



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. 7:30 A.M. Bow Business Development Commission Agenda

Documents:

[20220803 BDC AGENDA 7-21-2022.PDF](#)

- 1.1. 7:30 AM Bow Business Development Commission August 3, 2022 Meeting Packet

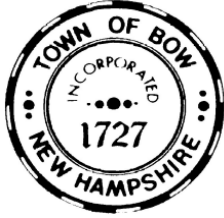
Documents:

[8-3-22 BDC MEETING PACKET 7-21-2022.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

August 3, 2022

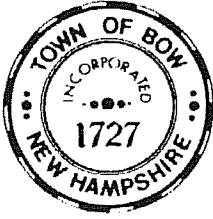
The Town of Bow Business Development Commission will meet at 7:30 AM, Wednesday, August 3, 2022, in Room C of the Bow Municipal Building, 10 Grandview Road, Bow, NH.

The agenda includes:

1. Approval of minutes – 6/1/22.
2. Owen Flynn of John Flatley Company - Exit 1 area's proposed development.
3. Nicholas Golon of TF Moran – proposed Coastal Forest Products project.
4. Review project/task list.
5. Reports from Town boards and committees.
6. Other business.

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

Respectfully,
Bill Hickey, 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

DRAFT MINUTES BUSINESS DEVELOPMENT COMMISSION JUNE 1, 2022

The Town of Bow Business Development Commission held a scheduled regular meeting on Wednesday, June 1, 2022 at 7:30 AM at the Municipal Building in Meeting Room C.

Chair Bill Hickey called the meeting to order at 7:33 AM. Other BDC Members participating were Vice Chair Larry Haynes, Secretary Cody Herrick, John Meissner, Don Berube, Jr, Christopher Johnson, Wendy Gazaway. June Branscom was excused and Select Board representative Matt Poulin was absent.

Also participating were Town Manager Dave Stack, Police Chief Kenneth Miller, Fire Chief Eliot Berman, Assistant Planner Bryan Westover, Library Director Martin Walters, Library Assistant Amelia Holdsworth, and Barbara Hayes, recording secretary.

Stanley Emanuel of Zero Waste was present as a member of the public.

Mr. Hickey suggested going out of agenda order so that Library Director Martin Walters and Library Assistant Amelia Holdsworth could address the Board prior to the Board's discussion of business. Mr. Walters and Ms. Holdsworth proposed combining the BDC's Business To Business event with the Library's Business Expo. The Expo had been planned for April 2020, but due to the Covid pandemic, was canceled. The combined event would take place on a Saturday in October (date, time, and place TBD).

Approval of minutes - 5/4/2022

Draft 5/4/2022 minutes were reviewed and no edits were made. *Mr. Haynes made a motion to approve the minutes as presented, duly seconded by Mr. Hickey, and passed unanimously.*

Review project/task list and reports from boards and committees

Mr. Westover opened the discussion of reviewing the project/task list. He briefed and answered questions about the following:

- The Dow Road commercial property and water related needs for proposed 6 additional warehouses.
- Application for a 6,000 square foot motor vehicle sales and repairs building located at 1426 Route 3A was approved at the 5/19/22 Planning Board Meeting
- The DHL warehouse application has been pulled as they are not prepared to present
- Hooksett water / sewer interconnection
- Concord negotiations on the water interconnection
- Progress of bringing water to Bow Junction
- TIF funding to bring water from Vaughn to Dow Road
- Planning Board upcoming applications
- Plan set has been submitted for the upcoming 17 lot residential project on Page/White Rock Hill Road

Other Business

- Consensus on combining the Business To Business event with the Business Expo was favorable
- Proposed business expansion to vacant lot across Evolution Drive for laydown yard and future building
- Status of the open Planner position
- Pitco move status
- Cell tower status

Draft 6/01/2022 BDC meeting minutes

1 - June Branscom's shared video (via email) explaining how an increase in affordable housing does not
2 affect school numbers or increase taxes, per NHAR

3
4 Meeting adjourned at 8:34 AM after a motion by Mr. Berube and a second from Ms. Gazaway.

5
6 Respectfully submitted,

7
8 Cody Herrick, Secretary

ECONOMIC DEVELOPMENT PROJECTS/TASKS - as of 7/21/22

Business Development/Recruitment	Responsible	Status
New / expanded businesses or leads.	CD Dir & Town Mgr	1) Taylor met with prospective developer re: Dow Rd industrial site. Large sign advertising lot constructed Jan 2017 & being marketed. Taylor met with owner 12/21/21 on conceptual plan. Dow Road project moving forward, multiple meetings with Peter Levine in January 2022. PB Application for 6 additional warehouses - 7/21/22 PB Meeting. (NOT Municipal Water) 2) Accurate Tree Service (Route 3-A) 6,000 SF office & tradesman building approved at 11/5/20 PB meeting. Building Permit issued 8/24/21 - under construction. 3) Phelps Pallet Repair (relocation on River Rd) 6,000 SF office & manufacturing building for approved 1/7/21 PB meeting. 4) Loraco Plaza - Add 8,400 SF Warehouse at 1494 Route 3-A. Approved at 9/16/21 PB meeting. 5) Amoskeag Beverages moving forward with fire suppression project as of Jan 2022; needs timeline for water connection. 6) 6,000 SF building for motor vehicle sales and repairs on Route 3-A: Approved by Planning Board 5/19/22. 7) Rcvd application for 41,000 SF laydown yard and future 10,800 SF warehouse on Ryan Rd/Evolution Dr: 7/21/22 Planning Board meeting. 8) Rcvd application for 27,235 SF warehouse addition to the DHL liquor warehouse on Route 3-A: 7/21/22 Planning Board meeting. 9) Flatley Co. prospective development in Bow Mills. Neighborhood Mtg held 2/15/22. Conceptual Consultation briefed at Planning Board 3/3/22 & Selectmen 3/22/22. 8/3/22 BDC Mtg.

Water/Sewer Project/Infrastructure

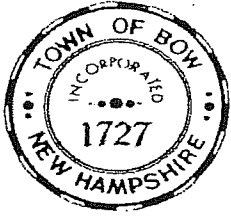
Route 3-A Corridor Safety Improvements Plan	Town Mgr	8/11/20 Selectmen voted to support DOT project to improve the Grandview Rd and the southern River Rd intersections. Selectmen rec DOT's River Rd (South) Concept B at 1/26/21 mtg.
I-89 Exit 1	CD Dir	6/19/17 MT & BW met with DOT officials re: design 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 information 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. Colby property real estate signs were taken down ~May 2021. March 2022 - Conceptual for Colby property presented by developer.
Hooksett Interconnection	CD Dir & Town Mgr	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. 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 feasibility 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. Progress meeting held with engineer on 2/18/21, Draft feasibility study completed August 2021. MT meeting with Hooksett Village Water Precinct on 10/26/21. DS forwarded sample agreement to Hooksett Village Precinct on 1/26/22. Inter-municipal Agreement pending Hooksett action.
Water Service Connections & Revenue	Town Mgr	Water Filling Station to Vaughn Rd 2019. 2020 sales (10/14/20) 2 users: \$33,758 /6,049,400 gals. 2nd sales location-Matt Brown Trucking pending. Sold ~4.7M gals (~\$28K) thru October. Possible ARPA funds to close loop on Thibeault/Ryan Rds and Create a second Filling Station - D&K Design costs have increased. 4/12/22 - CSLFRF funds will not be used for 2nd water filling station or to design to close loop on Thibeault/Ryan Rds.
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 @ Pitco Oct '18. Taylor & Poulin @ Audley/Center 1/16/19. Westover & Deb Avery (NH DBEA) @ Perma-Liner 4/17/19. Westover @ Young Furniture 8/2/19. Taylor & Poulin @ 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. 12/3/21 Michael Bergeron of NH Div of Econ Dev recommends that we create an Economic Revitalization Zone for the Pitco Area. Westover met briefly with Blue Seal's Mgr 2/15/22. Taylor & Poulin visited Blushing Blooms 3/18/22.
Business to Business (B2B) Events	Taylor/BDC	Spring/Summner event @ ServPro 6/12/19. Fall event @ Grappone Toyota 10/23/19. Virtual Fall B2B event, via Zoom, Wed, 10/28/20. Fall event @ new Bow Rec Center 10/20/21. Spring 2022 event canceled. BFL will hold a Fall 2022 Bow Businesses Expo & BDC will hold a Business to Business luncheon immediately following.
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. D&K to prepare feasibility study per 7/19/18 mtg. 1/28/19 Selectmen sent letters to each Concord City Council mbr. 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". Poulin met with City Council Mbr Fred Keach and Grappone Feb 2020 re water interconnection. 2020 Town Meeting approved \$50K deposit to new Water Upgrade/Maint CRF. 7/14/20 D&K met with Selectmen re 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. D&K kickoff meeting held 11/9/20. Concord Water Committee mtgs: Poulin & Taylor attended mtg on 1/12/21, 3/16/21 Meeting cancelled; MP & MT attended 4/13/21 meeting. MT provided update to Concord Group on 2/22/21. Prelim design is on schedule. Draft design plans completed 5/14/21. Staff met w/ D&K 7/12/21. City Council to meet with Regional Utility Utilization Committee. Dec 2021 - Concord modeling for water usage. Heather Ln Water Tower Neighborhood Mtg 12/8/21. 2/22/22 Selectmen approved D&K water plan design agreement - Water Tower location may change. DS Drafting agreement w/ Concord. Water Treatment Plant Superintendent Marco Philippon to meet with Concord Mayor.

Regulatory/Zoning/Incentives

Tax Increment Financing	CD Dir & Town Mgr	~ 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. BBC TIF mtg held 2/3/21. S Bow TIF Mtg held 11/3/21. Both TIF Boards met after 4/6/22 BDC mtg. TIF funding for Water from Vaughn Rd to Dow Rd - pending action. - Dow Rd warehouse project now a proposed well and cisterns.
-------------------------	-------------------	---



TOWN OF BOW

Planning Board

10 Grandview Road, Bow, New Hampshire 03304
Phone (603) 223-3970 | Fax (603) 225-2982 | Website www.bownh.gov

AGENDA
June 16, 2022

REVISED 6/13/22

The Town of Bow Planning Board will meet on Thursday, June 16, 2022 at 7:00 PM in Room C of the Town Municipal Building, 10 Grandview Road, Bow, NH. **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.**

YouTube live feed (for viewing purposes only): <https://youtu.be/4q1jN12MyY4>

7:00 PM ROLL CALL

I MINOR MODIFICATION / CONCEPTUAL CONSULTATION

- DISCUSSED* 1. Conceptual consultation for Reagan Trust for a proposed 11 lot residential subdivision. Block 2, Lots 40 & 41 located at 11-15 South Bow Dunbarton Rd and 33 Quimby Rd.

WITHDRAWN ② Conceptual consultation for Bow Reman LLC for a proposed 6 lot non-residential subdivision. Block 2, Lots 5 & 5B1 located at 865 & 845 Route 3-A.

II PUBLIC HEARINGS

Approved w/ Conds 1. Application #502-22. W Barbara E. Macauley Rev. Trust of 2020. Major Open Space Residential Subdivision creating 17 lots and ~2,700' of new public road, and associated Wetlands Protection Conditional Use Permit #402-22 for 4,535 sq ft of wetland impact and 43,425 sq ft of wetland buffer impact for road & driveway construction. Block 4; Lot 82, located at 25 Page Rd. (Continued from May 19, 2022 meeting.)

Cont'd to 7/21/22 ② Application #202-22: 60 Ryan Road LLC. Site Plan Review for proposed 41,000 square foot laydown yard, and future 10,800 square foot industrial building. Block 2, 159-F8 located at 64 Ryan Rd. For Receipt of Application.

Approved w/ Conds ③ Application #505-22: R & R Beau Holdings LLC. Non-residential Condominium Subdivision creating two units. Block 2, Lot 152, located at 630 River Rd.

Cont'd to 7/21/22 ④ Application #405-22: Amber Bow Associates, LLC. Conditional Use Permit for a Reasonable Exception for a 288 Square foot sign in a non-residential district. Block 5, Lots 42 located at 75 Dow Rd.

Cont'd to 7/21/22 ⑤ Application #203-22: Amber Bow Associates, LLC and Sarah Santy Estate. Three phase plan to add six warehouses: one 40,466 sq ft, one 24,373 sq ft, and four 35,467 sq ft buildings. Block 5, Lot 42 located at 75 Dow Rd and Lots 47 & 48 located off Baker Rd. For Receipt of Application.

III OLD BUSINESS

IV NEW BUSINESS

V CORRESPONDENCE AND OTHER BUSINESS

VI REVIEW OF MINUTES: May 19, 2022

Respectfully submitted,
Don Berube, Jr., Chair