



TOWN OF BOW

Planning Board

10 Grandview Road, Bow, New Hampshire 03304

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

Approved as amended on March 17, 2022.

MINUTES March 3, 2022

The Town of Bow Planning Board met on Thursday, March 3, 2022, at 7:00 PM in Room C of the Municipal Office Building. Chair Don Berube began the meeting at 7:00 PM with the roll call of the Board.

7:00 ROLL CALL

Other members present were Sandy Crystall, Vice Chair, Adam Sandahl, Secretary, Willis Sloat (arrived at 7:05 PM), Garth Orsmond, David Glasier (alt), Michael Lawton (alt), and Selectboard representative Mike Wayne. Also present were Matt Taylor, Community Development Director, and Alvina Snegach, recording secretary. Bill Oldenburg, Jonathan Pietrangelo (alt), and Kip McDaniel (alt) were excused.

Chair Berube directed everyone's attention to the CONCEPTUAL CONSULTATION/MINOR MODIFICATION section of the Agenda. He also appointed alternate Glasier to vote in place of Bill Oldenburg, who was excused.

MINOR MODIFICATION / CONCEPTUAL CONSULTATION

Minor Modification to waive the maximum driveway grade to 12% for Lot 30-E (18 Merrill Xing) for previously approved Ordway / Sterling Homes LLC (Summit View) Major Residential Subdivision #506-13, originally approved March 20, 2014. Block 2, Lot 30 located at end of Merrill Crossing.

Mr. Berube read the item into the record. Eric Mitchell from Eric Mitchell and Associates introduced himself and noted that Matthew Abdullah, who is the builder was also in the audience. He then presented the details of the plan which showed the proposed driveway. Mr. Taylor explained that the Board would need to decide whether this request qualifies as a minor modification prior to voting on it. Mr. Mitchell answered questions about the rationale for the request, the slopes and sight distances, road condition, etc. Mr. Taylor also noted that the Building Inspector and Public Works Departments did not have any concerns.

Ms. Crystall made a motion that the Board considers the request a minor modification and approves it as proposed. Mr. Wayne duly seconded and motion passed with a unanimous vote.

Conceptual Consultation – John Flatley Co proposed mixed-use development, Block 1, Lots 88, 24, & 38 located at 12 Logging Hill Rd.

Mr. Berube read the item into the record and noted that this was not a public hearing, but only a conceptual consultation that is non-binding.

Kevin Walker, with Flatley Co. introduced himself and presented the plans for proposed development of 12 Logging Hill Road which include five residential apartment buildings, a research and development type facility, and some retail. He spoke about the need to address existing traffic on Logging Hill Road, the issues with Exit 1 on and off ramps to I-89, the need to bring water to the area, similar projects in other New Hampshire towns and cities, recent neighborhood meeting held for this proposal, and the studies that would need to be done should the proposal be submitted to the Planning Board for review. He also noted that the company is looking for direction from the Board regarding conformance to the Bow Master Plan.

Mr. Walker then answered questions about various aspects of the proposal, such as traffic; water/sewer; fiscal impacts; phasing; Exit 1 redesign options; Logging Hill Road traffic mitigation; waiver for separating residential and commercial uses, as opposed to the zoning that does not allow more than 25 percent of residential on the first floor in that district; proposed commercial and retail uses; proposed makeup of the

apartments; adjacent landlocked parcel; architectural styles for proposed buildings; the fate of existing snowmobile trails and possible ways to keep the connectivity; studies to be done for the review process; etc. Board discussed various aspects of the proposal, not limited to studies that would be needed, one of them possibly being a marketability analysis for each of the proposed uses; peer review; phasing; possible tenants for commercial and retail uses; traffic and highway access issues; DOT plans for Exit 1; tax implications; using TIF funds to fund infrastructure improvements; access to the landlocked parcel; abutter letter from Susan Paschell; parking; possibility of giving a presentation to the Board of Selectmen; etc.

There were a few people present in the public, who Chair Berube allowed to speak. The following individuals addressed the Board:

- Sandra and Michael Van Dyke, 20 Albin Road, who are the owners of the adjacent landlocked parcel who stated that they have no intention of selling this lot, as they purchased it for personal use;
- David Farr, 12 Heidi Lane, asked questions about drive throughs being allowed, or a possibility of a restaurant/brewery going there;
- Lisa Maxwell, 54 Brown Hill Road, had concerns with using well water for this development;
- Anthony Foote, 5 Logging Hill, spoke about the development proposed right in his front yard and expressing opposition to it, as well as issues with traffic on Logging Hill road and I-89.

Conceptual Consultation– Eric C. Mitchell & Associates proposed 6 lot residential subdivision. Block 4, Lot 123 located between 50 and 52 Brown Hill Rd.

David Glasier recused himself.

Mr. Berube read the item into the record. Eric Mitchell from Eric Mitchell and Associates was there to present the conceptual plan. He went over the proposed 6 lot residential subdivision, the 1973 approval of the original lot with only 60 feet of frontage, the proposed road, the house on the existing lot, which has been built too close to the property line, where the proposed road will be, topography, etc. Mr. Mitchell then displayed the sight distance plan and explained how the proposed road has less than required 400' of sight distance. He also explained how the speed limit affects the sight distance calculations and said that the project meets the sight distance for safe stopping, but not for an intersection. Mr. Mitchell noted that the applicant is willing to put up signage to mitigate the issue and said that he was looking for feedback from the Board.

Discussion ensued about the road not being easy to speed on, speed limits, the original approval in 1973, and the house that is built too close to the property line, etc.

- Lisa Maxwell, 54 Brown Hill Road, asked questions about the house that is close to the road, the proposed road being too close to the houses on both sides, and the original 1973 subdivision that created the lot.

Mr. Berube noted that it seemed as though the proposal was reasonable but there were a quite a few checkboxes that would need to be checked.

UNAPPROVED MINUTES: February 17, 2022

February 17, 2022, draft Planning Board minutes were reviewed, and minor changes were made. *Ms. Crystall made a motion to approve the minutes as amended. Mr. Orsmond duly seconded and motion passed unanimously.*

ADJOURNMENT: *Mr. Sloat made a motion to adjourn, which was duly seconded by Mr. Sandahl and passed unanimously.* Meeting adjourned at 9:33 PM.

Respectfully submitted,

Adam Sandahl,

Secretary