



TOWN OF BOW

Planning Board

10 Grandview Road, Bow, New Hampshire 03304

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

Approved as amended on May 21, 2020

MINUTES April 16, 2020

The Town of Bow Planning Board met on Thursday, April 16, 2020 at 7:00 PM via Zoom Meeting. Chair Berube began the meeting with the reading of the meeting checklist and introduction of the Board.

7:00 ROLL CALL

Other members present were Sandra Crystall, Vice Chair, Tony Reynolds, Secretary, Bill Oldenburg, Adam Sandahl, Willis Sloat, Kristen Hayden, Garth Orsmond, and Selectboard representative Mike Wayne. Also present was Matt Taylor, Community Development Director, Bryan Westover, and Alvina Snegach, recording secretary. David Glasier was absent. Mr. Berube directed everyone's attention to item I.1 on the Agenda.

PUBLIC HEARINGS

Application #401-20: Eversource Energy - Block 2, Lot 200-B-2, located at 1439 Route 3-A. Wetlands Protection Conditional Use Permit for a 3,380 square foot wetland impact to replace an existing utility pole. For Final Approval (rescheduled from March 19, 2020).

Mr. Berube read the item into the record. Sherrie Trefry from VHB and Jeni Menendez from Eversource were in the meeting to present the project and answer questions. Ms. Trefry went over the details of the conditional use permit to temporarily impact 3,380 sq. ft. of wetland for replacement of structure 12 along the Q171 line. Ms. Trefry and Ms. Menendez answered questions about erosion control measures, steel structure placement, and other related issues.

Mr. Berube opened the public hearing at 7:10 AM and having nobody there to address the Board, closed it at 7:11 PM. *Ms. Crystall made a motion to approve the conditional use permit application #401-20. Mr. Sloat duly seconded. Roll call vote: Ms. Crystall – yes; Mr. Sloat – yes; Mr. Oldenburg – yes; Mr. Reynolds – yes; Mr. Sandahl – yes; Mr. Wayne – yes; Mr. Berube – yes. Motion passed 7:0.*

Application #501-20 Jonathan & Judith Richardson and Ryan & Stephanie Richardson - Block 2, Lot 12, located at 502 Clinton St. Minor residential subdivision creating two lots, and associated Wetland CUP Application 402-20w, for 1,393 square feet impact of wetlands plus wetland buffer impact for driveway construction. (For Expedited Review).

Mr. Berube read the item into the record. Jacques Belanger from J.E. Belanger Land Surveying was in the meeting to present the application. Mr. Belanger went over the subdivision plans and the conditional use permit application. He noted that the Conservation Commission reviewed the CUP and asked for an extension as it needed more time to submit comments to NHDES. Mr. Belanger also spoke about the snowmobile trail that was relocated and was now reflected correctly on the plans, although it was still not clear as to its fate. Waivers requested for the subdivision were for an open space development and monumentation every 500 feet. Mr. Belanger answered questions about wetlands, driveway profile, corrected amount of wetland/buffer impacts, wetland flags and boundary issues (Ms. Crystall noted that

she walked the property and found some issues with the lack of flags and wetland boundary in a couple of locations). Discussion ensued about the need for a sitewalk, and general consensus was that each member could do that individually, after Mr. Belanger made sure that everything was marked and ready. Another discussion was about the expedited review request not being reasonable given the need to walk the property and the extension that the Conservation Commission requested for the NHDES wetlands permit review.

Mr. Berube opened the public hearing at 7:44 PM. The following individuals addressed the Board:

- Dan Weed, Bow Pioneers, spoke about the trail on the lot that has been recently relocated and was now in question as the owners did not agree to grant an easement. He noted that the Bow Pioneers has received a grant that is dependent on this trail remaining in use. He said that the organization was open to relocate the trail as needed should the current or new owners agree to it, but it was vital for the club to keep this trail for access to other properties and remaining trails.

Members discussed possible locations for the trail which would avoid it running through the backyard of the newly created lot; however, it was noted that the Planning Board lacks jurisdiction in such matters as this is strictly a civil issue.

- Mary Ann Gaschnig, 82 Hooksett Turnpike, Concord, spoke about her experience with the property as she has been walking on it for a long time. Her concerns were with the vernal pools that she did not see reflected on the plans; the driveway planned through the recreational trail, which was a very dangerous proposition; and the residual timber from a recent timber cut that was an eyesore and a disruption to wildlife. She also made a recommendation that another location for a driveway could be chosen to avoid any wetland impacts, or mitigation of such impacts should be proposed in order to build up the area to its original beauty.

Having nobody else there to address the Board, Mr. Berube closed the public hearing at 7:58 PM.

Discussion ensued about the alleged vernal pools and whether the wetland scientist should recheck the wetlands; and if the wetland crossing location posed the least impact to the wetlands.

Mr. Sloat made the motion that the Board will accept jurisdiction and begin review of the conditional use permit application. Ms. Crystall duly seconded and a roll call vote was taken: Mr. Sloat – yes; Ms. Crystall – yes; Mr. Reynolds – yes; Mr. Oldenburg – yes; Mr. Sandahl – yes; Mr. Wayne – yes; Mr. Berube – yes. Motion passed with a 7:0 vote.

The following suggestions were made to Mr. Belanger before the sitewalk and the next meeting:

- Flag/mark the lots for the site walk;
- Check questionable wetland boundaries;
- Clarify the existence of vernal pools in the vicinity of the proposed wetland crossing.

Mr. Sloat made the motion to continue the public hearing for application 501-20 to the May 21, 2020 Board meeting. Ms. Crystall duly seconded and a roll call vote was taken: Mr. Sloat – yes; Ms. Crystall – yes; Mr. Reynolds – yes; Mr. Oldenburg – yes; Mr. Sandahl – yes; Mr. Wayne – yes; Mr. Berube – yes. Motion passed with a 7:0 vote.

CORRESPONDENCE AND OTHER BUSINESS

Site plan #207-19: 164C Dunklee LLC/Grappone Companies, Block 2, Lots 164-C & 159-F8, located at 29 Dunklee Rd & 60 Ryan Rd – request for conditions of approval extension for 60 days

Mr. Berube read the item into the record.

Mr. Sloat made the motion to continue the public hearing for application 501-20 to the May 21, 2020 Board meeting. Ms. Crystall duly seconded and a roll call vote was taken: Mr. Sloat – yes; Ms. Crystall – yes; Mr. Reynolds – yes; Mr. Oldenburg – yes; Mr. Sandahl – yes; Mr. Wayne – yes; Mr. Berube – yes. Motion passed with a 7:0 vote.

UNAPPROVED MINUTES

02/03/2020 draft minutes were reviewed and no changes were made. *Ms. Crystall made the motion to approve the minutes as presented. Mr. Sandahl duly seconded and a roll call vote was taken: Mr. Sloat – yes; Ms. Crystall – yes; Mr. Reynolds – yes; Mr. Oldenburg – yes; Mr. Sandahl – yes; Mr. Wayne – yes; Mr. Berube – yes. Motion passed with a 7:0 vote.*

ADJOURNMENT: *Mr. Sloat made a motion to adjourn, and Ms. Crystall duly seconded. Motion passed unanimously. Meeting adjourned at 8:13 PM.*

Respectfully submitted,

Tony Reynolds,
Secretary