



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](http://www.bownh.gov)

1. Bow Business Development Commission 03/02/2022 Meeting Agenda

Documents:

[20220302 BDC AGENDA.PDF](#)

2. Bow Business Development Commission 03/02/2022 Meeting Packet

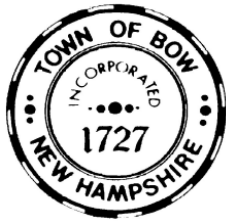
Documents:

[BDC PACKET 03022022.PDF](#)

Respectfully submitted,

Bill Hickey

BDC Chair



# 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](http://www.bownh.gov)

### AGENDA

**March 2, 2022**

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

The agenda includes:

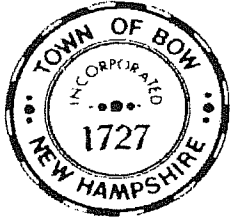
1. Approval of minutes – 2/2/22.
2. Review project/task list.
3. Reports from Town boards and committees.
4. Other business.

ADJOURNMENT – Target is no later than 8:30 AM.

Respectfully,  
Bill Hickey, Chair

**ECONOMIC DEVELOPMENT PROJECTS/TASKS - as of 2/23/22**

<b>Business Development/Recruitment</b>	<b>Responsible</b>	<b>Status</b>
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. Dow Road project moving forward, multiple meetings with Peter Levine in January 2022. 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) Loraco Plaza - Add 8,400 SF Warehouse at 1494 Route 3-A. Approved at 9/16/21 PB meeting. 6) Amoskeag Beverages moving forward with fire suppression project as of Jan 2022; needs timeline for water connection. 7) Ongoing discussion with reps from Flatley Co. re: prospective development in Bow Mills. <b>Neighborhood Mtg held 2/15/22. Conceptual Consultation for Planning Board 3/3/22.</b>
<b>Water/Sewer Project/Infrastructure</b>		
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. <b>Inter-municipal Agreement pending. DS forwarded sample agreement to Hooksett Village Precinct on 1/26/22.</b>
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.
<b>Existing Business Outreach/Relations</b>		
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. <b>Westover met briefly with Blue Seal's Mgr 2/15/22.</b>
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. <b>Spring 2022 event tentatively scheduled for May 18th - location TBD.</b>
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. D&K to prepare feasibility study per 7/19/18 mtg. 1/28/19 Selectmen sent letters to each Concord City Council mbr. 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. Heather Ln Water Tower Neighborhood Mtg 12/8/21. <b>2/22/22 Selectmen approved D&amp;K water plan design agreement - Water Tower location changed.</b>
<b>Regulatory/Zoning/Incentives</b>		
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. <b>Both TIF Boards scheduled to meet immediately after 4/6/22 BDC mtg.</b>



# TOWN OF BOW

## Planning Board

10 Grandview Road, Bow, New Hampshire 03304  
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### AGENDA

#### February 17, 2022

The Town of Bow Planning Board will meet on Thursday, February 17, 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/kbn\\_KkP-vsE](https://youtu.be/kbn_KkP-vsE)

7:00 PM ROLL CALL

#### I MINOR MODIFICATION / CONCEPTUAL CONSULTATION

#### II PUBLIC HEARINGS

1. Application # 501-22. WHASB Trust, LLC; Dawkins TTS Robert A + Doris C & Dawkins Family Trust; Dawkins Robert; Sampo TTS Michael + Nancy & Michael + Nancy Sampo Trusts. Lot Line Adjustment/Consolidation of five lots into four lots. Block 2, Lots 12, 51, 13, 13-A, & 48 located at 37 South Bow Rd, 85 Allen Rd, 43-47 South Bow Rd, 41 South Bow Rd, & 64 Woodhill Hooksett Rd.
2. Application #502-22. W Barbara E. Macauley Rev. Trust of 2020. Major Open Space Residential Subdivision creating 21 lots and ~2,700' of new public road and associated Wetlands Protection Conditional Use Permit #402-22 for 4,500 sq ft of wetland impact and 39,600 sq ft of wetland buffer impact for road & driveway construction. Block 4, Lot 82 located at 25 Page Rd.

*Approved w/waivers*

*Accepted site walk 3/12/22 1:00pm*

#### III OLD BUSINESS

#### IV NEW BUSINESS

*planned*

Request for a second 90 day extension for application #202-21: Keller Products, Inc. Site Plan Review for proposed 1 megawatt (MW) solar array covering approximately 5 acres. Block 5, Lots 19 & 18-B located at 7-9 Ferry Rd. (original extensions granted on 8/19/2021 and 11/18/2021)

#### V CORRESPONDENCE AND OTHER BUSINESS

#### VI UNAPPROVED MINUTES: January 20, 2022

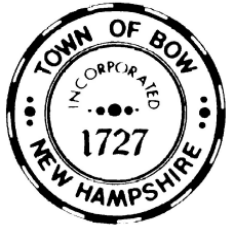
Respectfully submitted,  
Don Berube, Jr., Chair

*approved as amended*

*Don Berube, Jr  
Sandra Crystall  
Adam Sandahl  
Bill Oldenburg  
Garth ORSMOND  
Willis Sloat  
David Glasiek  
Jonathan Pietrangelo  
Kip McDaniel  
Mike Lawton  
Mike Wayne (Bos)*

*MT & AS  
staff*

*BDC*



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5

### DRAFT MINUTES BUSINESS DEVELOPMENT COMMISSION FEBRUARY 2, 2022

6 The Town of Bow Business Development Commission held a scheduled regular meeting on  
7 Wednesday, February 2, 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 7:31 AM. Other BDC Members participating were: Cody Herrick, Secretary,  
11 John Meissner, Wendy Gazaway, and BOS representative Matthew Poulin. Also participating were:  
12 Dave Stack, Town Manager, Community Development Director Matt Taylor, Fire Chief Eliot Berman,  
13 Police Chief Ken Miller, Assistant Planner Bryan Westover, and Alvina Snegach, recording secretary.  
14 Don Berube, Jr., Christopher Johnson, June Branscom, and Michael Percy were excused.  
15 Stanley and Peter Emanuel of Zero Waste were present as members of the public.

16  
17 **William Norton, Norton Asset Management.**

18 Mr. Norton was invited to speak to the Commission on matters related to the recent real estate market  
19 trends and local developments.

20  
21 **Approval of minutes - 01/05/2022**

22 Draft 01/05/2022 minutes were reviewed and no edits were made. *Mr. Poulin made a motion to*  
23 *approve the minutes as presented, duly seconded by Ms. Gazaway, and passed by unanimous vote in favor.*

24  
25 **Review project/task list and reports from boards and committees.**

26 Mr. Taylor briefed and answered questions about the following:

- 27 - Dow Road commercial development project and water/sewer related needs;  
28 - Amoskeag Beverages water needs for fire suppression;  
29 - Upcoming neighborhood meeting for the Exit 1 area with the potential developer;  
30 - Hooksett water / sewer interconnection - a draft of intermunicipal agreement sent;  
31 - Water to Bow Junction project - need draft language for two separate development  
32 agreements;  
33 - Proposed zoning amendments - removing duplex/multifamily in most districts and bringing  
34 the sign code up to freedom of speech legal standards;

35  
36 Members also agreed to set the next date for the Business to Business event for May 18, 2022. Mr.  
37 Emanuel suggested to discuss the venue with NH Peterbilt new owner.

38 Members also agreed to schedule the next joint TIF Advisory Boards meeting for April 6, 2022.

39  
40 *Mr. Poulin made a motion to adjourn. Ms. Gazaway duly seconded, and the motion passed with a*  
41 *unanimous vote in favor.*

42 Meeting adjourned at 8:30 AM.

43  
44 Respectfully submitted,

45  
46 Cody Herrick, Secretary