



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. Bow Business Development Commission 02/02/2022 Meeting Agenda

Documents:

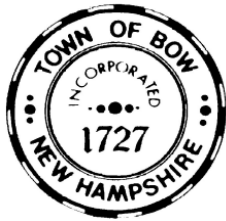
[20220202 BDC AGENDA.PDF](#)

2. Bow Business Development Commission 02/02/2022 Meeting Packet

Documents:

[02022022 BDC PACKET.PDF](#)

Respectfully submitted,
Bill Hickey
BDC Chair



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Business Development Commission

10 Grandview Road, Bow, New Hampshire 03304

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

AGENDA

February 2, 2022

The Town of Bow Business Development Commission will meet at 7:30 AM, Wednesday, February 2, 2022, in Room C of the Bow Municipal Building, 10 Grandview Road, Bow, NH.

The agenda includes:

1. BDC Annual Report picture
2. Guest Speaker: Bill Norton of Norton Asset Management
3. Approval of minutes – 1/5/22.
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



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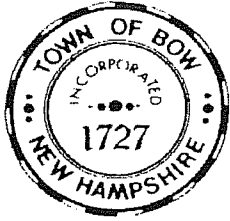
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Bill Hickey, Chair

ECONOMIC DEVELOPMENT PROJECTS/TASKS - as of 1/26/22

Business Development/Recruitment	Responsible	Status
New / expanded businesses or leads.	Taylor & Stack	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. 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) Keller Products - proposed Planned Business Subdivision & 1 megawatt (MW) solar array covering approximately 5 acres, off Ferry Rd. PB approved Solar array 6/3/21. 5) RRG - Modification to 2006 Site Plan for 10,000 SF building at 576 River Rd. Issued Building Permit on 4/5/21. 12/27/21 issued Certificate of Occupancy. 6) Loraco Plaza - Add 8,400 SF Warehouse at 1494 Route 3-A. Approved at 9/16/21 PB meeting. 7) HLF South (Grappone) - Subdivision: base course road construction completed - two new industrial lots off Evolution Dr available for development. 8) Dow Road project moving forward, multiple meetings with Peter Levine in January 2022 9) Amoskeag Beverages moving forward with fire suppression project, needs timeline for water connection 10) Ongoing discussion with reps from Flatley Co. regarding prospective development in Bow Mills.
Water/Sewer Project/Infrastructure		
Route 3-A Corridor Safety Improvements Plan	Stack	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	Taylor	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. Conceptual for Colby property being prepared by a developer.
Hooksett Interconnection	Taylor & Stack	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. Inter-municipal Agreement pending. DS forwarded sample agreement to Hooksett Village Precinct on 1/26/22.
Water Service Connections & Revenue	Stack	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.
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/Cenfer 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.
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. Need to schedule event for Spring 2022.
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. DuBois & King to prepare feasibility study per 7/19/18 mtg. Heather Ln Water Tower Neighborhood Mtg 12/8/21. 1/28/19 Selectmen sent letters to each Concord City Council member. Was 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". Matt Poulin met with Concord City Council Member Fred Keach and Grappone Feb 2020 concerning water interconnection. 2020 Town Meeting approved \$50K deposit to new Water Upgrade/Maint CRF. 7/14/20 D&K met with Selectmen-discussed 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. Signed contract w/ 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. Concord City Council to meet with Regional Utility Utilization Committee. Dec 2021 - Making progress- Concord doing modeling for water usage. Need draft language for two separate development agreements to extend water.
Regulatory/Zoning/Incentives		
Tax Increment Financing	Taylor & Stack	~ 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. Need to schedule TIF Board meetings.



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Planning Board

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AGENDA

January 20, 2022

revised 01/11/2022

The Town of Bow Planning Board will meet on Thursday, January 20, 2022 at 7:00 PM in Room C of the Town Municipal Building, 10 Grandview Road, Bow, New Hampshire. **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/8_QCCNfjsdU

7:00 PM ROLL CALL

I MINOR MODIFICATION / CONCEPTUAL CONSULTATION

II PUBLIC HEARINGS

1. Application #401-22: Eversource Energy - Wetlands Protection Conditional Use Permit for a total of 12,066 sq ft of wetland impact and 17,135 sq ft of wetland buffer impact for replacement of two utility poles along the Q171 Transmission Line and (after the fact) truck access along the D121 Transmission Line. Easements on Block 2, Lots 124, 125-AD, 200-C, located at 135 Bow Bog Rd, vacant lot off Bow Bog Rd, & 1420 Route 3-A. For Final Approval.
2. To consider placing the following amendments to the Zoning Ordinance on the Town Warrant:
 - A. To delete Section 5.11.H.6b requirements for a Conditional Use Permit for Minor/Pre-Development Excavation of Earth materials and amend Section 14.05.B to allow the Planning Board set the expiration date for approvals for excavation.
 - B. To delete Sections 5.11.A2 (Duplex or Two Family) and 5.11.A3 (Multi-Family) uses and renumber consecutive sections accordingly. Also, to delete Section 7.05.B for Duplex and multifamily dwellings in the "RU" and "R" districts in its entirety.
 - C. Several housekeeping amendments: to delete all references to the Bow Business (BD) District in Sections 4.01(A), 5.11, 6.07, and 8.08, as the BD District no longer exists; to delete Section 7.02(B)(7), as it is a duplicate of Section 7.02(B)(5), and to correct the name of the reference to the Town of Bow Building Code in Section 14.02(A).
 - D. To amend Section 10.03(G)(7) reduce the number of plan copies, from three to one, to be submitted for an Aquifer Protection Conditional Use Permit application.
 - E. To add Section 8.11 to allow changeable copy signs, in accordance with US Supreme Court decision.

Approved

amended (minor) placed on warrant

Placed on warrant

voted not to place on warrant

III OLD BUSINESS

1. Revisit October 4, 2018 Site Plan modification that allowed temporarily outdoor storage in order to relocate the driveway. Owner: Gould Properties, LLC. Property located at 390 River Road, Block 2, Lot 158.

approved for 1 year

IV NEW BUSINESS

V CORRESPONDENCE AND OTHER BUSINESS

VI UNAPPROVED MINUTES: December 16, 2021.

Respectfully submitted,

approved or amended

Don Berube, Jr.
Sandy Crystall
Adam Sandahl
Willis Sloat
Garth Orsmond
Jonathan Pietrangelo
Mike Lawton
Kim McDaniel

Mike Wayne
MT & AS

ABDCA