

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

Approved as presented on March 6, 2019.

MINUTES
BUSINESS DEVELOPMENT COMMISSION
February 6, 2019

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

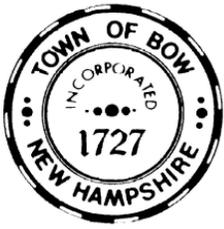
Chair Bill Hickey called the meeting to order at 7:30 AM. Other BDC Members present were: Stan Emanuel, Vice Chair Larry Haynes, Secretary, Mike Percy, Chris Johnson, June Branscom, Cody Herrick, and Select Board Representatives Matthew Poulin and Colleen Hunter. Also present were: Dave Stack, Town Manager, Matt Taylor, Director of Community Development, Bryan Westover, Assistant Planner, Mitch Harrington, Bow Fire Chief, Margaret Lougee, Bow Police Chief, and Alvina Snegach, Community Development Clerk/recorder. John Meissner and Don Berube, Jr. were excused. Deborah Avery from the Division of Economic Affairs of the NH Department of Business Affairs was present in the audience.

State Representative Gary Woods.

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

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

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



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

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

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

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

Approval of minutes - 12/03/2018 and 1/09/2019

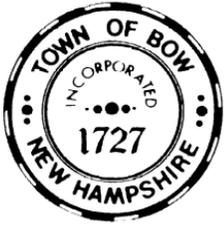
Both sets of minutes were reviewed. Mr. Poulin made a motion to approve 12/03/2018 minutes as presented, which was duly seconded by Mr. Haynes and passed unanimously.

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

Review project/task list and reports from boards and committees.

Mr. Taylor spoke about the following:

- 34 lot subdivision application off Bow Bog Road has been received by the Planning Board;
- Clark Heintz proposed site plan for two 5,000 square foot warehouses was approved;
- Board of Selectmen (BOS) held the public hearing for the sale of the Town property on 1310 Route 3-A; Mr. Stack added that the terms of the sale are being slightly adjusted, the bid deadline will be March 15th and all the abutters and previous bidders will be notified. A short discussion ensued about how the potential development of the site may affect the sale decision and also language that has to be included in the deed to preserve the old mill site that is on the property. Mr. Stack also noted that any bidder can put contingencies into the sale agreement and that due diligence is on the buyer.
- South Bow TIF District was presented to the BOS and was voted to be put to vote at the Town Meeting;
- Mr. Poulin and Mr. Taylor had a business visitation to Audley Construction and were very impressed with the business and asked Mr. Audley to join the Town TIF Advisory Board;



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- Mr. Taylor met with Concord Group representatives to discuss potential expansion in Bow. Mr. Percy elaborated on the expansion and noted that having public water will be crucial for the company's decision;
- Amoskeag possible expansion considerations;

Ms. Avery also spoke about the Economic Revitalization Program and that it is somewhat oversubscribed now. Then she mentioned the job training program and asked Mr. Taylor to put her in contact with Audley Construction so that she could tell the company about the program.

Mr. Hickey also suggested to write a letter to all business owners in Bow Junction and on South Street to update them about the work the Commission has done so far on Bow Junction Water Project and send a copy of the letter to Representative Woods and all other State Reps and Senators for the district. Mr. Hickey noted that it would be nice to invite Ted Gatsas to one of the upcoming meetings and Mr. Haynes offered to host that meeting at Grappone if it takes place sometime other than the regular Commission meetings.

Mr. Stack gave a brief update on the Dunklee intersection upgrade and Mr. Taylor provides an update on the Dubois & King feasibility study progress. He also noted that a representative from the company will be attending the Commission Meeting in March.

Other business

Chief Harrington provided an update on the Fire Department work with the businesses in Town.

Chief Lougee noted that a meeting took place with Mr. Stack about the hiring of a new PD employee.

Ms. Branscom provided a brief real estate update and said that the School Board negotiations are moving along.

ADJOURNMENT

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

Respectfully,

Larry Haynes, Secretary