

TOWN OF BOW

Planning Board

10 Grandview Road, Bow, New Hampshire 03304

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

Bow Planning Board
February 19, 2026 at 7:00 PM
Room C at 10 Grandview Road, Bow, NH

PUBLIC HEARINGS:

- 1. Application no. 501-26: Ryan Stacy LLC** – Proposed four-lot residential subdivision. Located at 108 River Road; Map 31, Block 5, Lot 21; Zone: Residential One Family (R-1).
- 2. Application no. 401-26: The S3AK Trust** – Wetland Protection Conditional Use Permit for approximately 2,866 sq. ft. of wetland impact and 11,797 sq. ft. of wetland buffer impact for the construction of a residential driveway. Located off South Bow Road; Map 27, Block 3, Lot 30-I; Zone: Rural (RU).
- 3.** Proposed amendments to Section 8.02B of the Site Plan Review Regulations relating to requirements for site plans that involve land designated as “Special Flood Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP).
- 4.** Proposed amendments to Section 6.03D of the Subdivision Regulations relating to requirements for subdivisions that involve land designated as “Special Flood Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP).



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Proposed Amendment to Site Plan Review Regulations Section 8.02(B)

- B. Tract Boundary lines, right-of-way lines of all streets, street names, easements and other rights-of-way, park areas or land to be reserved or dedicated to public use. All lot lines and other site lines, water courses with accurate dimensions, bearing or reflection angles and radii, arch, and central angles of all curves, and Area of Special Flood Hazard locations and base flood elevations as shown on the Town of Bow Flood Insurance Rate Map as adopted by the Board of Selectmen that may exist within five hundred (500) feet of the development boundaries with dimensions and soil types. For Site Plans that involve land designated as Special Flood Hazard Areas by the National Flood Insurance Program (NFIP);

1. The Planning Board shall review the proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

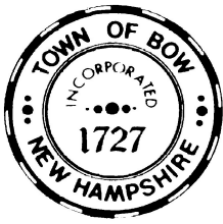
2. The Planning Board shall require that all proposals for development greater than 50 lots or 5 acres, whichever is the lesser, include Base Flood Elevation (BFE) data within such proposals (i.e. floodplain boundary and 100-year flood elevation).

3. The Planning Board shall require the applicant ~~shall to~~ submit sufficient evidence (construction drawings, grading, and land treatment plans) ~~to allow the Planning Board to~~ so as to allow a ~~determine determination~~ that:

(a) ~~the all such~~ proposals ~~is are~~ consistent with the need to minimize flood damage;

(b) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and

(c) adequate drainage is provided so as to reduce exposure to flood hazards.



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Proposed Amendment to Subdivision Regulations Section 6.03(D)

- D. Water courses and Area of Special Flood Hazard locations with base flood elevations that may exist within five hundred feet (500') of the Subdivision boundaries. For Subdivisions that involve land designated as Special Flood Hazard Areas by the National Flood Insurance Program (NFIP);
1. The Planning Board shall review the proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
 2. The Planning Board shall require that all proposals for development greater than 50 lots or 5 acres, whichever is the lesser, include Base Flood Elevation (BFE) data within such proposals (i.e. floodplain boundary and 100-year flood elevation).
 3. The Planning Board shall require the applicant ~~shall to~~ submit sufficient evidence (construction drawings, grading, and land treatment plans) ~~to allow the Planning Board to so as to allow a determine determination~~ that:
 - (a) the all such proposals ~~is are~~ consistent with the need to minimize flood damage;
 - (b) that all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and
 - (c) that adequate drainage is provided so as to reduce exposure to flood hazards.