



TOWN OF BOW

Business Development Commission

10 Grandview Road, Bow, New Hampshire 03304

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DRAFT MINUTES BUSINESS DEVELOPMENT COMMISSION February 5, 2020

6 The Town of Bow Business Development Commission held a scheduled regular meeting on Wednesday,
7 February 5, 2020 at 7:30 AM at the Municipal Building, 10 Grandview Road, Bow, New Hampshire.
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9 Chair Bill Hickey called the meeting to order at 7:30 AM. Other BDC Members present were: Stan Emanuel
10 (Vice Chair), Larry Haynes, Secretary, Don Berube, Jr., Chris Johnson, Cody Herrick, June Branscom, John
11 Meissner, and Selectmen Matt Poulin. Also present were: Bow Police Chief Margaret Lougee, Director of
12 Community Development Matt Taylor, Assistant Planner Bryan Westover, and recording secretary Alvina
13 Snegach. Mike Percy was excused. Present in the audience were Dan Scanlon, Kurt Colby, and Fernando
14 Mancini and Connor Sperrn of Servpro.

Dan Scanlon – discussion of the Colby property development potential.

15 Mr. Scanlon introduced himself as the Commercial Broker representing Mr. Colby and noted that he was
16 hoping to have a brainstorming session with the Commission as to what the possibilities are for developing
17 the largest parcels in the newly created Bow Mills Mixed Use District. He spoke about the land acreage, past
18 attempts by developers to develop it, lack of frontage and access, and the market conditions that are
19 currently in place, which may need some adjustments from the Town to make the land appealing to a
20 potential developer. Mr. Scanlon also noted that a private-public partnership is a good way to develop land
21 like this and brought up several examples of such partnerships around New Hampshire.

22 Members discussed access, infrastructure needs, zoning requirements, Tax Increment Finance district, Exit
23 1 concepts and potential development scenarios.

24 Mr. Taylor noted that the Town has plans to develop a marketing brochure for the TIF district, which may
25 be helpful to Mr. Scanlon's client in his own marketing efforts. Mr. Poulin also added that the Town has
26 been trying to negotiate with the City of Concord on interconnecting the water to provide clean[?] water to
27 the businesses in Bow Junction and updated the members on some progress. He said that the City has
28 established a Committee to study potential interconnections with neighboring municipalities and Bow
29 officials are on track to meet with the Committee to discuss possible cooperation.

30 Mr. Hickey thanked Mr. Scanlon for his presentation.

Approval of minutes - 01/08/2020

31 01/08/2020 minutes were reviewed. *Mr. Poulin made a motion to approve the minutes as presented, which*
32 *was duly seconded by Mr. Berube and passed unanimously.*

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

33 Mr. Taylor provided a brief update on the Planning Board approval status and the recently issued
34 certificate of occupancies for commercial construction.

35 The following has been discussed:

- 36 - Grappone site plan approval on Ryan Road;
 - 37 - Dunklee Road Intersection and Bridge repair bidding progress;
 - 38 - Business visitation to Tri-State Curb;
 - 39 - Kick off meeting with the Hooksett Village Water Precinct to discuss sewer/water
40 interconnection;
 - 41 - Future meeting with Hooksett Sewer Commission on potential interconnection;
 - 42 - Proposed zoning changes;
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1 **Other business**

2 Ms. Branscom provided a brief update on the School Board and another one on real estate.

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4 Motion made by Mr. Poulin, duly seconded by Mr. Johnson to adjourn. Meeting adjourned at 8:29 AM.

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6 Respectfully,

7

8 Larry Haynes, Secretary

DRAFT