



TOWN OF BOW

Business Development Commission

10 Grandview Road, Bow, New Hampshire 03304

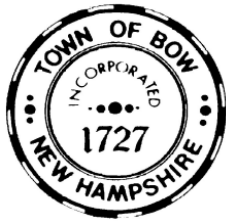
Phone (603) 223-3970 | Fax (603) 224-6680 | Website www.bownh.gov

1. 7:30 A.M. Business Development Commission Agenda And Packet 10/5/2022

Documents:

[20221005 BDC AGENDA.PDF](#)
[10052022.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

October 5, 2022

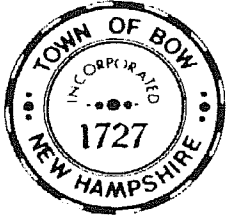
The Town of Bow Business Development Commission will meet at 7:30 AM, Wednesday, October 5, 2022, in Room C of the Bow Municipal Building, 10 Grandview Road, Bow, NH.

The agenda includes:

1. Approval of minutes – 9/7/2022
2. Stu Arnett/ADG
3. Review project/task list.
4. Reports from Town boards and committees
5. Other business
 1. E-mail distribution of agenda and packet to BCD members

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

Respectfully,
Bill Hickey, Chair



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October 5, 2022

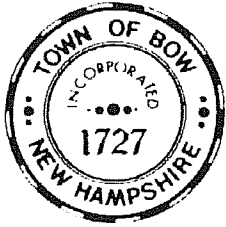
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DRAFT MINUTES BUSINESS DEVELOPMENT COMMISSION September 7, 2022

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

BDC Members participating were Chair Bill Hickey, Vice Chair Haynes, Secretary Cody Herrick, John Meissner, Don Berube, Jr., Wendy Gazaway, and BOS representative Matthew Poulin. Also participating was Town Manager, Dave Stack. Those absent were Cody Herrick, Secretary, June Branscom, Christopher Johnson, Fire Chief Eliot Berman, Police Chief Ken Miller. Bill Hickey called the meeting to order at 7:34 AM.

Approval of minutes – 8/3/22

Draft 8/3/22 minutes were reviewed, and no edits were made. Mr. Poulin made a motion to approve the minutes as presented, duly seconded by Mr. Berube, and passed by unanimous vote in favor.

Review project/task list

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

- ❖ Amber Bow Associates-The Dow Road Granite Industrial Site commercial property and water related needs for proposed 6 additional warehouses. They plan to use well on site as they do not want to use municipal water. The NH DOT have no current plans to address the Route 3A Dow Road Intersection so any improvements the developer may make for the intersection would be for the Town. The intersection has heavy traffic and needs improvement. Mr. Berube stated that Amber Bow Associates wants to pay for the improvement to the intersection. Amber Bow Associates need easements to get land to do the expansion of Route 3 A.
- ❖ Hooksett Interconnection – The Town recently received an e-mail from the Hooksett Village Water District as we had sent a draft agreeing and they wanted to start the study as soon as possible. Working group to be set up to continue discussions and discuss draft agreement.
- ❖ Water to Bow Junction – Matt Poulin and David Stack are meeting with the Drinking Water Protection Committee tomorrow. Dubois and King are moving along with design of the water extension. Stack needs to get update on third option for locating the water storage tank (North Country Golf Car property). There will be better water pressure for Bow Junction and Bow Mills at this location. David Stack came across email for trust fund. Deadline for application is October 14, 2022. Main purpose is for clean drinking water and for development
- ❖ DHL (State liquor distribution center) was approved for an addition. They are dealing with Fish and Game and will be providing a conservation easement on a portion of the property. It would go to the Conservation Commission and NH Fish and Game is happy with that. The Board of Selectmen must approve it.
- ❖ I-93/I-89 Widening Project. David Stack said that a support letter had been submitted to NH DOT by the Board of Selectmen. The plan is to make accommodations for Exit 1 to exit on to the Colby parcel to a new Town road. The Town is working with Flatley on a mixed-use development on the parcel. The Town wants to show Flatley that the exit will be right on to their property.

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Existing Business/Outreach/Relations

Community Development – Mr. Stack met with Stu Arnett, from the Arnett Development Group LLC. Arnett will work with the Town and developers as a contact point for the Flatley project and other commercial projects. Stack discussed the Town’s need for assistance with shepherding larger projects along through the process.

Other business

Community Development Department – Larry Haynes asked about staffing of the planning office and if there is someone available for plan review. Mr. Stack reported that Matt Monahan from the Central NH Regional Planning Commission is performing that function. Mike Cumings, the Town’s building inspector, is coming on full-time in a week or two and he will also be handling code enforcement. The Town has been contracting with Municipal Resources, Inc. to handle code enforcement and Mr. Cumings will be working toward taking over this function. The Planning Board has only one application for the September 15, 2022 meeting. It is for a Conditional Use Permit (CUP) to locate a portion of a new garage within the buffer.

Wendy Gazaway asked about the Business-to-Business event at the Library. It is believed that it will occur in October. Staff will follow-up with the Library on the status.

Election of Officers

Mr. Poulin made a motion that the current slate of officers be renewed for a one-year term as follows: Bill Hickey, Chair; Larry Haynes, Vice-chair and Cody Herrick, Secretary, duly seconded by Mr. Berube and passed by unanimous vote in favor.

Adjournment

Mr. Berube made a motion to adjourn. Ms. Gazaway duly seconded, and the motion passed with a unanimous vote in favor.

Meeting adjourned at 7:58 a.m. after a motion by Mr. Hickey and a second from Ms. Gazaway.

Respectfully submitted,

Cody Herrick, Secretary

<p>Responsible</p> <p>CD Dir & Town Mgr.</p>	<p>1) 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. 2) Amoskeag Beverages moving forward with fire suppression project as of Jan 2022; needs timeline for water connection. 3) 6,000 SF building for motor vehicle sales and repairs on Route 3-A. Approved by Planning Board 5/19/22. 4) 41,000 SF laydown yard and future 10,800 SF warehouse on Ryan Rd/evolution Dr approved at 7/21/22 Planning Board meeting. 5) 27,235 SF warehouse addition to the DHL liquor warehouse on Route 3-A approved at 7/21/22 Planning Board meeting. 6) Flatley Co. prospective mixed-use development on Exit 1 Colby property. Bow Mills Neighborhood Mtg held 2/15/22. Conceptual consultation with Planning Board 3/3/22. Flatley reps met with Selectmen on 3/22/22 and BDC on 8/3/22 to discuss their proposal. 7) Amber Associates - Dow Road three phase plan to add six warehouses; one 40,466 SF, one 24,373 SF, and four 35,467 SF. Approved with conditions at 8/18/22 PB meeting. 8) Coastal Forest Products - second building. Filed site plan review application for consideration at the 10/20/22 Planning Board meeting.</p>
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Water/Sewer/Infrastructure

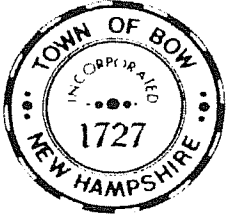
<p>Route 3-A Corridor Safety Improvements Plan</p>	<p>Town Mgr.</p> <p>State Project to reconstruct Grandview/3A and River Road/3A to be paid 100% by State. Currently in design phase</p>
<p>I-93 Exit 1</p>	<p>CD Dir & Town Mgr.</p> <p>DOT Public Hearing held 11/14/18. Taylor & Selectmen presented concerns. Town submitted comments to DOT on 12/14/18. Selectman Nicolopoulos, Town Manager Stack and CD Director Taylor met with DOT Deputy Commissioner and DOT engineers 6/7/19 - Exit 1 plans to be revised to show future configuration with Exit 1 ending on Colby property at a new Town road to be constructed from exit to Logging Hill Road/Tyler Drive. Selectmen approved Exit 1 NH DOT revised plan and Selectmen sent support letter to DOT. PB for mixed-use development on Colby property. Board of Selectmen to meet with NH DOT project manager for project update.</p>
<p>Hooksett Interconnection</p>	<p>CD Dir & Town Mgr.</p> <p>June 2017: DS & MT met with Hooksett officials re: water and sewer infrastructure. 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. A jointly funded feasibility study was performed by D&K. Selectmen authorized \$16,000 towards joint feasibility study with Hooksett Village Water Precinct. D&K met with Selectmen on 1/26/21 meeting to discuss status of study. 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. Village Water Commission discussed sample inter-municipal agreement at its July 2022. Working group to be set up to continue discussions and discuss draft agreement.</p>
<p>I-93 "Exit 11-A"</p>	<p>Bow has over 5 miles of Interstate 93 running through it without a single interchange/exit.</p>

Existing Business Outreach/Relations

<p>Business Visitation</p>	<p>Staff/BDC</p> <p>Perma-liner 4/17/19, Young Furniture 8/2/19, Tri State Curb 1/30/20, Blue Seal 2/15/22, Blushing Blooms 3/18/22, New State Farm office ribbon cutting 7/22.</p>
<p>Business to Business (B2B) Events</p>	<p>Staff/BDC</p> <p>ServPro 6/12/19, Grappone Toyota 10/23/19, Virtual event via Zoom, 10/28/20, Bow Rec Center 10/20/21, Spring 2022 event canceled. BFL will hold a Fall 2022 Bow Businesses Expo on October 15 & BDC will hold a Business to Business luncheon immediately following.</p>
<p>Water to Bow Junction (Concord option)</p>	<p>Staff & Selectmen</p> <p>3/23/18 - Taylor met w/ Gary Lynn (DES), Dubois & King & WhiteWater re: Feasibility Study to extend water line, with funding from DES. 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. City Council to meet with Regional Utility Utilization Committee, Dec 2021 - Concord modeling for water usage. Taylor submitted DES Drinking Water Grant/loan pre-application on 6/15/18. 1/28/19 Selectmen sent letters to each Concord City Council member. DS met with Water Treatment Plant Superintendent Marco Phillippon on 11/30/21 to discuss potential water loop installation. City of Concord developing System Development Charge.</p>
<p>Water Extension Project to Bow Mills and Bow Junction</p>	<p>Town Mgr.</p> <p>2020 Town Meeting approved \$50K deposit to new Water Upgrade/Maint CRF. D&K met with Selectmen on 7/14/20 re Route 3-A extension details. TIF & MTBE funding. Selectmen approved TIF funding for design of the extension. D&K kickoff meeting held 11/9/20. Draft design plans completed 5/14/21. Heather Ln Water Tower Neighborhood Mtg 12/8/21. Residents asked Town to look at a second option to locate tank on lower site, closer to I-93. Selectmen approved D&K water plan design agreement for 60% design phase on 2/2/22. D&K directed by Board to concentrate on a study of a potential third site for locating the tank at North Country Golf Carts property. 60% design to be completed by 12/31/22.</p>

Regulatory/Zoning/Incentives

<p>Bow Business Corridor and South Bow Tax Increment Finance Districts</p>	<p>CD Dir & Town Mgr.</p> <p>Matt Poulin & Matt Taylor attended June 2018 NH/CIBOR meeting to promote the BBC TIF district. Bow Business Corridor TIF Advisory Board meetings held Dec 2019 and Jan 2020. Taylor signed TIF Marketing contract 4/24/20 and new TIF promotional brochures mailed 9/22/20. Matt Taylor attended virtual NH/CIBOR meeting 9/23/20. BBC TIF Advisory Committee mtg held 2/3/21. S Bow TIF Advisory Committee mtg held 11/3/21. Both TIF Boards met after 4/6/22 BDC mtg.</p>
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Town of Bow

Zoning Board of Adjustment

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

AGENDA September 20, 2022

The Town of Bow Zoning Board of Adjustment will meet on Tuesday, Sept. 20, 2022 at 7:30 PM in Room C of the Town Municipal Building, 10 Grandview Rd, Bow, NH.

7:30 PM ROLL CALL

I. PUBLIC HEARINGS

- 9-20-2022
Approved*
1. Case #105-22 Variance Amoskeag Beverages, LLC & Amoskeag Realty, LLC
Variance to Article 6.07 Section 13.02B required ~~20~~ 30 ft. side & rear yard setback of the Bow Zoning Ordinance to expand existing warehouse with new 5,000 SF building with site improvements to include fleet parking, employee parking lot and over the road truck queueing spacing MAP 16 Block 1, Lot 65, located at 510 Hall St.

Site Walk on Tuesday September 20, 2022 at 6:30 pm.

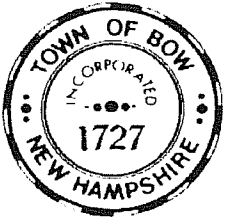
II. NEW BUSINESS

Zoning Law changes

III. REVIEW OF MINUTES: 6/21/2022

IV. REVIEW OF NEW RULES OF PROCEDURE

Respectfully submitted,
Harry Hadaway, Chair



TOWN OF BOW

Planning Board

10 Grandview Road, Bow, New Hampshire 03304

Phone (603) 223-3976 | Fax (603) 225-2982 | Website www.bownh.gov

AGENDA September 15, 2022

The Town of Bow Planning Board will meet on Thursday, September 15, 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.**

7:00 PM ROLL CALL

I MINOR MODIFICATION / CONCEPTUAL CONSULTATION

II PUBLIC HEARINGS

*9/15/2022
Approved
with conditions*

1. Application # 409-22 Sarah M & Aaron T Szafran Wetlands Protection Conditional Use Permit for septic encroachment of buffer by leach field corner and garage. Single family home. Block 3, Lot 83M, located at 10 Laurel Drive

III OLD BUSINESS

IV NEW BUSINESS

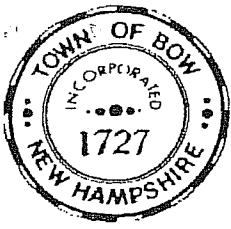
1. Election of Officers.
2. Application # 506-22; Reagan Trust. Cemetery maintenance and buffer clarification

V CORRESPONDENCE AND OTHER BUSINESS

VI REVIEW OF MINUTES: July 21, 2022, and August 18, 2022

VII NON-PUBLIC SESSION RSA 91-A:3

Respectfully submitted,
Don Berube, Jr., Chair



Town of Bow Planning Board

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

REVIEW BY TOWN OFFICIALS

To/From: Dave Stack, Bow Town Manager
Eliot Berman, Chief, Bow Fire Dept.
Darcy Little, Director, Bow Recreation Dept.
Tim Sweeney, Director, Bow Public Works Dept.
Mike Cumings, Bow Building Inspector
Ken Miller, Chief, Bow Police Dept.
Sandra Crystall, Chair, Bow Conservation Commission
Eric Anderson, Chair, Bow Heritage Commission
William Hickey, Chair, Bow Business Development Commission Dr. ✓
Dean Cascadden, Superintendent of Bow Schools
Steve Cheney, Manager, WhiteWater, Inc.

From: Don Berube, Chair, Bow Planning Board

Date: 9/29/2022

Date of Planning Board Meeting: 10/20/2022

Application #411-22 Coastal Bow Properties, LLC

Wetlands Protection Conditional Use Permit to permit impacts to the WC district to accommodate existing paved stock yard and expansion of existing rail siding at the existing Coastal Forest Products facility. Block # 45-2, Lot 173, I-2 Zoning District located at 652 River Road, Bow NH 03304

Site Walk Scheduled:

Please review and respond prior to meeting date.

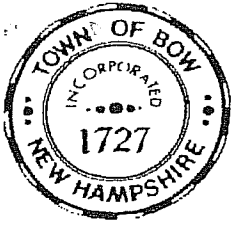
We have no concerns with the proposed plan(s)

Our concerns are as follows:

Signed: _____

Title: _____

Date _____



Town of Bow Planning Board

10 Grandview Road, Bow, New Hampshire 03304
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William Hickey, Chair, Bow Business Development Commission Dr. ✓
Dean Cascadden, Superintendent of Bow Schools
Steve Cheney, Manager, WhiteWater, Inc.

From: Don Berube, Chair, Bow Planning Board

Date: 9/29/2022

Date of Planning Board Meeting: 10/20/2022

Application #205-22 Coastal Bow Properties, LLC

Site Plan Review Approval Application. Proposed paved laydown yard expansion at the existing Coastal Forest Products facility with associated access, parking, and stormwater management area improvements. Block 45-2, Lot 173, I-2 Zoning District located at 652 River Road, Bow NH 03304

Site Walk Scheduled:

Please review and respond prior to meeting date.

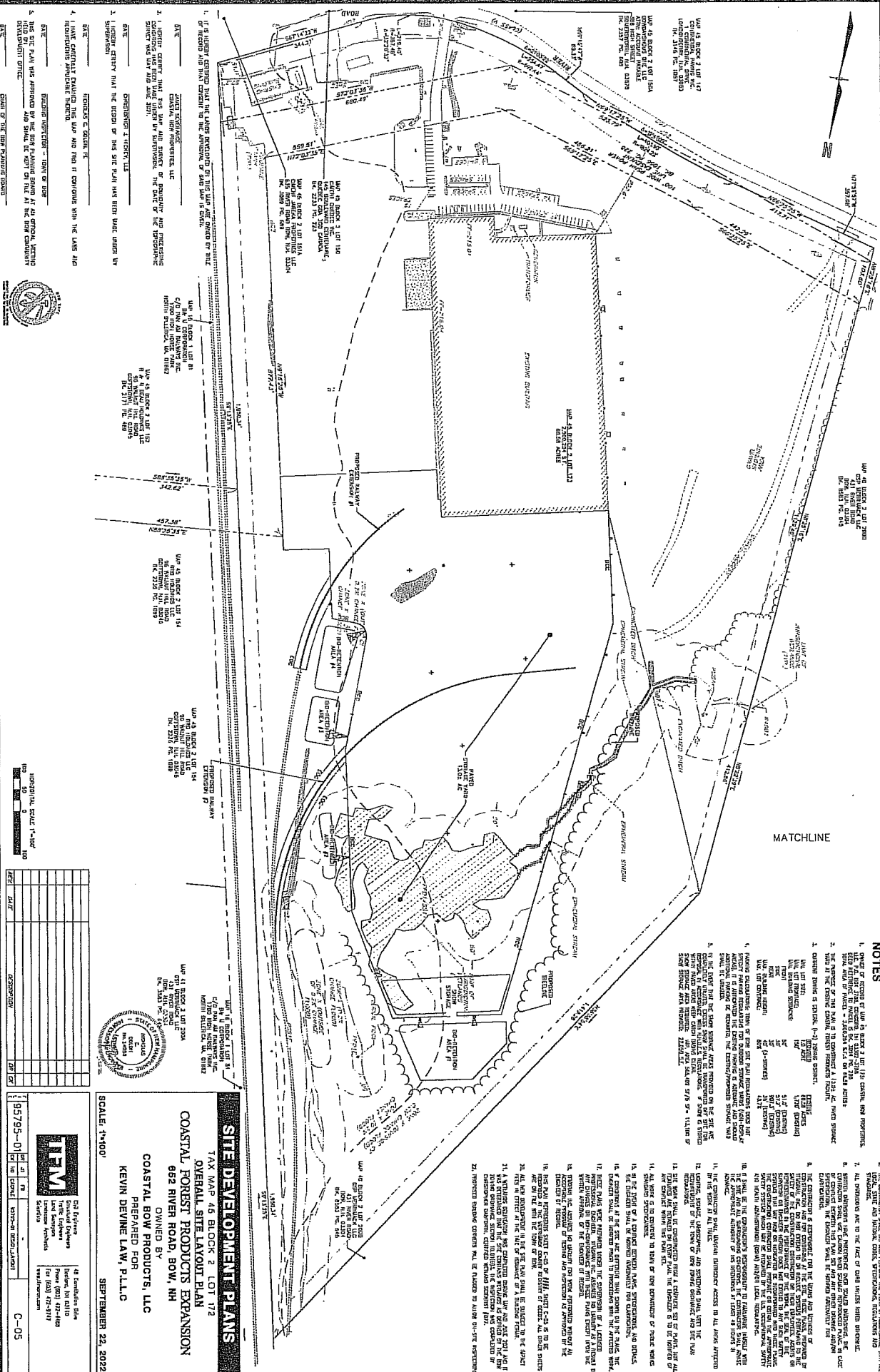
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Our concerns are as follows:

Signed: _____

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Date _____



MATCHLINE

- NOTES**
1. OWNER OF RECORD OF LOT 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
 3. THE SHOWN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE, AND THE INTERNATIONAL FIRE CODE.
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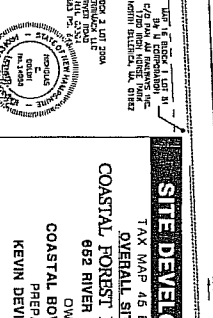
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SITE DEVELOPMENT PLANS
 TAX MAP 46 BLOCK 2 LOT 172
 OVERALL SITE LAYOUT PLAN
 COASTAL FOREST PRODUCTS EXPANSION
 682 RIVER ROAD, BOW, NH
 OWNED BY
 COASTAL BOW PRODUCTS, LLC
 PREPARED FOR
 KEVIN DEVINE LAW, P.L.L.C.
 SEPTEMBER 22, 2022



NO.	DATE	DESCRIPTION	BY
1	09/22/22	PREPARED FOR PERMITTING	KEVIN DEVINE
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