



TOWN OF BOW

Planning Board

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Approved as edited on October 1, 2020

MINUTES September 17, 2020

The Town of Bow Planning Board met on Thursday, September 17, 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, Bill Oldenburg, Adam Sandahl, Willis Sloat, Garth Orsmond (alt), David Glasier (alt), and Selectboard representative Mike Wayne. Also present were Matt Taylor, Community Development Director, Bryan Westover, Assistant Planner, and Alvina Snegach, recording secretary. Tony Reynolds was excused.

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

MINOR MODIFICATION/CONCEPTUAL CONSULTATION

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. There was no one present to address the Board, therefore the review was deferred to a later meeting.

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.

Mr. Berube read the item into the record. There was no one present to address the Board, therefore the review was deferred to a later meeting.

PUBLIC HEARING

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.)

Mr. Berube read the item into the record. Matt Peterson from Keach Nordstrom Associates introduced himself and went over the changes to the plan made since the last meeting and the waiver request. After a short discussion Mr. Berube opened the public hearing at 7:20 PM and having nobody there to address the Board closed it at 7:20 PM.

Mr. Berube noted that Mr. Reynolds was excused and appointed Alternate Glasier to vote in his place. *Mr. Oldenburg made a motion to approve the requested waiver from Section 8.02Q of the Town of Bow Site Plan regulations, which specifies the number of off street parking spaces required, finding that the waiver will carry the spirit and intent of the regulations. Ms. Crystall duly seconded and motion passed by a roll call vote: Ms. Crystall – yes; Mr. Oldenburg – yes; Mr. Sandahl – yes; Mr. Sloat – yes; Mr. Wayne – yes; Mr. Glasier – yes; and Mr. Berube – yes. Motion passed 7:0.*

After a short discussion of the checklist items, *Mr. Oldenburg made a motion to approve the waivers from Section 5.02Y and 8.02R of the Town of Bow Site Plan regulations, which set aesthetic standards, finding that the waiver will carry the spirit and intent of the regulations. Ms. Crystall made a friendly amendment that these waivers should remain valid for five years. Mr. Oldenburg accepted the amendment. Ms. Crystall duly seconded and motion passed by a roll call vote: Ms. Crystall – yes; Mr. Oldenburg – yes; Mr. Sandahl – yes; Mr. Sloat – yes; Mr. Wayne – yes; Mr. Glasier – yes; and Mr. Berube – yes. Motion passed 7:0.*

After discussing possible conditions of approval *Mr. Glasier made a motion to approve the site plan application #203-20 with the following conditions:*

- 1) That Evolution Drive is either accepted by the Town as a Class 5 road or the applicant has to sign a road maintenance agreement with the abutting owner before making any curb cuts;*
- 2) Signage is installed in accordance with the Bow Chief of Police comments and conforming to Town signage requirements, that appropriately identifies the building and is sufficient to notify trucking traffic.*

Mr. Oldenburg duly seconded and a roll call vote was taken: Ms. Crystall – yes; Mr. Oldenburg – yes; Mr. Sandahl – yes; Mr. Sloat – yes; Mr. Wayne – yes; Mr. Glasier – yes; and Mr. Berube – yes. Motion passed 7:0.

NEW BUSINESS

March 2020 Zoning Ordinance adoption.

Mr. Berube read the item into the record. It was agreed that Mr. Taylor will bring the Adoption Certificate to the next sitewalk.

Schedule Site Visit for #503-20, 2-lot non-residential subdivision, public hearing 10/1/20.

Mr. Berube read the item into the record. Site walk has been scheduled for 5:30 PM on October 1, 2020.

UNAPPROVED MINUTES

08/20/2020 draft minutes were reviewed and were deferred to the next meeting pending the recording review.

ADJOURNMENT: *Mr. Glasier made a motion to adjourn which was duly seconded by Mr. Sloat and passed with a unanimous vote in favor. Meeting adjourned at 8:26 PM.*

Respectfully submitted,

Sandra Crystall
Vice Chair