



TOWN OF BOW Planning Board

10 Grandview Road, Bow, New Hampshire 03304

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Approved as presented on May 16, 2019

MINUTES May 9, 2019

The Town of Bow Planning Board met on Thursday, May 9, 2019 at 7:00 PM in the Town Municipal Building, 10 Grandview Road, Bow, New Hampshire. Chair Oldenburg called the meeting to order with an introduction of the Board.

7:00 ROLL CALL

Other members present were Sandra Crystall, Vice Chair, Tony Reynolds, Secretary, Don Berube, Jr., Allen Lindquist, and Selectboard representatives Harry Judd and Mike Wayne. Willis Sloat, Adam Sandahl, and Kristen Hayden were excused. David Glasier was absent. Also present was Matt Taylor, Community Development Director.

Mr. Oldenburg noted that Mr. Sandahl was excused and that there were no alternates present, however there was a quorum and that everyone present was voting.

MINOR SITE PLAN MODIFICATION

Request to amend Site Plan #202-09 for an approximately 700 square foot addition to an existing building. Eversource (Central Warehouse facility), Block 2, Lot 200-B1, located at 722 River Rd.

Mr. Oldenburg read the item into the record.

David Udelsman from Udelsman Associates introduced himself as the architect for the proposed addition and went over the details of the plan and the proposal. The proposed addition was part of the planned additions, one of which was built last year (approximately 1,140 sf) and the new one will be a 682 sf garage bay. Both will be used for storage of mobile substations. The building is a single slope building which will look similar to the existing structures.

Mr. Taylor clarified that the first addition had been approved administratively and the current one would put the modification over the administrative approval threshold, thus the applicant needed to seek the approval of the Board.

Mr. Udelsman answered some questions about the original site plan, setbacks, transmission lines, drainage, etc. Mr. Judd noted that he is not voting tonight. A short discussion ensued about the need to change the address on the site plan as it has been changed since it has been approved. No action was taken.

Mr. Berube made a motion to approve the minor modification to amend site plan #202-09. Mr. Judd added that the applicant would need to add the note about the change of address to the amended plan. Mr. Berube amended his motion to include the requirement to add the note about the change of address to the amended plan. Mr. Lindquist duly seconded and motion passed unanimously.

OLD BUSINESS

Pinnacle Lane bond reduction request.

Mr. Oldenburg read the item into the record and noted that nobody was present at the meeting on behalf of the applicant who was at the site walk that took place right before the meeting. Members discussed the following:

- whether a letter needs to be drafted to the bank or the owner as the current financial guarantee was expiring at the end of May;
- NHDES Alteration of Terrain (AOT) permit and other violations on site and whether there was sufficient time to fix them before the bond expired;
- the obligation of the Town to issue building permits if a bond is in place, but not the certificates of occupancy;
- the need to discuss the matter with the Town Counsel;
- what could be done if there is no certificate issued, but occupancy is evident;
- whether calling the bond and using the funds to restore the site will take away from the money that may become necessary to finish the road itself;
- the ultimate goal being that work is done;
- original plan to require a restoration bond before reducing the road one;
- detention pond issues as it was not built as designed;

UNAPPROVED MINUTES

Mr. Oldenburg read the item into the record. There was a member of the public in the audience and asked if she was there for the minutes. Linda Millman concurred that she was.

January 24, 2019 draft minutes were reviewed and changes were made. *Ms. Crystall made the motion to approve January 24, 2019 minutes as amended. Mr. Lindquist duly seconded and the motion was passed unanimously.*

March 21, 2019 draft minutes were reviewed and changes were made. *Mr. Berube made the motion to approve March 21, 2019 minutes as amended. Mr. Reynolds duly seconded and the motion was passed unanimously.*

March 21, 2019 non-public session draft minutes were reviewed. *Mr. Berube made the motion to approve March 21, 2019 non-public session minutes as presented. Mr. Lindquist duly seconded and the motion was passed with everyone but Ms. Crystall voting in favor. Ms. Crystall abstained as she was not present at the non-public session.*

April 4, 2019 draft minutes were reviewed and changes were made. *Mr. Berube made the motion to approve April 4, 2019 minutes as amended. Mr. Lindquist duly seconded and the motion passed with a unanimous vote in favor.*

April 18, 2019 draft minutes were reviewed and changes were made. *Mr. Berube made the motion to approve April 18, 2019 minutes as amended. Mr. Wayne duly seconded and the motion was approved unanimously.*

ADJOURNMENT: *Mr. Lindquist made a motion to adjourn, and Mr. Berube duly seconded. Motion passed unanimously. Meeting adjourned at 8:30 PM.*

Respectfully submitted,

Tony Reynolds,
Secretary