



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 5/01/2019 Agenda (PDF)

Documents:

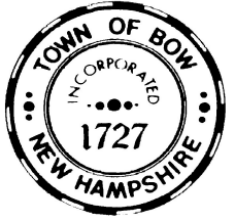
[201900501 BDC AGENDA.PDF](#)

2. Bow Business Development Commission 5/01/2019 Meeting (PDF)

Documents:

[BDC 05012019 PACKET.PDF](#)

Respectfully submitted,
Bill Hickey
BDC Chair



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10 Grandview Road, Bow, New Hampshire 03304

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

AGENDA

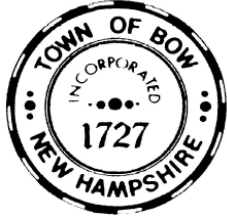
May 1, 2019

The Town of Bow Business Development Commission will meet at 7:30 AM, Wednesday, May 1, 2019 at the Municipal Building, 10 Grandview Road, Bow, New Hampshire. The agenda includes:

1. Approval of minutes – 4/3/19.
2. Business to Business 2019 spring/summer event date and location.
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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ECONOMIC DEVELOPMENT PROJECTS/TASKS - as of 4/24/19

Business Development/Recruitment	Responsible	Status
New / expanded businesses or leads.	Taylor & Stack	1) Coastal Forest Products (250K SF bldg) on River (formerly Johnson) Rd. Temporary Certificate of Occupancy (CO) issued 3/27/19. 2) Berube 7,500 SF addition on Tallwood Dr approved at 6/15/17 PB meeting. (Issued temporary C.O.) 3) Taylor met with prospective developer re: Dow Rd industrial site. Large sign advertising lot constructed Jan 2017 & being marketed. 4) Clark Heintz, LLC, 1298 Route 3-A: 1/24/19 PB Approved 5K SF warehouse & future 2nd 5K warehouse. Building Permit issues 4/16/19. 5) Former Route 3-A Sand Pit re-bid of 4/4/19 was awarded to Coastal on 4/23/19 by Selectboard. 6) Tri State Curb, Dunklee Rd: 4/18/19 PB Approved 5K SF office/warehouse.
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

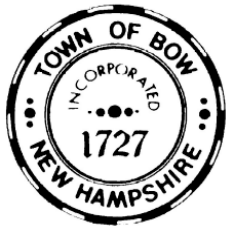
Route 3-A/Dunklee Road Intersection Improvements & Dunklee Rd Bridge	Stack	State Aid approved for project; NHDOT approved Town to proceed with design of a four-way signalized intersection; and to be coordinated with Dunklee Bridge repair. Mar 2019 - Easement records to be sorted out with DOT before going out to bid.
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. MT & BoS Chair scheduling mtg w/ 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 Commission on 1/22/18. South Bow Mixed Use District & TIF District both approved at March 2019 Town Meeting.
Water Service Connections & Revenue	Stack	Water filling station suggested - an existing business has offered their site as a potential location.
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	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. Westover & Deb Avery (NH DBEA) Perma-Liner Open House 4/17/19.
Business to Business (B2B) Events	Taylor/BDC	Spring/Summer event held 5/23/18 at Old Town Hall. Bow Auto Parts held 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. Has not been on City Council meeting agendas thru Mar 2019. No response received by any Council Mbr. April 2019 - BuBois & King was denied water system information from the City of Concord.

Regulatory/Zoning/Incentives

Tax Increment Financing	Taylor & Stack	Matt Poulin & Matt Taylor attended NHCIBOR meeting to promote the first TIF district.
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5

DRAFT MINUTES BUSINESS DEVELOPMENT COMMISSION April 3, 2019

6 The Town of Bow Business Development Commission held a scheduled regular meeting on Wednesday,
7 April 3, 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 7:32 AM. Other BDC Members present were: Stan Emanuel,
10 Vice Chair, Larry Haynes, Secretary, June Branscom, Mike Percy, Cody Herrick, John Meissner, Don Berube,
11 Jr., Select Board Representative Matthew Poulin. Also present were: Dave Stack, Town Manager, Matt
12 Taylor, Director of Community Development, Bryan Westover, Assistant Planner, Mitch Harrington, Bow
13 Fire Chief, and Alvina Snegach, Community Development Clerk/recorder. Chris Johnson was excused.

14
15 **Approval of minutes - 3/06/2019**

16 Both sets of minutes were reviewed. Mr. Haynes made a motion to approve 3/06/2019 minutes as
17 presented, which was duly seconded by Mr. Berube and passed unanimously.

18
19 **Review project/task list and reports from boards and committees.**

20 Mr. Taylor and Mr. Stack spoke about the following:

- 21
22 - Bid for the sale of the Town property on 3-A was closing on April 4, 2019, so far there was only one
23 bidder;
- 24 - Dunklee Road Intersection repairs were awaiting NHDOT approval;
- 25 - Mr. Nicolopoulos, Mr. Stack and Mr. Taylor met with NHDOT representatives to discuss the design
26 for the Exit 1 and the outcome of the meeting was positive as the State was very receptive to the
27 feedback received from the Town;
- 28 - South Bow TIF District was approved by the Town Meeting;
- 29 - South Bow Mixed Use Zoning Amendment was passed;
- 30 - The need to set up another meeting with Hooksett water/sewer officials to discuss cooperation;
- 31 - Bow Coastal Products received a temporary Certificate of Occupancy and some site work is still
32 remaining;
- 33 - A large 34 lot subdivision
- 34 - A large subdivision on Bow Bog Road is still undergoing review by the Planning Board;
- 35 - Focus Automotive, Inc. was granted a special exception to authorize the use of motor vehicle sales
36 along with the existing use of repair shop.
- 37 - Tristate Curb will present a site plan for a 5,000 sf warehouse.
- 38 - The Town Assessor provided an update to the Board of Selectmen on the equalization ratio, which
39 currently is at 87%, and said that a revaluation will be done soon to meet the state requirements.
- 40

41 **Other business**

42 Members discussed the status of the feasibility study to extend the water main to Bow Junction. Chief
43 Harrington briefly explained how fire flows are calculated and how the numbers need to match the capacity

1 of the proposed infrastructure. Mr. Hickey asked Mr. Taylor to inquire about the status of the study from
2 Dubois and King.
3 Members also discussed the need to receive a definitive answer from the City on the interconnection,
4 provided that the shared revenue proposal had been sent out some time ago. Suggestions were made to
5 keep extending an invitation to the Executive Councilor Ted Gatsas to attend one of the Commission
6 meetings, even if an extra meeting has to be scheduled to accommodate his schedule. Another suggestion
7 was to meet with the Greater Concord Chamber of Commerce President Tim Sink to discuss the issue. Mr.
8 Stack will try to broker that meeting.
9 Ms. Branscom provided a brief real estate update.

10
11 **ADJOURNMENT**

12 *Motion made by Mr. Berube, duly seconded by Mr. Haynes to adjourn the meeting. Motion passed unanimously.*
13 Meeting adjourned at 8:15 AM.

14
15 Respectfully,

16
17 Larry Haynes, Secretary

DRAFT

Bill Oldenburg
Sandra Crystall
Tony Reynolds
Allen Lindquist
Adam Sandahl

Kristan Hayden
David Glasier
Harry Judd (Bos)
Mike Wayne (Bos)
MT (CD)
AS

AGENDA
April 4, 2019

The Town of Bow Planning Board will meet on Thursday, April 4, 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 PUBLIC HEARINGS

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. **The specific purpose of this hearing is to review the yield plan and or a new conceptual subdivision plan.** (Continued from the March 21, 2019 meeting.) pp.1-6

*Reviewed
no decisions
made about
approval*

II OLD BUSINESS

III NEW BUSINESS

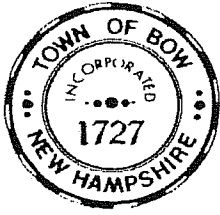
IV CORRESPONDENCE AND OTHER BUSINESS

V UNAPPROVED MINUTES: January 24, 2019 and March 21, 2019.

pp. 7-25

Respectfully submitted,
William Oldenburg, Chair

not addressed



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Tony Reynolds
Bill Oldenburg
Sandra Crystall

Don Berube Jr
Allen Lindquist
Adam Sandahl
Willis Sloat
Kristen Hayden
David Glazier

Mike Wayne
Matt Taylor
As

AGENDA April 18, 2019 (revised on 4/11/2019)

The Town of Bow Planning Board will meet on Thursday, **April 18, 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.**

6:00PM – Site Walk Thursday, April 18, Block 2, Lot 159-F2, located at 13 Dunklee Road

7:00 ROLL CALL

I MINOR SITE PLAN MODIFICATION

Application #202-16, GSS Enterprises LLC. , Block 2, Lot 159-F7, located at 57 Ryan Road. Site plan modification to add a solar array panel. **pp. 1-2**

Approved

II PUBLIC HEARINGS

- Application #202-19, 13 Dunklee Road LLC (dba Tri State Curb) - Block 2, Lot 159-F2, located at 13 Dunklee Road. Site plan for a 5,000 square foot office / warehouse. *For Expedited Review.* **pp. 2-14**
- Application #502-19 Raleigh & Ann Tobine - Block 2, Lot 10, located at 117 Woodhill Road. Major residential subdivision creating one additional house lot. *For Receipt of Application.* **pp. 15-20**
- Application #501-19, G. Gardner Contracting, LLC (Owners - Paul, Gregory, & Julia Cullen) - Block 3, Lot 133-L, located at 23-27 Bow Bog Road. 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.(Continued from February 21, 2019). **pp.21-32**

*Approved w/ waivers & con'd
Received cont'd to May 16 public hearing 2.
Public hearing continued to May 16, 2019*

III OLD BUSINESS

Pinnacle Lane bond reduction request. **pp. 33-36**

discussed

IV NEW BUSINESS

V CORRESPONDENCE AND OTHER BUSINESS

VI **UNAPPROVED MINUTES:** January 24, 2019, March 21, 2019, and April 4, 2019. **pp. 37-63**

not addressed any

Respectfully submitted,
William Oldenburg, Chair