



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 02/03/2021 Meeting Agenda

Documents:

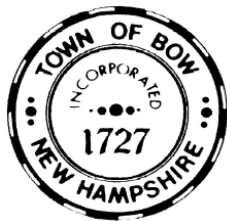
[20210203 BDC AGENDA.PDF](#)

2. Bow Business Development Commission 02/01/2021 Meeting Packet

Documents:

[02012021 BDC PACKET.PDF](#)

Respectfully submitted,
Bill Hickey
BDC Chair



TOWN OF BOW

Business Development Commission

10 Grandview Road, Bow, New Hampshire 03304

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

AGENDA

February 3, 2021

The Town of Bow Business Development Commission will meet at 7:30 AM, Wednesday, February 3, 2021 via Zoom Meeting.

Join Zoom Meeting by dialing in 1-929-205-6099 (US). Meeting ID: 820 0187 7297

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/YikHJhBJrXQ>

Please email: asnegach@bownh.gov or call (603) 223-3976 if you have difficulty joining the meeting.

The agenda includes:

1. Approval of minutes – 1/04/21.
2. Review project/task list.
3. Reports from Town boards and committees.
4. Other business.

ADJOURNMENT – Target is no later than 8:30 AM.

Respectfully,
Bill Hickey, Chair



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DRAFT MINUTES BUSINESS DEVELOPMENT COMMISSION January 6, 2021

6 The Town of Bow Business Development Commission held a scheduled regular meeting on Wednesday,
7 January 6, 2021 at 7:30 AM via Zoom.

8
9 Chair Bill Hickey was not present at the beginning of the meeting and Vice Chair Haynes called the meeting
10 to order at 7:33 AM with a reading of a virtual meeting checklist. Other BDC Members participating were:
11 Bill Hickey, Chair, Chris Johnson (both joined at 7:34 AM), Cody Herrick, Secretary, Wendy Gazaway, Mike
12 Percy, John Meissner, and BOS representatives Matt Poulin and Colleen Hunter. Also participating were:
13 Dave Stack, Town Manager, Bow Police Chief Margaret Lougee, Director of Community Development Matt
14 Taylor, Assistant Planner Bryan Westover, and recording secretary Alvina Snegach. Don Berube, Jr. and
15 June Branscom were excused. Stanley Emanuel was present as a member of the public.

16
17 **Approval of minutes – 12/02/2020**

18 Draft minutes were reviewed, and no changes were made. *Mr. Poulin made a motion to approve the minutes*
19 *as presented, which was duly seconded by Mr. Haynes and passed by a roll call unanimous vote in favor.*

20
21 **Review project/task list and reports from boards and committees.**

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

- 23 - Proposed development in Hooksett along I-93 Exit 11 area and whether Bow should reach out to
24 the developer in case it becomes clear that it is not feasible to build in Hooksett. Mr. Taylor will
25 reach out to the construction company.
- 26 - Water to Bow Junction engineering phase progress and Hooksett Bow interconnection feasibility
27 study progress.
- 28 - Dunklee Road Bridge work progress;

29
30 Mr. Poulin said that he had spoken to Ted Gatsas and is still trying to reach out to the City of Concord
31 Councilmembers on the water connection issue.

32
33 Mr. Taylor noted that there was a town referral form for Eversource for a small addition to its mobile
34 substation and associated conditional use permit for storage of regulated substances. Members reviewed
35 the plan and no comments were made.

36
37 Mr. Taylor also noted some proposed zoning amendments, among which were the excavation related
38 articles and wetlands conservation district changes. The former is to change the Town zoning to mirror the
39 state statute and to make the Planning Board the regulator, and has already been voted to be put on the
40 ballot. The latter is for changes to vernal pool buffers to make them 100 ft. Members discussed the

1 potential impacts on commercial development that such an increase may have and the fact that NHDES
2 does not have such buffers at all.

3
4 Mr. Hickey also noted that Stuart Arnett has agreed to come and speak to the Commission at one of the
5 future meetings.

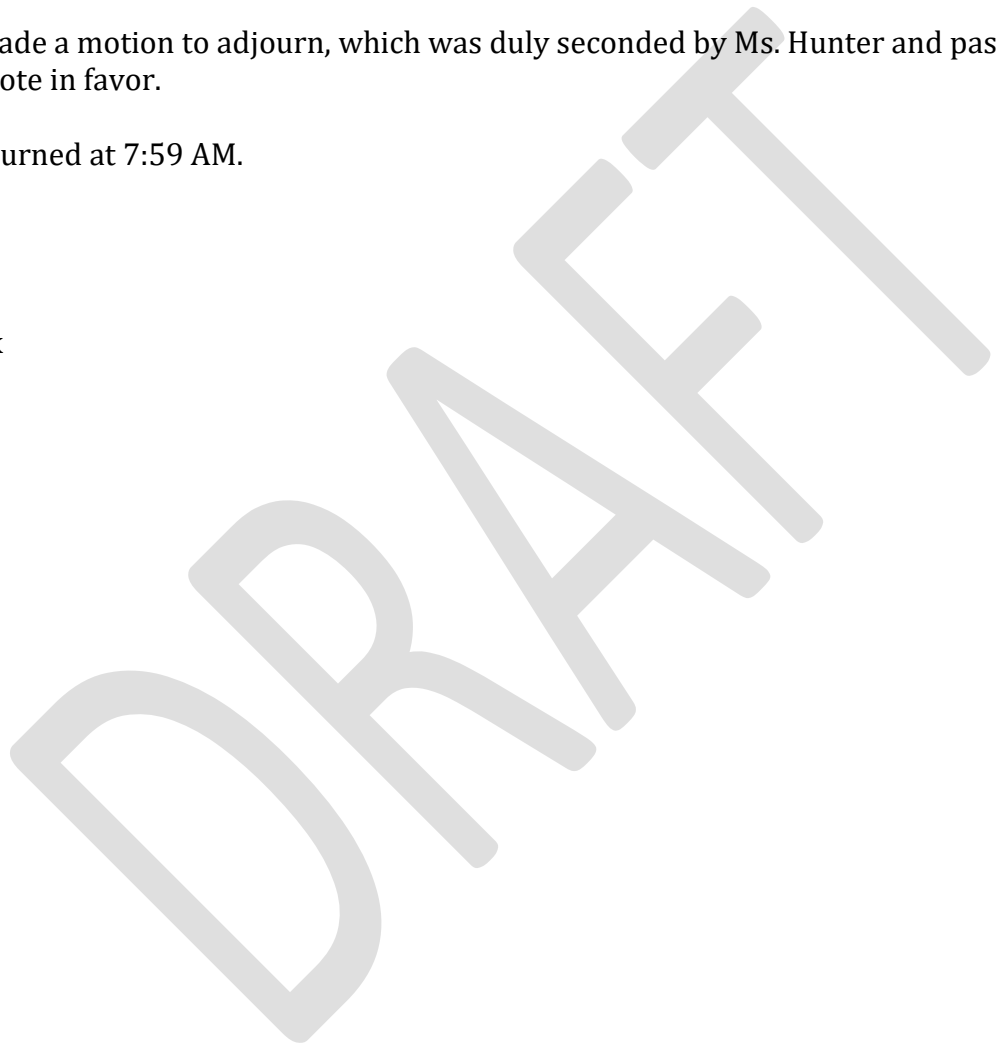
6
7 Mr. Stack provided an update on the preparations for the Town Meeting and new proposed legislation
8 related to it. He also answered questions about a concerned abutter to Exit 1 on I-89 regarding the letter to
9 the State sent by the Board of Selectmen on the preferred design alternative for that exit reconfiguration.

10
11 Mr. Poulin made a motion to adjourn, which was duly seconded by Ms. Hunter and passed with a
12 unanimous vote in favor.

13
14 Meeting adjourned at 7:59 AM.

15
16 Respectfully,

17
18
19 Cody Herrick
20 Secretary



ECONOMIC DEVELOPMENT PROJECTS/TASKS - as of 1/25/21

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) RRG (Thibeault Dr) 11,250 SF office/warehouse site plan approved by PB 6/18/20. 6) Rhonda Realty (Tallwood Dr) additions: 4,500 SF Warehouse and 1,050 SF Mini-storage (7 units) approved by PB 6/18/20. Building Permits have been issued. 7) Accurate Tree Service (Route 3-A) 6,000 SF office & tradesman building approved at 11/5/20 PB meeting. 8) Phelps Pallet Repair (relocation on River Rd) 6,000 SF office & manufacturing building for approved 1/7/21 PB meeting. 9) PSNH/Eversource Warehouse (River Rd) 1,900 SF additions for storage - Approved 1/21/21 PB meeting.
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 for 2020 bid pkg. Work to proceed w/ utilities coordination & enviromental assessment & house asbestos abatement; garage razed Feb 2020. 2020 Town Meeting approved funding. Audley Construction began construction 7/20/20 (bridge closed). House was razed, utility relocation underway. Bridge construction continues - Dunklee road reopened 12/4/20. Action pending to relocate business directional sign at intersection.
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. Bow Selectmen 1/26/21 meeting - to discuss status.
Water Service Connections & Revenue	Stack	Water Filling Station relocated to Vaughn Road in Fall of 2019. Second user added June 2020. 2020 sales as of 10/14/20: \$33,758 (6,049,400 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, Wed, 10/28/20 from 4-5 PM.
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. 1/28/19 Selectmen sent letters to each Concord City Council member. Was not scheduled on City Council meeting agendas & no reponse from 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 inform Councilor Gatsas with what's required to say "yes". Matt Poulin met with Concord City Council Member Fred Keach and Grappone Feb 2020 concerning water interconnection. 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. 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. Signed contract w/ D&K - kickoff meeting held 11/9/20. Selectmen to meet w/ Ted Gatsas Jan 2021. Feasibility Study completion expected end of Jan 2021. Matt Poulin & Matt Taylor attended Concord Water Committee mtg on 1/12/21.
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. Taylor signed TIF Marketing contract 4/24/20. TIF brochures mailed 9/22/20. Matt Taylor attended virtual NHCIBOR meeting 9/23/20. (TIF meeting scheduled for 8:30 AM, 2/3/21.)

From: [Matthew Taylor](#)
To: [Alvina Snegach](#)
Subject: FW: Feasibility report
Date: Monday, January 25, 2021 2:24:21 PM
Attachments: [image001.png](#)

From: Nick Sceggell <nsceggell@dubois-king.com>
Sent: Thursday, January 21, 2021 12:11 PM
To: Mike Heidorn <mikeh@hooksettillagewater.org>
Cc: Matthew Taylor <mtaylor@bownh.gov>
Subject: Re: Feasibility report

Hi Mike,

We're working hard on the report as we speak. The delays are in no way an indication of Bow's lack of interest in making this project work to benefit both communities.

Here are some bullet points that you can share with the Board...

- The Town of Bow's municipal water system has a design capacity of 1,000,000 gallons per day. The water source for the Town consists of two (2) gravel packed wells off of River Road. The source water is treated through a process of disinfection, aeration, and corrosion control. Water is stored in a 1MG atmospheric storage tank with an operating level of 433 feet above sea level.
- Existing water use of the Bow municipal water system during peak summer months is approximately 25,000 gallons per day. Future expansion of the Bow municipal system to northern portions of the Town are estimated to increase demand by approximately 75,000 to 150,000 gallons per day. Future demands within the existing service area and the expanded South Bow TIF district are estimated between 100,000 - 150,000 gallons per day using a 20 year projection.
- The preferred alignment identified for extension of the water system to the Hooksett townline would follow Route 3A, and consists of approximately 5,000 linear feet of 12" water main. Cost for the extension are currently estimated between \$1.0-1.5 million.
- Interconnection requires construction of a small heated building for controls, metering, and valving. The hydraulic grade lines of the two water systems are almost identical and no pumping is required between the two systems.

I suggest we have a meeting in early February to review current information and get some feedback from you and Matt to get the report finalized. I'm available on February 2nd in the afternoon for that meeting. I would follow up with a draft version of the report the week of February 8th. You can get me comments the following week and I can get a final report out to everyone by the end of February.

Let me know if you think that will get you through tonight's meeting and if you are available on Feb.

2nd.

Nick

Nicholas Sceggell

Project Manager

DuBois & King Inc.

831 Union Avenue. Suite 2, Laconia, NH 03246

office (603) 524-1166, Ext. 4502

cell (603) 970-1603

On Wed, Jan 20, 2021 at 2:28 PM Mike Heidorn <mikeh@hooksettwater.org> wrote:

Hi Nick/Matt – How’s that report coming? Todd was hoping for an update. We’re going in front of the Budget Committee tomorrow night. Sorry to keep pestering you. I guess people have been questioning him as to whether Bow is actually interested in working together on the water issue or not. Is there a draft for review or anything like that I can share with the board? Alternatively, maybe a figure/plan or two that I could share? Thanks - Mike

.....
Michael A. Heidorn, P.G.
Superintendent

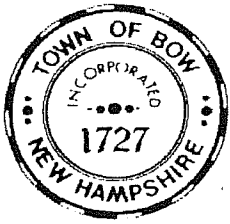
Hooksett Village Water Precinct

7 Riverside Street, Hooksett, NH 03106

P: (603) 485-3392 F: (603) 485-3540

www.hooksettwater.org





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Don Berube, Jr.
Sandy Crystall
TONY REYNOLDS
BILL OLDENBURG
ADAM SANDAHL

WILLIAMS SLOAT
GARTH ORSMOND
DONATHAN
PIETRANGELO
MIKE WAYNE (BOS)
BRUCE MARSHALL (BOS)
ULT # AB

AGENDA January 7, 2021

revised 01/05/2021

The Town of Bow Planning Board will meet on Thursday, January 7, 2021 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: **820 0888 5295**

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/0wzYbqF-jZk>

7:00 ROLL CALL

I MINOR MODIFICATION / CONCEPTUAL CONSULTATION

II PUBLIC HEARINGS

1. Application #206-20: Capozzi Theresa + Hallet Patricia TTS/William J Capozzi Family Trust, Block 2, Lot 196, located at 237 River Rd, for Site Plan Review for proposed 6,000 square foot industrial building for manufacturing. For Final Review (Continued from 12/17/2020)
2. Application #201-21: Public Service of New Hampshire DBA Eversource, Site Plan Review for proposed ~1,900 square foot addition for storage and maintenance of equipment, and associated Aquifer Protection conditional Use Permit #401-21 for storage of regulated substances. Block 2, Lot 200-B1 located at 722 River Rd. For Expedited Review.
3. Application #501-21: Chistopher and Diane Benoit, Residential lot line adjustment (Minor Subdivision) affecting 4 lots. Block 4, Lots 99, 99-A, 100 & 100-O located at 63, 61, & 65 Brown Hill Rd & 1 Sundance Ln. For Expedited Review
4. To consider placing the following amendments to the Zoning Ordinance on the Town Warrant:

- C. To revise Section 14.03(A) and require a certified foundation plan for all new residences

III OLD BUSINESS

IV CORRESPONDENCE AND OTHER BUSINESS

1. Receipt of proposed zoning amendments from other Town boards and the public.

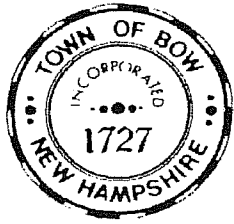
UNAPPROVED MINUTES: December 17, 2020 *not reviewed*

Respectfully submitted,
Don Berube, Jr., Chair

*Approved
w/ WAIVERS
&
COND
BOTH
CONT'D
TO 1/21/21*

*VOTED TO
PLACE ON BALLOT
III w/ small
changes*

*Discussed
& PR scheduled
for 1/21/21*



DON BERUBE, JR
SANDRA CRYSTAL

Adam Sandahl
Willis Sloat
Tony Reynolds
Garth Orsmond
Jonathan Pietrangelo

Mike Wayne (Boss)
MT, BW, AS - staff

TOWN OF BOW

Planning Board

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

AGENDA

January 21, 2021

(Revised 1/13/21)

The Town of Bow Planning Board will meet on Thursday, January 21, 2021 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: **894 8524 6489**

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/oFTUxS-2Zrw>

7:00 ROLL CALL

I MINOR MODIFICATION / CONCEPTUAL CONSULTATION

II PUBLIC HEARINGS

1. Application #201-21: Public Service of New Hampshire DBA Eversource, Site Plan Review for proposed ~1,900 square foot addition for storage and maintenance of equipment, and associated Aquifer Protection conditional Use Permit #401-21 for storage of regulated substances. Block 2, Lot 200-B1 located at 722 River Rd. For Expedited Review. (continued from January 7, 2021 public hearing)
2. Application #501-21: Christopher and Diane Benoit, Residential lot line adjustment (Minor Subdivision) affecting 4 lots. Block 4, Lots 99, 99-A, 100 & 100-O located at 63, 61, & 65 Brown Hill Rd & 1 Sundance Ln. For Expedited Review (continued from January 7, 2021 public hearing)
3. To consider placing the following amendments to the Zoning Ordinance on the Town Warrant:
 - D. Proposed change to Article 6.07, Table of Dimensions, to reduce minimum lot sizes in the Commercial (C), Limited Industrial (I-1), and General Industrial (I-2) districts based on the availability of public utilities.
 - E. Proposed change to Article 14.07, Violations, to add a provision about violations visible from public street.
 - F. Proposed change to Article 3, Definitions, to amend the definition of a Vernal Pool.
 - G. Proposed changes to Article 10.03, Wetlands Conservation District.

Approved w/ waivers
Approved w/ waivers
All voted to be put on the ballot

III NEW BUSINESS

1. Schedule Site Visit for Wetlands CUP Application #402-21: Jeffrey Knight 2000 Trust Indenture; Block 2, Lot 66-AG, located at 8 Peaslee Rd.

Scheduled for 1/30/21 1:00 pm

IV CORRESPONDENCE AND OTHER BUSINESS

V UNAPPROVED MINUTES: December 17, 2020 and January 7, 2021

Respectfully submitted,
Don Berube, Jr., Chair

Both approved as amended

BDC