



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

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DRAFT MINUTES BUSINESS DEVELOPMENT COMMISSION AUGUST 3, 2022

6 The Town of Bow Business Development Commission held a scheduled regular meeting on
7 Wednesday, August 3, 2022 at 7:30 AM at the Municipal Building in Meeting Room C.
8

9 Chair Bill Hickey was excused from the meeting and Vice Chair Haynes took over chairing. He called
10 the meeting to order at 7:32 AM. Other BDC Members participating were: Secretary Cody Herrick, John
11 Meissner, Don Berube, Jr., Wendy Gazaway, June Branscom, and BOS representative Matthew Poulin.
12 Christopher Johnson arrived at 7:35 AM and departed at 8:22 AM. Also participating were: Town
13 Manager Dave Stack, Fire Chief Eliot Berman, and Assistant Planner Bryan Westover. Police Chief Ken
14 Miller was excused.
15

16 **Approval of minutes – 6/1/22**

17 Draft 6/1/22 minutes were reviewed and no edits were made. *Mr. Berube made a motion to approve*
18 *the minutes as presented, duly seconded by Ms. Gazaway, and passed by unanimous vote in favor.*
19

20 **Owen Flynn of John Flatley Company - Exit 1 area's proposed development.**

21 Owen Flynn and John Flatley thanked the Commission for allowing them to speak with them this
22 morning. Handouts were provided and an overview of the proposed mixed-use development was
23 presented. The development, ~260 apartments plus commercial space, would be owned and operated
24 by them. Examples of other similar developments in southern NH were shown and discussed. The Bow
25 apartments would be a mix of 1 and 2 bedrooms and would have amenities. School projections, tax
26 revenue, vehicle registrations, employment opportunities, apartment rental costs (~\$1,800 - \$2,000),
27 retail and business space were discussed.
28

29 **Nicholas Golon of TF Moran – proposed Coastal Forest Products project.**

30 Nicholas Golon of TF Moran and Pike Severance of Coastal Forest Products thanked the Commission
31 for agreeing to speak with them this morning. Conceptual concept drawings were provided and an
32 overview of the proposed expansion of the building (~100,000 sf), outside storage (~100,000 sf of
33 sheds), and railroad siting was presented. The development would have ~2 acres of wetland /
34 environmental impact. They are working with all the various State agencies and are here today to ask
35 for the Commission's support. Mitigation requirements, additional employment, creating efficiency,
36 stormwater management, and planned conceptual consultations with the Planning Board and
37 Conservation Commission were discussed. Mr. Golon stated that a letter of support, specifically for the
38 expansion of the existing lot, and not just for development, would be greatly appreciated. The
39 Commission discussed how this type of development is consistent with zoning and the Master Plan;
40 and makes good use of the rail siting. A straw pole was conducted and all were in favor of a letter of
41 support. Mr. Stack and Mr. Westover agreed to draft a letter for the Chair's signature.
42

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

44 Mr. Westover briefed and answered questions about the following:

- 45 - Recently approved Planning Board applications and Municipal water no longer being sought
46 for the proposed Dow Rd warehouse site plan application;

Draft 8/3/2022 BDC meeting minutes

- 1 - The next Business to Business event will be held in the fall in conjunction with the Baker Free
2 Library's Bow Business Expo to be held on a Saturday in the fall.

3
4 Mr. Poulin announced that he and Mr. Stack attended a ribbon cutting ceremony at Loraco Plaza in
5 July, and asked that this be added to the Business Visitations section of the report;

6
7 Mr. Stack briefed updates on water expansion to Bow Junction/Exit 1, and how the Dow Rd warehouse
8 development would still add funds to the TIF even if they don't connect to Municipal water.

9
10 **Other business.**

11 Mr. Stack informed the Commission that the Community Development Director's position has been a
12 struggle to fill, and updated the status of the water line at HLF South (Evolution Drive).

13
14 The Flatley development, in how it works with the proposed I-89 Exit 1 re-design, was discussed and
15 attendance at the upcoming I-93 Traffic Advisory meeting.

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

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21 Meeting adjourned at 8:43 AM.

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23 Respectfully submitted,

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27 Cody Herrick, Secretary