



# TOWN OF BOW

Business Development Commission

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## **BUSINESS DEVELOPMENT COMMISSION**

**October 5, 2022**

The Town of Bow Business Development Commission held a scheduled regular meeting on Wednesday, October 5, 2022 at 7:30 AM at the Municipal Building in Meeting Room C.

BDC Members participating were Vice Chair, Larry Haynes; Secretary, Cody Herrick; John Meissner, Don Berube, Jr.; BOS representative Matthew Poulin, and June Branscom. Also participating were Fire Chief, Eliot Berman; Town Manager, Dave Stack; Stu Arnett of ADG and Recording Secretary, Ginger Iverson. Those absent were Chair, William Hickey, Christopher Johnson and Wendy Gazaway.

Larry Haynes, acting Chair, called the meeting to order at 7:30 AM.

### **1. Approval of minutes - 9/7/2022**

*Draft 9/07/2022 minutes were reviewed, and no edits were made. Mr. Berube made a motion to approve the minutes as presented, duly seconded by Mrs. Branscom, and passed by unanimous vote in favor.*

### **2. Stu Arnett/ADG**

Larry Haynes introduced Stu Arnett from ADG. Mr. Arnett said he had the pleasure working with the town a couple of years ago assisting with website updates and the outline of two TIF districts. Mr. Arnett is back working a half day a week with the Town picking up the backlog on the development side. Matt Monahan, of the Regional Planning Commission, will be picking up the regulatory planning side. They started off looking at the north TIF district. The main project being Flatley. Mr. Arnett has had e-mail communications with Flatley. The TIF district proposal is that if the town spends money to bring infrastructure to the site, then Flatley can do more, bigger and better. The Impact Revenue from the developer will cover the debt service. Timing will be an issue. If they are thinking of a Town meeting vote this March, there is a lot of work to be done, not only on the financial side, but getting 60% of the town to come to town meeting to support that this is a good idea for the town. This is a transformative potential for town. This will provide existing homeowners a downsizing opportunity. An attractive package for the Flatley project needs to be prepared by the end of this calendar year.

Mr. Arnett revised a letter for Coastal Forest projects which needs to be executed by the board. They have applied for laydown area and they have something in with the state. Mr. Haynes asked Mr. Arnett of the referenced Dubois and King and the cost. Mr. Haynes asked Mr. Arnett's perspective about the I93-I89 widening project and Mr. Arnett and he replied that he just had the presentation he gave and that this is all planning issues.

### **3. Review project/task list**

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

1        Business Leads

- 2        ❖ Coastal Forest filed a site plan review for consideration for their addition. At this point they are  
3        looking for the laydown area work. They have to work with the State DES on this. This will be  
4        an agenda item at the October Planning Board meeting.
- 5        ❖ Exit 1. The board is trying to meet with the DOT project manager for follow-up on the  
6        selectmen's' approval letter. They want to make sure the project does not fall by the wayside.
- 7        ❖ Water to Bow Junction - Matt Poulin and David Stack met with a couple of people from the  
8        drinking water committee. They are looking at a second option for water in Bow Junction. The  
9        city is looking for a new water source , and they are developing a charge to be paid by Bow and  
10        Pembroke. Sixty percent of the design was to be done by the end of this year. This may affect  
11        the amendment of the design contract. Tim Sweeney and Dave Stack will be talking to people  
12        from Dubois and King to see if they can move it along and make a decision on the water tank  
13        site.
- 14        ❖ Business to Business – Business Expo will be on Saturday, October 15, 2022 from 10 a.m. to  
15        1:00 p.m. at the Baker Free Library. They have about twenty tables for businesses. It was  
16        agreed to register for a table and work out arrangements for materials for the table (TIF  
17        District Maps/ TIF Tri-fold brochures, I-89 map) . The Business Development Commission will  
18        provide a luncheon during the event.

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21        **4. Reports from Town Boards and Committees**

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23        Community Development Department – Don Berube asked about staffing of the planning office  
24        and if we are making progress. Mr. Stack is contacting Plymouth State as they have a program  
25        for this. Mr. Stack has a couple of prospects. Mr. Herrick asked about Zoning Board agenda and  
26        Mrs. Branscom provided an update on the September meeting concerning the Amoskeag  
27        Variance application which was approved. Mrs. Branscom stated that Amoskeag will get their  
28        water via an underground system. Mr. Haynes inquired if there were any concerns on the  
29        Coastal Forest project and there were none. Mr. Haynes signed the buck slip on Coastal stating  
30        no concerns.

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32        8:05 a.m. Mr. Haynes departed and appointed Mr. Herrick as acting chair.

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34        Mr. Berube received an email from a resident on the corner of Dow Road (Route 3A) about the  
35        traffic. Planning board approved the site plan for Amber Bow's first phase of their project at the  
36        September meeting. The Planning board addressed a CUP application concerning a residential  
37        property at the September meeting for the building of a garage. The application was approved  
38        with conditions.

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41        **Adjournment**

42        *8:11 a.m. Mr. Poulin made a motion to adjourn. Mrs. Branscom duly seconded, and the motion*  
43        *passed with a unanimous vote in favor.*

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45        Meeting adjourned at 8:11 a.m.

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47        Respectfully submitted,

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51        Cody Herrick, Secretary