



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](http://www.bownh.gov)

1. Bow Business Development Commission 03/06/2019 Agenda (PDF)

Documents:

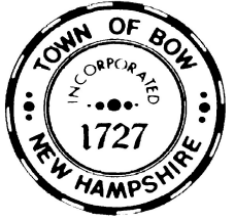
[201900306 BDC AGENDA.PDF](#)

2. Bow Business Development Commission Packet (PDF)

Documents:

[BDC 03062019 PACKET.PDF](#)

Respectfully submitted,  
Bill Hickey  
BDC Chair



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### AGENDA

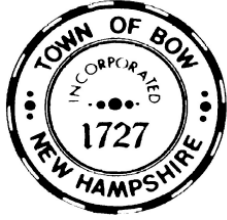
**March 6, 2019**

The Town of Bow Business Development Commission will meet at 7:30 AM, Wednesday, March 6, 2019 at the Municipal Building, 10 Grandview Road, Bow, New Hampshire. The agenda includes:

1. DuBois & King's water feasibility study.
2. Approval of minutes – 2/6/19.
3. Review project/task list.
4. Reports from Town boards and committees.
5. Other business.

ADJOURNMENT - Target no later than 8:30 AM

Respectfully,  
Bill Hickey, Chair



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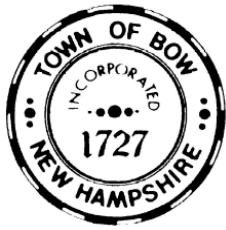
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### DRAFT MINUTES BUSINESS DEVELOPMENT COMMISSION February 6, 2019

6 The Town of Bow Business Development Commission held a scheduled regular meeting on Wednesday,  
7 February 6, 2019 at 7:30 AM at the Municipal Building, 10 Grandview Road, Bow, New Hampshire.

8  
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, Mike Percy, Chris Johnson, June Branscom, Cody Herrick, and Select  
11 Board Representatives Matthew Poulin and Colleen Hunter. Also present were: Dave Stack, Town Manager,  
12 Matt Taylor, Director of Community Development, Bryan Westover, Assistant Planner, Mitch Harrington,  
13 Bow Fire Chief, Margaret Lougee, Bow Police Chief, and Alvina Snegach, Community Development  
14 Clerk/recorder. John Meissner and Don Berube, Jr. were excused. Deborah Avery from the Division of  
15 Economic Affairs of the NH Department of Business Affairs was present in the audience.

16  
17 **State Representative Gary Woods.**

18 Mr. Hickey introduced the State of NH Representative for Bow and Dunbarton Gary Woods and welcomed  
19 him to the meeting. Mr. Woods briefly spoke about his experience and his current term as a state  
20 representative. Mr. Hickey then gave a brief overview of the Bow Business Development Commission and  
21 its goals and achievements. Then Mr. Hickey spoke about the Committee's efforts to help the Town work  
22 with the City of Concord to bring water to Bow Junction area and South Street businesses that have a lot of  
23 issues with water being contaminated and corrosive. Unfortunately, so far all the efforts have been futile, as  
24 the City refuses to interconnect, perhaps due to competitive advantage concerns, despite the fact that the  
25 original City grant application for the water system (from the seventies) mentioned interconnection with  
26 neighboring towns and a regional approach to water. Mr. Woods said that he would like to do his own  
27 research on the subject and asked for more information to be provided to him.

28  
29 Mr. Hickey also spoke about the latest attempt to start a dialog with the City officials, which was to send  
30 them a letter with a revenue sharing proposal in order to get a definitive yes or no answer. The Town of  
31 Bow was also pursuing other avenues like applying to the Drinking Water Trust Fund for a grant/loan,  
32 rezoning Bow Mills district, creating tax increment finance districts to fund the infrastructure  
33 improvements, and involving local representatives into the process for support. Mr. Taylor elaborated on  
34 the grant funds application and that the Town is currently awaiting for the results of the feasibility study  
35 which was paid for by the grant. He also added that the Town also considers that matter a regional one as  
36 there are over 1000 employees from various surrounding areas who work in Bow Junction and South  
37 Street and access to clean drinking water is very important. Mr. Haynes added that the corrosivity of the  
38 water also caused a lot of hardship for many employers in the area.

39  
40 Ms. Hunter noted that Mr. Stack has a very good timeline of the whole Bow Junction Water Project and the  
41 Town will send it to Mr. Woods to aid in his research. Mr. Haynes mentioned the City of Concord and its  
42 concerns with economic advantage that Bow may get once it has public water in the Bow Junction area. He  
43 added that Bow Junction had mainly been built out (there have been studies done) and Bow is providing an  
44 avenue to share any potential revenue. Mr. Hickey spoke about other shared services (like sewer) and

1 mutual aid arrangements that Bow has with its neighbor that did not have any opposition, unlike the water  
2 issue.

3  
4 Mr. Haynes also said that Grappone was initially located in Concord, and later moved to Bow, however 25%  
5 of its workforce is from the City and Grappone never ceased its charitable contributions to Concord.  
6 Mr. Woods asked about the Town's effort to establish a line of communication with the City Councilmen,  
7 and Mr. Hickey responded that there was an attempt to involve Timothy Sink from the Greater Concord  
8 Chamber of Commerce and one Council Member reached out to Bow expressing his support, however,  
9 things did not move pass that. The Commission had also invited all the State Representatives and Senators  
10 to attend a meeting for a similar discussion.

11  
12 In conclusion Mr. Hickey thanked Representative Woods for coming to the meeting and lending his support  
13 to the efforts of the Commission to bring water to Bow Junction area. Mr. Taylor added that another area of  
14 concern for Bow would be the NHDOT preferred alternative design for the Exit 1 area on I-89 and the  
15 redesign of I-89 and I-93 intersection, that would lead to loss of direct access to Route 3A from I-89 and not  
16 incorporate the new mixed use zone in Bow Mills. Mr. Hickey added that the Town had sent a letter to  
17 NHDOT with all the concerns relative to their chosen design. Then the members briefly talked about the  
18 fact that Bow has a very long stretch of I-93 without any exits and the possibility to start this discussion.  
19 General consensus was to put the item on the upcoming agenda.

20  
21 Mr. Woods also thanked the Commission for inviting him to the meeting and said that he will do his  
22 research on all matters discussed and keep in touch.

#### 23 24 **Approval of minutes - 12/03/2018 and 1/09/2019**

25 Both sets of minutes were reviewed. Mr. Poulin made a motion to approve 12/03/2018 minutes as  
26 presented, which was duly seconded by Mr. Hanes and passed unanimously.

27 Mr. Poulin made a motion to approve the 1/09/2019 minutes as presented, which was duly seconded by  
28 Mr. Percy and passed by a unanimous vote.

#### 29 30 **Review project/task list and reports from boards and committees.**

31 Mr. Taylor spoke about the following:

- 32
- 33 - 34 lot subdivision application off Bow Bog Road has been received by the Planning Board;
- 34 - Clark Heintz proposed site plan for two 5,000 square foot warehouses was approved;
- 35 - Board of Selectmen (BOS) held the public hearing for the sale of the Town property on 1310 Route  
36 3-A; Mr. Stack added that the terms of the sale are being slightly adjusted, the bid deadline will be  
37 March 15<sup>th</sup> and all the abutters and previous bidders will be notified. A short discussion ensued  
38 about how the potential development of the site may affect the sale decision and also language that  
39 has to be included in the deed to preserve the old mill site that is on the property. Mr. Stack also  
40 noted that any bidder can put contingencies into the sale agreement and that due diligence is on the  
41 buyer.
- 42 - South Bow TIF District was presented to the BOS and was voted to be put to vote at the Town  
43 Meeting;
- 44 - Mr. Poulin and Mr. Taylor had a business visitation to Audley Construction and were very  
45 impressed with the business and asked Mr. Audley to join the Town TIF Advisory Board;
- 46 - Mr. Taylor met with Concord Group representatives to discuss potential expansion in Bow. Mr.  
47 Percy elaborated on the expansion and noted that having public water will be crucial for the  
48 company's decision;
- 49 - Amoskeag possible expansion considerations;

1 Ms. Avery also spoke about the Economic Revitalization Program and that it is somewhat oversubscribed  
2 now. Then she mentioned the job training program and asked Mr. Taylor to put her in contact with Audley  
3 Construction so that she could tell the company about the program.  
4 Mr. Hickey also suggested to write a letter to all business owners in Bow Junction and on South Street to  
5 update them about the work the Commission has done so far on Bow Junction Water Project and send a  
6 copy of the letter to Representative Woods and all other State Reps and Senators for the district. Mr. Hickey  
7 noted that it would be nice to invite Ted Gatsas to one of the upcoming meetings and Mr. Haynes offered to  
8 host that meeting at Grappone if it takes place sometime other than the regular Commission meetings.  
9 Mr. Stack gave a brief update on the Dunklee intersection upgrade and Mr. Taylor provides an update on  
10 the Dubois & King feasibility study progress. He also noted that a representative from the company will be  
11 attending the Commission Meeting in March.

12  
13 **Other business**

14 Chief Harrington provided an update on the Fire Department work with the businesses in Town.  
15 Chief Lougee noted that a meeting took place with Mr. Stack about the hiring of a new PD employee.  
16 Ms. Branscom provided a brief real estate update and said that the School Board negotiations are moving  
17 along.

18  
19 **ADJOURNMENT**

20 *Motion made by Mr. Percy, duly seconded by Mr. Haynes to adjourn the meeting. Motion passed unanimously.*  
21 Meeting adjourned at 8:45 AM.

22  
23 Respectfully,

24  
25 Larry Haynes, Secretary

**ECONOMIC DEVELOPMENT PROJECTS/TASKS - as of 2/27/19**

<b>Business Development/Recruitment</b>	<b>Responsible</b>	<b>Status</b>
New / expanded businesses or leads.	Taylor & Stack	1) Coastal Forest Products (250K SF bldg) on River (formerly Johnson) Rd. Currently under construction. 2) New Commercial construction for 3 Condo buildings underway on Rykel/Cenfer site on Route 3-A. Units in one building available for sale. 3) Berube 7,500 SF addition on Tallwood Dr approved at 6/15/17 PB meeting. (Issued temporary C.O.) 4) Taylor met with prospective developer re: Dow Rd industrial site. Large sign advertising lot constructed Jan 2017 & being marketed. 5) Bow Mini Storage (Tallwood Dr) 2 unit expansion (9,300 SF) approved by PB on 6/21/18. Currently under construction. 6) Clark Heintz, LLC, 1298 Route 3-A: 1/24/19 Planning Board Approved Site Plan for 5,000 SF warehouse & future second 5K warehouse. <b>7) Former Route 3-A Sand Pit lot will be going out for sale/bid [again] in mid March 2019.</b>
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. <b>Feb 2019 - waiting on NHDOT approval to go out to bid.</b>
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 - some responses received. <b>State Rep Gary Woods attended the Feb 2019 BDC meeting and will review.</b>
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 Commission on 1/22/18. <b>South Bow Mixed Use District &amp; TIF District for March 2019 Town Meeting.</b>
Water Service Connections & Revenue	Stack	Water filing station suggested - an existing business has offered their site as a potential location.
I-93 "Exit 11-A"		<b>Bow has over 5 miles of Interstate 93 running through it without a single interchange/exit.</b>

**Existing Business Outreach/Relations**

Business Visitations	Staff & BDC	Taylor & Poulin met with Truck Trends of Bow/Line-X, and Poulin met with Pitco Oct '18. Taylor & Poulin met with Audley/Cenfer 1/16/19.
Business to Business (B2B) Events	Taylor/BDC	Spring/Summer event held 5/23/18 at Old Town Hall. Bow Auto Parts held the Fall event on 10/24/18. 2019 Spring/Summer event TBD.
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. Poulin coordinating meeting with Concord Mayor. DuBois & King to prepare feasibility study per 7/19/18 mtg. 1/8/19 Selectmen voted to send letters to each individual Concord City Council member. Letters sent 1/28/19. <b>Has not been on City Council meeting agendas through Feb. Next meeting 3/11/19 (agenda not posted).</b>

**Regulatory/Zoning/Incentives**

Tax Increment Financing	Taylor & Stack	Matt Poulin & Matt Taylor attended NHCIBOR meeting to promote new TIF district.
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Bill Oldenburg  
Sandra Crystall  
Tony Reynolds  
Don Berube Jr  
Adam Sandahl

David Glasser  
Willis Sloat  
Matt Foulin  
MST  
AS

**AGENDA**  
**February 21, 2019**

(Revised 2/11/19)

The Town of Bow Planning Board will meet on Thursday, **February 21, 2019** at 7:00 PM in the Town Municipal Building, 10 Grandview Road, Bow, New Hampshire. **Applications and public hearings that have not been considered by the Board by 9:45 PM will be continued to a time and a place to be announced. The order of business is subject to change without notice.**

**7:00 ROLL CALL**

**I CONCEPTUAL CONSULTATIONS/MINOR SITE PLAN MODIFICATIONS PP. 1-4**

1. Snow Family Holdings LLC, dba Tom Snow & Son Construction (Owner – William Targett) - Block 2, Lot 189, located at 1199 Route 3-A in the Commercial District. Minor Site Plan Modification for a change of use from residential/motor vehicle sales and repair to professional offices/tradesman's shop.

*Approved  
as minor  
mod.*

**II PUBLIC HEARINGS PP. 5-44**

1. Application #501-19, G. Gardner Contracting, LLC (Owners - Paul, Gregory, & Julia Cullen) - Block 3, Lot 133-L, located at 23-27 Bow Bog Rd. Open Space Residential Development subdivision creating 34 house lots, an open space parcel, a recreation parcel, and 5,232' of new roads; and associated Wetlands Protection Conditional Use Permit #401-19w for 5,985 SF wetland and 32,091 SF wetland buffer impacts. (public hearing continued from January 24, 2019)

*Public hearing  
continued to  
April 18*

**III OLD BUSINESS**

**IV NEW BUSINESS**

**V CORRESPONDENCE AND OTHER BUSINESS**

**VI UNAPPROVED MINUTES: January 24, 2019. *not addressed* PP. 45-51**

Respectfully submitted,  
William Oldenburg, Chair