would be the last Wednesday of October. Staff will research
32 the options and advertising.

33 Mr. Taylor noted that the Bow North Tax Increment Finance District brochure was finalized and will be printed
34 and sent out to commercial realtors. It will also be posted online.

35 Mr. Stack provided a short update on the status of the sand pit lot sale that is still in litigation.

36 **Election of Officers.**

37 *Mr. Poulin made a motion for the officers to be as follows: Mr. Hickey - Chair, Mr. Haynes - Vice Chair, and Mr.*
38 *Herrick - Secretary. Mr. Berube duly seconded and motion passed with a 6:0:3 roll call vote: Mr. Percy - yes; Mr.*
39 *Berube - yes; Ms. Branscom - yes; Ms. Gazaway - yes; Mr. Johnson - yes; Mr. Poulin - yes; Mr. Hickey - abstained;*
40 *Mr. Haynes - abstained; Mr. Herrick - abstained.*
41 *Motion to adjourn was made by Mr. Poulin, duly seconded by Mr. Percy and approved by a unanimous vote in favor.*

42
43 Meeting adjourned at 8:05 AM.

44
45 Respectfully,

46
47 Cody Herrick, Secretary

ECONOMIC DEVELOPMENT PROJECTS/TASKS - as of 8/25/20

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 Supreme 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 (Dunklee RD) 69,675 SF building for vehicle repair & parts & ~900 parking spaces approved by PB 1/9/20. Site work for parking area has commenced. 6) RRG (Thibeault Dr) 11,250 SF office/warehouse site plan approved by PB 6/18/20. 7) Rhonda Realty (Tallwood Dr) additions: 4,500 SF Warehouse and 1,050 SF Mini-storage (7 units) approved by PB 6/18/20. 8) Ryan Road LLC (Ryan Rd) 14,850 SF warehouse addition approved by PB 9/17/20.
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 & enviromental assessment - house pending asbestos abatement; garage razed Feb 2020. March 2020 Town Meeting approved funding. Audley Construction began construction 7/20/20 (bridge closed). House on corner razed, utility relocation underway. Bridge construction progressing-road to reopen Fall 2020.
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 infomation and states desire to stay in business. Selectmen approved Exit 1 NH DOT plan presented at 8/11/20 meeting-Selectmen sent letter to DOT.
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 Commision 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 feasibilty 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).
Route 3-A Corridor Safety Improvements Plan	Stack	8/11/20 Selectmen voted to support the NH DOT project to improve the Grandview Rd and the southern River Rd intersections.
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	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. 8/20/20: Deb Avery (NH DBEA) reported 40-50 Pitco employees have been laid off the second shift.
Business to Business (B2B) Events	Taylor/BDC	Spring/Summner event @ ServPro 6/12/19. Fall event @ Grappone Toyota 10/23/19. Baker Free Library's "Bow Small Business Expo 2020" for 4/4/20 was cancelled. Virtual Fall B2B event, via Zoom, on Wed, 10/28/20 from 4-5 PM. Invitations sent via email 9/28/20 & posted on LinkedIn.
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 to send letters to each Concord City Council member - sent 1/28/19. Was not scheduled on City Council meeting agendas and no reponse 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. Matt Taylor met with Selectmen on 8/11/20 & 9/22/20: Selectmen approved TIF funding for design of the extension to Bow Mills & Bow Jct.
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 4/24/20. Draft TIF Brochure rcvd 5/14/20. TIF brochures mailed 9/22/20. Matt Taylor attended virtual NHCIBOR meeting 9/23/20.

BOW

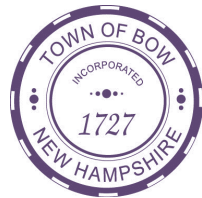
BUSINESS to BUSINESS

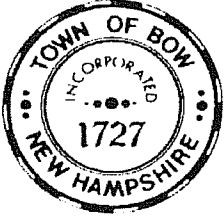
The Town of Bow would like to invite you to our VIRTUAL Business to Business Networking Event. It will be a great opportunity to network in a virtual setting during business hours. Join the Bow Business Development Commission on

Wednesday, **Oct. 28 from 4-5 p.m.** via Zoom. We have a condensed program with two short presentations by the Bow Police Department on business safety and smaller, break-out, networking sessions. Winners will be drawn

for door prizes throughout the event. [Register here](#), and you will receive a link for the meeting (make sure to check junk mail).

Please come meet your fellow business owners in town and learn more about business safety.





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

September 17, 2020

The Town of Bow Planning Board will meet on Thursday, September 17, 2020 at 7:00 PM via Zoom Meeting software. The order of business is subject to change without notice.

Dial in: 312-626-6799, 929-205-6099 US. **Meeting ID:** 889 1169 9174

Please call 603-223-3976 or email asnegach@bownh.gov for the meeting password or 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/ZGKQb0OXsas>

6:00 PM Site walk at Ryan Road, LLC (See Application #203-20) *ok place*

7:00 ROLL CALL

I MINOR MODIFICATION / CONCEPTUAL CONSULTATION

1. Conceptual Consultation regarding a condition of the 12/6/07 Subdivision #509-07 approval that limits the lot to one single family residence. Robert & Kristina Parisien - Block 3, Lot 81 located at 15-A Branch Londonderry Turnpike East.
2. Minor Modification of Rykel Co, Inc. (now Cenfer, LLC) Site Plan #201-12 approval of May 17, 2012 to modify site, landscaping and grading plans. Property located at 671 Route 3-A; Block 2, Lot 163.

no show deferred

II PUBLIC HEARINGS

1. Application #203-20: Ryan Road, LLC – Block 2, Lot 159-F9 located at 48 Ryan Rd. Site Plan Review to construct a 14,850 sq ft addition for light industrial use. For Final Approval. (Continued from August 20, 2020 meeting.)

approved w/cond & waivers

III NEW BUSINESS

1. March 2020 Zoning Ordinance adoption. *discussed*
2. Schedule Site Visit for #503-20, 2-lot non-residential subdivision, public hearing 10/1/20.

10/01/2020 5:30pm scheduled

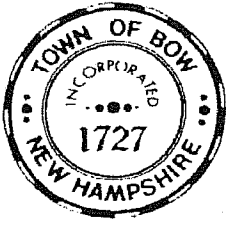
IV CORRESPONDENCE AND OTHER BUSINESS

V UNAPPROVED MINUTES: August 20, 2020

Respectfully submitted,
Don Berube, Jr., Chair

deferred

Don Berube, Jr
Sandra Crystall
Adam Sandahl
Willis Sloat
Garth Orsmond
David Glaeser
Mike Wayne BOS
Bill Oldenburg
BW, MT, AS - staff



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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: **September 24, 2020**

Date of Planning Board Meeting: **Thursday, October 15, 2020**

Applicant: **Beau River Associates, LLC**

Application: **#204-20 – For Receipt of Application
Site Plan Review for an existing contractor's yard (dumpster storage lot) .**

Location: **Block 2, Lot 204-A-a located at 345 River Rd**

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

Please review and respond prior to meeting date.

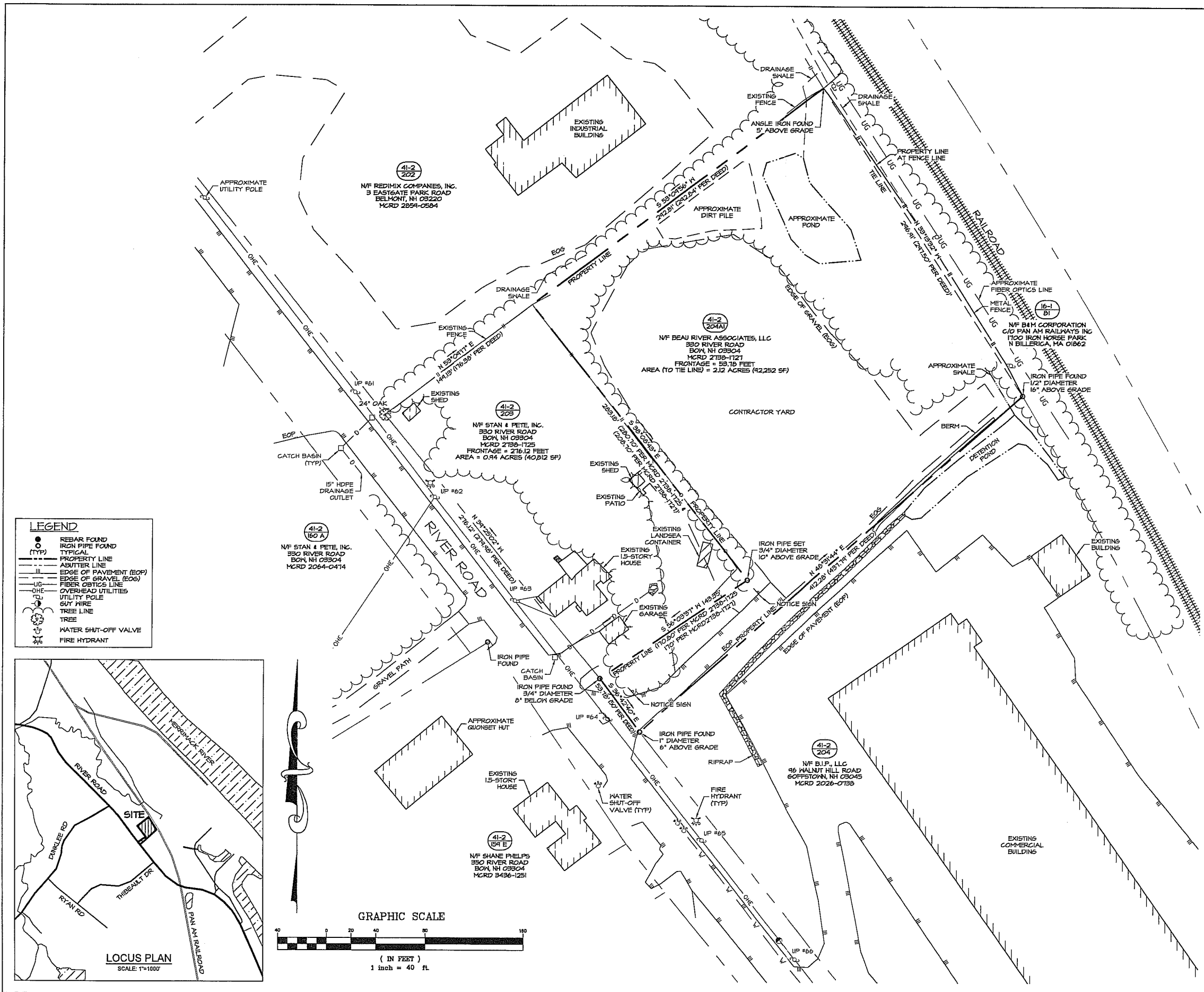
_____ We have no concerns with the proposed plan(s).

_____ Our concerns are as follows:

Signed, _____

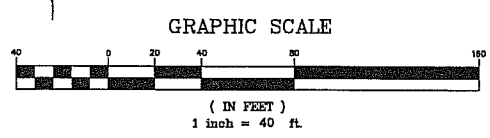
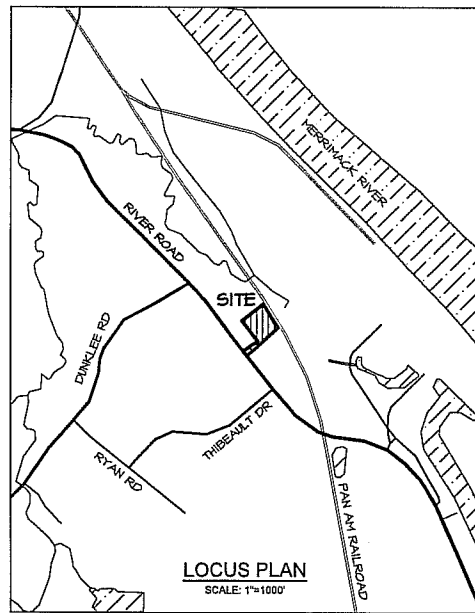
Title: _____

Date _____



LEGEND

○	REBAR FOUND
○	IRON PIPE FOUND
(TYP)	TYPICAL
---	PROPERTY LINE
---	ABUTTER LINE
---	EDGE OF PAVEMENT (EOP)
---	EDGE OF GRAVEL (EOG)
---	FIBER OPTICS LINE
---	OVERHEAD UTILITIES
---	UTILITY POLE
---	6\"/>



- REFERENCE PLANS:**
- "NORMAN WILLIAMS SUBDIVISION" BY EDWARD CHASE DATED MAY 28, 1986; SCALE: 1"=40'; MCRD #10165.
 - "BOW RECYCLING CENTER" BY EMANUEL ENGINEERS, INC., DATED SEPTEMBER 4, 2008; SCALE VARIES; MCRD #19278.
 - "NORMAN WILLIAMS SUBDIVISION" BY EDWARD CHASE DATED FEBRUARY 11, 1985; SCALE: 1"=40'; MCRD #8165.
 - "FRANK R. TYRELL SUBDIVISION" BY B.F. HOWARD ASSOCIATES, DATED OCTOBER 6, 1978; SCALE: 1"=50'; MCRD #5441.
 - "SITE PLAN FOR LOT 202" BY M.S. HOWARD & ASSOCIATES, INC., DATED SEPTEMBER 5, 2001; SCALE: 1"=50'; MCRD #15802.
 - "SITE PLAN MODIFICATIONS FOR LOT 202" BY M.S. HOWARD & ASSOCIATES, INC., DATED AUGUST 8, 2002; SCALE: 1"=50'; MCRD #16060.
 - "SUBDIVISION PLAN FOR MERRIMACK STATION" BY TFH, DATED MARCH 5, 2001; SCALE VARIES; MCRD #15641.
 - "RIGHT-OF-WAY AND TRACK MAP - THE CONCORD & MONTREAL R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 14TH40 TO 1524-20" (SHEET V.21-24) BY THE OFFICE OF VALUATION ENGINEER, BOSTON, MA, DATED JUNE 30, 1914; SCALE: 1"=100'.

- NOTES:**
- OWNER OF RECORD:
TAX MAP 41, BLOCK 2, LOT 204-A-1
BEAU RIVER ASSOCIATES, LLC
330 RIVER ROAD
BOW, NH 03304
MCRD BK2789 P6127
 - THE INTENT OF THIS PLAN IS TO SHOW THE AS-BUILT SITE PLAN FOR A CONTRACTOR YARD FOR BOW, NH TAX MAP 41, BLOCK 2, LOT 204-A-1.
 - PARCEL IS ZONED GENERAL INDUSTRIAL (I-2) PER THE MARCH 2011 BOW ZONING DISTRICT MAP.
 - PARCEL IS NOT IN A FLOOD HAZARD ZONE; REFERENCE FLOOD INSURANCE RATE MAP 33013C0583E, DATED APRIL 19, 2010.
 - FIELDWORK CONDUCTED BY BDS AND JHM OF EBI IN SEPTEMBER 2019 AND AUGUST 2020.
 - PROPERTY TO BE SERVICED BY ON-SITE WELL AND SEPTIC.
 - ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS.
 - THIS PLAN WAS PREPARED WITH ON-SITE FIELD SURVEY AND EXISTING PLANS. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERS, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
 - BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 12 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.
 - ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE PLANNING BOARD.
 - SOME FEATURES OFF OF SUBJECT PARCELS WERE LOCATED VIA GOOGLE AERIAL PHOTOGRAPHY ON SEPTEMBER 26, 2018.
 - BEARINGS PER REFERENCE PLAN #2.

RECEIVED

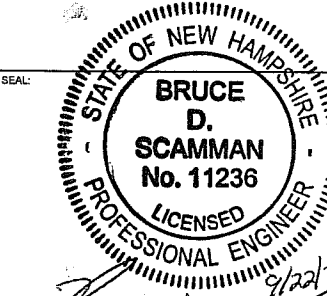
SEP 23 2020

BOW COMMUNITY DEVELOPMENT

1	AUG 18, 2020	FOR APPROVAL	
ISS. DATE:		DESCRIPTION OF ISSUE:	CHK.
DRAWN:	MGL/JJM	DESIGN:	
CHECKED:	BDS	CHECKED:	



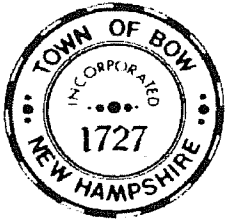
CLIENT:
BEAU RIVER ASSOCIATES, LLC
330 RIVER ROAD
BOW, NH 03304



TITLE:
AS-BUILT SITE PLAN
FOR
BEAU RIVER ASSOCIATES, LLC
345 RIVER ROAD (SITE)
BOW, NH 03304

PROJECT:	SCALE:	SHEET:
17-065	1"=40'	AB1

204-20



TOWN OF BOW

Community Development Department

10 Grandview Road, Bow, New Hampshire 03304

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PLEASE POST

September 17, 2020

Memo to: Citizens of the Town of Bow

From: Matt Taylor, Director of Community Development *MT*

Subject: 2021 Zoning Ordinance Revisions

At its October 1, 2020 work session, the Planning Board invites input and discussion regarding proposed amendments to the Town of Bow Zoning Ordinance. We ask each Board, Commission, Committee, and department to attend and / or submit recommendations for zoning amendments. The general public is also welcome to attend and to submit proposals. Recommended amendments can be in the form of a marked up ordinance, a general description of the change, or a more formal draft. The Board is open to changes of substance as well as housekeeping amendments.

The purpose of the October 1st meeting is to identify the range of amendments likely to be considered. Between October 2020 and January 2021, the Board will review selected amendments and interested persons are welcome to participate throughout the process.

The procedure for the meeting will be

- a) to hear the proposals,
- b) to determine whether the Planning Board will sponsor each amendment, and
- c) to assign someone to draft each proposal.

If the Planning Board decides not to sponsor a particular amendment, the sponsor could still develop an RSA 675:4 petition to put the amendment on the March 9, 2021 Town Meeting ballot. Valid petitions must be submitted in correct warrant article form to the Board of Selectmen between November 9 and December 9, 2020, inclusive. The Planning Board plans to begin review of its sponsored amendments by November 2020. All amendments must be drafted and posted for public inspection by mid-January to be considered at the March 9, 2021 Town Meeting.

Thank you for your assistance. For more information please contact me at 223-3971 or at mtaylor@bownh.gov