



TOWN OF BOW

Planning Board

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Approved as presented on October 1, 2020

MINUTES August 20, 2020

The Town of Bow Planning Board met on Thursday, August 20, 2020 at 7:00 PM via Zoom Meeting. Chair Berube began the meeting with the reading of the meeting checklist and roll call 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, Garth Orsmond (alt), and Selectboard representative Mike Wayne. Also present were Matt Taylor, Community Development Director, Bryan Westover, Assistant Planner, and Alvina Snegach, recording secretary. David Glasier (alt) was excused.

Mr. Berube directed everyone's attention to item I.I on the Agenda.

MINOR MODIFICATION

Minor Modification for additional storage of equipment and vehicles of previously approved Site Plan application #204-95, originally approved October 5, 1995. Keller Products, Inc. - Block 2, Lot 187-A located at 10 Noyes Lane.

Mr. Berube read the item into the record. Tony Reynolds recused himself and Mr. Berube appointed Mr. Orsmond to vote in his place. Jeff Knight, 88 Peaslee Road, introduced himself and went over the details of the presented plan and equipment list. Discussion ensued about the size of the proposed storage area and the size of the concrete pad within that area. Mr. Reynolds described the fence and the gate, and noted that this lot will only be used for overflow equipment storage, while he has a unit on Dunklee Road where he operates from. He added that all trucks are registered and inspected. Members discussed the need to store any piece that has a fuel tank on a concrete pad, given that this lot is in the aquifer protection district. *Ms. Crystall made a motion to approved the minor modification to site plan #204-95, for the area shown on the presented plan and for the equipment not to exceed the provided list dated 07/22/2020, with the condition that trucks, backhoe, and dozer are stored on the concrete surface. Mr. Wayne duly seconded and a roll call vote was taken: Ms. Crystall – yes; Mr. Oldenburg- yes; Mr. Sandahl – yes; Mr. Sloat – yes; Mr. Orsmond – yes; Mr. Wayne – yes; Mr. Berube – yes. Motion passed 7:0.*

Minor Modification to decrease building size for previously approved Site Plan Review application #203-06, originally approved June 1, 2006. RRG Holdings, LLC - Block 2, Lot 154 located at 568 River Road.

Mr. Berube read the item into the record. Mr. Reynolds was voting again. Rick Geddes, 64 Dunbarton Center Road, presented the detail of the modification, which is to decrease the size of the approved 24,000 sq ft building to 11,250 sq ft one along with waiving the requirement for plantings on the south end of the building and along the road, leaving the existing tree line along the road. Mr. Geddes showed pictures of the existing tree line. He then answered questions about his plans for the lot, why the site plan has not been developed yet, stormwater management features, pavement around the building, groundwater level,

percolation, septic design, etc. Discussion ensued about the minor modification criteria and how they apply in this case and the need for Mr. Geddes to submit an as-built plan showing new details. It was suggested that the Notice of Decision for the modification be recorded with the Merrimack Registry of Deeds, given that the plan itself will not be. Mr. Geddes agreed to submitting an as-built plan. Mr. Sloat made a motion to approve the minor modification to site plan #203-06. Ms. Crystall duly seconded.

Discussion ensued about the requested waivers for removal of plantings on the south end of the building and keeping the existing tree line along the road.

Mr. Sloat made a motion to approve the minor modification to site plan #203-06 to include reducing the size of the building from 24,000 sq ft to 11,250 sq ft and to allow a modification of the original site plan landscaping as requested in the letter from Rick Geddes as of August 4, 2020 which will eliminate plantings at the south end of the building and also eliminate the need for tree planting along the road as long as the existing tree line is blocking the site as it is in the present. Ms. Crystall duly seconded and motion passed with at 7:0 roll call vote: Ms. Crystall – yes; Mr. Reynolds – yes; Mr. Oldenburg- yes; Mr. Sandahl – yes; Mr. Sloat – yes; Mr. Wayne – yes; Mr. Berube – yes. Motion passed 7:0.

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.

Mr. Berube read the item into the record and noted that the applicant requested the consultation be deferred to the next meeting.

PUBLIC HEARING

Application #406-20w: Bow Pioneers Snowmobile Club – located within the Farringtons Corner Rd right-of-way, approximately 450’ northeast of the intersection with Evergreen Dr. Wetlands Protection Conditional Use Permit for construction of a bridge on a Class VI road with 5,370 sq ft of wetland impact. For Final Approval.

Mr. Berube read the item into the record. Dan Weed from Bow Pioneers Snowmobile Club and Mike Seraikas from Beaver Brook Environmental were there to present the application and answer questions.

Mr. Weed noted that a sitewalk was held at the property recently and went over the details of the conditional use permit. The impacts are associated with regrading a portion of a Class VI road and spanning a stream with a bridge constructed with the use of I beams placed concrete blocks. The bridge structure will be suspended over the existing crossing structure that has been under water for a long time. Mr. Weed noted that the Club had already submitted the application to the NHDES and presented the project to the Bow Conservation Commission (BCC).

Ms. Crystall read in the BCC comments concerning the road being in the flood plain, the lack of information in the functional assessment on the effect of the fill on hydrology; lack of engineering review of the existing underwater structure and the proposed bridge; need to use the correct seed mix for restoration; and the lack of the scale bar and depiction of the submerged structure and proposed road fill on the plans. Mr. Weed and Mr. Seraikas answered questions from the Board regarding fill, submerged structure, proposed bridge construction, project timeframe, proposition to raise the concrete blocks to make the bridge higher in order to alleviate flow concerns, beaver dams downstream, length of road fill, proposed gates to restrict motorized vehicles entry, construction equipment to be used; etc. The Board discussed a possibility of installing culverts every 75 feet of the proposed impact area to alleviate concerns with water flowing through rip rap fill. Another discussion was regarding NHDES approval and whether the Board could condition its approval on NHDES approving all necessary permits. Ms. Crystall expressed concerns with the fill being used for the road as it may get clogged with time and become a dam. She requested to see both the plans and the functional assessment to be revised. The Board further discussed the placement of culverts on each side of the bridge (three 18” culverts on each side placed strategically to allow for the water to flow).

Mr. Berube opened the public hearing at 8:36 PM. Mr. Taylor and Mr. Sandahl noted that there was a letter in the packet from the Town Manager on behalf of the Bow Board of Selectmen in support of the project.

Mr. Oldenburg made a motion to approve application #406-20W with the following conditions: 1) approval of all required NHDES permits; 2) any substantial changes to the plan made based on NHDES review should be communicated to the Town and the Planning Board; and 3) a preconstruction meeting be conducted with all parties involved with notification given to the Planning Board. Mr. Reynolds duly seconded. A roll call vote was taken: Ms. Crystall – no; Mr. Reynolds – yes; Mr. Oldenburg- yes; Mr. Sandahl – yes; Mr. Sloat – yes; Mr. Wayne – yes; Mr. Berube – yes. Motion passed 6:1.

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 Receipt of Application.

Mr. Berube read the item into the record. Matt Peterson from Keach Nordstrom Associates introduced himself and went over the details of the application, which is to convert the existing freezer building into metal studs production facility with a plan to build a 14,850 sq ft addition to it when the business grows. Mr. Peterson spoke about keeping access from Ryan Road with adding a curb cut from Evolution Drive, which the new abutter would like to bring up to a Class V road and ask the Town to accept it. He briefly went over other details of the plan, like landscaping, septic, drainage, etc. Then he spoke about some changes to the erosion control measures, about the lighting plan, construction details, and plans to bring water to the property for fire protection. Mr. Peterson noted a staff comment about decibel levels and said he was not clear if this was a requirement for a noise study or a potential waiver request only. Mr. Peterson then answered questions from the Board about the water line and using drought resistant plants for landscaping. Discussion ensued about the water line location and the status of Evolution Drive.

Mr. Berube opened the public hearing at 9:02 PM.

- Larry Haynes from Grappone Automotive spoke about his support for the project and confirmed the statement that Grappone had plans to request the Town to accept Evolution Drive as Class V road standard in order to develop the rest of the site it had recently purchased.

Having nobody else to address the Board, Mr. Berube closed the public hearing at 9:05 PM.

Mr. Sloat made a motion that the Board accepts jurisdiction to begin review of application #203-20. Mr. Reynolds duly seconded and a motion passed by a 7:0 roll call vote: Ms. Crystall – yes; Mr. Reynolds – yes; Mr. Oldenburg- yes; Mr. Sandahl – yes; Mr. Sloat – yes; Mr. Wayne – yes; Mr. Berube – yes.

A site walk was scheduled at the property on September 17, 2020 at 6:00 PM.

Mr. Sloat made a motion to continue the public hearing on the application #203-20 review to the Planning Board's September 17, 2020 meeting, which will take place on Zoom at 7:00 PM. Mr. Oldenburg duly seconded and motion passed with a 7:0 roll call vote: Ms. Crystall – yes; Mr. Reynolds – yes; Mr. Oldenburg- yes; Mr. Sandahl – yes; Mr. Sloat – yes; Mr. Wayne – yes; Mr. Berube – yes.

OLD BUSINESS

Hamilton Court road approval and bond reduction (tabled from 7/16/20)

Mr. Berube read the item into the record. The Board reviewed the correspondence and the estimates.

Ms. Crystall made a motion that the Board approves the reduction of the bond for Hamilton Court to the amount of \$123,000.25 as proposed in the letter from Keach Nordstrom Associates dated 08/13/2020. Mr. Sandahl duly seconded and motion passed with a 7:0 roll call vote: Ms. Crystall – yes; Mr. Reynolds – yes; Mr. Oldenburg- yes; Mr. Sandahl – yes; Mr. Sloat – yes; Mr. Wayne – yes; Mr. Berube – yes.

CORRESPONDENCE AND OTHER BUSINESS

Compliance plan for Bow Recycling Center (BRC)

Mr. Berube read the item into the record. Laura Hartz from Orr & Reno introduced herself as the Attorney for Stan & Pete, Inc and presented the details of the BRC Compliance Plan as well as the current status of compliance according to each category. Then Ms. Hartz spoke about some upcoming changes to the site plan modification that her client may request due to new circumstances the company has encountered since the last meeting. She spoke about the recently discovered fact that the company would not be able to build two buildings simultaneously (addition to the maintenance building and replacement of the burnt building), therefore, her client would like to request that the addition be put on hold. In the meantime, the operations would be moved to the existing maintenance building with the already approved 50% cut to operational capacity. Ms. Hartz answered questions from the Board and reiterated the Compliance Plan categories and the status of compliance for each category as stated in the report. She also updated the Board on the status of the Notice of Decision conditions: (Condition #5) Compliance Plan prepared; (Condition #4) additional structural report completed to address Dubois&King concerns; and (Condition #3) the strive to complete the new 12,000 building completed by the identified deadline. Ms. Hartz concluded that she will be back with more updates at the October 15th Board meeting as planned.

Election of Officers

Mr. Berube read the item into the record. Mr. Oldenburg made a motion that all officers to remain as is: Mr. Berube as Chair, Ms. Crystall as Vice Chair and Mr. Reynolds as Secretary. Mr. Sloat duly seconded and motion passed with a 7:0 roll call vote: *Ms. Crystall – yes; Mr. Reynolds – yes; Mr. Oldenburg- yes; Mr. Sandahl – yes; Mr. Sloat – yes; Mr. Wayne – yes; Mr. Berube – yes. Motion passed 7:0.*

UNAPPROVED MINUTES

05/21/2020 draft minutes were reviewed, and changes were made. *Mr. Sloat made a motion to approve the minutes as amended. Mr. Oldenburg duly seconded and a roll call vote was taken: Ms. Crystall – yes; Mr. Reynolds – yes; Mr. Sandahl – yes; Mr. Wayne – yes; Mr. Sloat – yes; Mr. Oldenburg – yes; Mr. Berube – yes. Motion passed 7:0.*

06/18/2020 draft minutes were reviewed, and changes were made. *Mr. Oldenburg made the motion to approve the minutes as amended. Ms. Crystall duly seconded and a roll call vote was taken: Ms. Crystall – yes; Mr. Reynolds – yes; Mr. Sandahl – yes; Mr. Wayne – yes; Mr. Sloat – yes; Mr. Oldenburg – yes; Mr. Berube – yes. Motion passed 7:0.*

UNAPPROVED MINUTES

04/16/2020 draft minutes were reviewed, and changes were made. *Mr. Sloat made the motion to approve the minutes as amended. Ms. Crystall duly seconded and a roll call vote was taken: Ms. Crystall – yes; Mr. Sandahl – yes; Mr. Wayne – yes; Mr. Sloat – yes; Mr. Oldenburg – abstained due to not being present at that meeting; Mr. Berube – yes. Motion passed 6:0:1.*

ADJOURNMENT: *Mr. Sloat made a motion to adjourn which was duly seconded by Ms. Crystall and passed with a unanimous vote in favor. Meeting adjourned at 10:15 PM.*

Respectfully submitted,

Tony Reynolds

Secretary