



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 04/07/2021 Meeting Agenda

Documents:

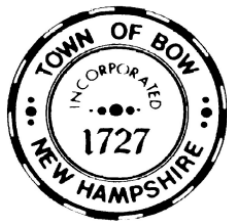
[20210407 BDC AGENDA.PDF](#)

2. Bow Business Development Commission 04/07/2021 Meeting Packet

Documents:

[BDC 04072021 PACKET.PDF](#)

Respectfully submitted,
Bill Hickey
BDC Chair



TOWN OF BOW

Business Development Commission

10 Grandview Road, Bow, New Hampshire 03304

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AGENDA

April 7, 2021

The Town of Bow Business Development Commission will meet at 7:30 AM, Wednesday, April 7, 2021 via Zoom Meeting.

Join Zoom Meeting by dialing in 1-929-205-6099 (US). Meeting ID: 869 3527 5144

Zoom meeting instructions are posted here: <https://www.bownh.gov/200/Community-Development>

Please email or call asnegach@bownh.gov or call (603) 223-3976 to obtain the password.

Live Stream via YouTube: <https://youtu.be/vAHWuVBjWjQ>

Please email: asnegach@bownh.gov or call (603) 223-3976 if you have difficulty joining the meeting.

The agenda includes:

1. Approval of minutes – 3/3/21.
2. Review project/task list.
3. Reports from Town boards and committees.
4. Future BDC meetings – remote or in person.
5. Other business.

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

Respectfully,
Bill Hickey, Chair

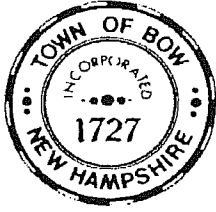
ECONOMIC DEVELOPMENT PROJECTS/TASKS - as of 3/31/21

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. 2) Former Route 3-A Sand Pit re-bid of 4/4/19 was awarded to Coastal 4/23/19 & 5/14/19 by Selectboard - P&S executed, sale pending Supreme Court action. 3) Fontaine (Ryan Rd) 6,800 SF office/warehouse site plan approved by PB 9/19/19. 4) RRG (Thibeault Dr) 10,000 SF office/warehouse site plan approved by PB 10/3/19. 5) RRG (Thibeault Dr) 11,250 SF office/warehouse site plan approved by PB 6/18/20. 6) Rhonda Realty (Tallwood Dr) additions: 4,500 SF Warehouse and 1,050 SF Mini-storage (7 units) approved by PB 6/18/20. Building Permits have been issued. 7) Accurate Tree Service (Route 3-A) 6,000 SF office & tradesman building approved at 11/5/20 PB meeting. 8) Phelps Pallet Repair (relocation on River Rd) 6,000 SF office & manufacturing building for approved 1/7/21 PB meeting. 9) PSNH/Eversource Warehouse (River Rd) 1,900 SF addition for storage - Approved 1/21/21 PB meeting. 10) Grappone Planned Business Subdivision to create an additional lot off Evolution Drive - Public Hearing 4/15/21 PB meeting.
Water/Sewer Project/Infrastructure		
Route 3-A / Dunklee Road Intersection Improvements & Dunklee Rd Bridge	Stack	State Aid approved for project; NHDOT approved Town to proceed with design of a four-way signalized intersection; and to be coordinated with Dunklee Bridge repair. 1 bid rcvd 6/25/19, cost exceeded Town's allocated amount-Back to 2020 Town Meeting to re-appropriate funds. DuBois & King worked with DOT to for 2020 bid pkg. Work to proceed w/ utilities coordination & enviromental assessment & house asbestos abatement; garage razed Feb 2020. 2020 Town Meeting approved funding. Audley Construction began construction 7/20/20 (bridge closed). House was razed, utility relocation underway. Bridge construction continues - Dunklee road reopened 12/4/20. Action pending to relocate business directional sign at intersection. Selectmen recommended Concept B at 1/26/21 meeting.
Route 3-A / River Rd (South) Intersection	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 infomation 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.
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 Commision 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 feasibilty 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, draft was to be completed by 3/5/21.
Water Service Connections & Revenue	Stack	Water Filling Station relocated to Vaughn Road in Fall of 2019. Second user added June 2020. 2020 sales as of 10/14/20: \$33,758 (6,049,400 gals).
Route 3-A Corridor Safety Improvements Plan	Stack	8/11/20 Selectmen voted to support the NH DOT project to improve the Grandview Rd and the southern River Rd intersections.
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 met with Pitco Oct '18. Taylor & Poulin met with Audley/Cenfer 1/16/19. Westover & Deb Avery (NH DBEA) Perma-Liner Open House 4/17/19. Westover visited Young Furniture 8/2/19. Taylor & Poulin met with 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.
Business to Business (B2B) Events	Taylor/BDC	Spring/Summner event @ ServPro 6/12/19. Fall event @ Grappone Toyota 10/23/19. Baker Free Library's "Bow Small Business Expo 2020" for 4/4/20 was cancelled. Virtual Fall B2B event, via Zoom, Wed, 10/28/20 from 4-5 PM.
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. 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 was cancelled; MT provided update to Concord Group on 2/22/21. Prelim design is on schedule.
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. TIF meeting held 2/3/21.

SURVEY RESULTS: Future BDC Meetings - Preference to meet remotely or in person (when safe to do so)?

<u>BDC Members</u>	<u>Remote</u>	<u>In Person</u>	<u>Flexible</u>	<u>Notes</u>
		X		
		X		in person in May provided the trends are still moving in the right direction
		X		
		X		prefer in person, but flexibility of remote is excellent & makes it more possible to join when meetings adjacent to BDC's
		X		
		X		
		X		
	*		X	I'm flexible ... remote would be easier
		*	X	I'm ok either way, but would prefer meeting in person when safe to do so.
		X		w/ remote option
		X		
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<u>Staff</u>	<u>Remote</u>	<u>In Person</u>	<u>Flexible</u>
No response			
	X		
No Response			
	X		
	X		
	X		
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	4	0	0



TOWN OF BOW

Planning Board

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AGENDA March 18, 2021

(Revised 3/8/21)

The Town of Bow Planning Board will meet on Thursday, March 18, 2021 at 7:00 PM via Zoom Meeting software. The order of business is subject to change without notice.

Dial in: 312-626-6799, 929-205-6099 US. Meeting ID: **859 9683 5680**

Please call 603-223-3976 or email asnegach@bownh.gov for the meeting password or to report issues with login/dial in during the meeting. Additional Instructions on how to join the meeting will be posted here: <https://www.bownh.gov/200/Community-Development>. Public comment can be submitted to bwestover@bownh.gov prior to the meeting.

The meeting will be streamed live via Youtube here: <https://youtu.be/TIWd-tcxse>

7:00 ROLL CALL

I MINOR MODIFICATION / CONCEPTUAL CONSULTATION

REVIEWED

1. Conceptual Consultation for a 68 unit residential site plan. Barbara E. Macauley Rev Trust of 2020, Block 4, Lot 82, located at 25 Page Rd.

II PUBLIC HEARINGS

ACCEPTED BOTH Public Hearings cont'd to APR 15, 21

1. Application #502-21, Pinnacle Lane Development, LLC. Lot line adjustment (Minor Subdivision) merging two residential lots and a portion a private road right of way. Block 4, Lots 106-C, 106-D, and Pinnacle Lane; located at 40 & 36 Pinnacle Lane. For Receipt of Application.
2. Application #503-21, HLF South, LLC. Planned Business Subdivision creating one additional industrial lot and extending Evolution Drive by ~370' to create a cul-de-sac to be accepted as a Class V public road. Block 2, Lots 164-C & 159-F8; located at 29 Dunklee Rd & 60 Ryan Rd. For Receipt of Application.

III OLD BUSINESS

APPROVED

1. Request for a 90-day extension (first request) of the October 1, 2020 approval of Application #503-20: 164C Dunklee, LLC – 2 lot non-residential Minor Subdivision. Block 5, Lot 18 located at 161 River Rd.

IV CORRESPONDENCE AND OTHER BUSINESS

Publ. Hearings sch. to 4/15/21

1. Revision to the Bow Subdivision Regulations

V UNAPPROVED MINUTES: February 18, 2021

Respectfully submitted,
Don Berube, Jr., Chair

APPROVED AS AMENDED

*DON BERUBE, JR.
SANDRA CRYSTAL
TONY REXNOLDS
BRI Oldenburg
Adam Sandahl
WILLIS SLOAT
DAVID GLASIER
GARTH ORSMOND
Jonathan PIETRANGELO
MIKE WAYNE (BOS)
MT. BOW, AS - STAFF*

BDC



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DRAFT MINUTES BUSINESS DEVELOPMENT COMMISSION March 3, 2021

6 The Town of Bow Business Development Commission held a scheduled regular meeting on Wednesday,
7 March 3, 2021 at 7:30 AM via Zoom.

8
9 Chair Bill Hickey called the meeting to order at 7:30 AM with a reading of a virtual meeting checklist. Other
10 BDC Members participating were: Larry Haynes, Vice Chair, Cody Herrick, Secretary, Mike Percy, John
11 Meissner, and BOS representatives Matt Poulin and Colleen Hunter. Also participating were: Dave Stack,
12 Town Manager, Matt Taylor, Community Development Director, Bow Police Chief Margaret Lougee,
13 Assistant Planner Bryan Westover, and recording secretary Alvina Snegach. Don Berube, Jr., June
14 Branscom, Chris Johnson, and Wendy Gazaway were absent. Stanley Emanuel was present as a member of
15 the public.

16
17 **Guest speaker Stuart Arnett from ADG LLC**

18 Stuart Arnett thanked the Committee for inviting him to speak and displayed a presentation on the screen
19 about his view on the economy and community development going forward. Members discussed the trends
20 in community development and which ones will remain in the post-pandemic world. Mr. Arnett also
21 commended Bow on its various recent economic development accomplishments.

22 Members thanked Mr. Stuart for his presentation and for his contribution to connecting the Town officials
23 with the Hooksett Water Precinct, which resulted in the two municipalities currently working together on
24 water/sewer interconnection prospects.

25
26 **Approval of minutes – 02/03/2021**

27 Draft minutes were reviewed, and no changes were made. *Mr. Poulin made a motion to approve the minutes*
28 *as presented, which was duly seconded by Mr. Haynes and passed by a roll call unanimous vote in favor.*

29
30 **Review project/task list and reports from boards and committees.**

31 Mr. Taylor and Mr. Stack provided brief updates on the following:

- 32
33 - Water to Bow Junction engineering design progress and Hooksett Bow interconnection
34 feasibility study progress (the latter should be done by March 5th).
35 - Proposed business planned subdivision of the lot owned by the Grappone, where their overflow
36 parking is located;
37 - Dunklee Road intersection repair update;

38
39 Mr. Poulin noted that the meeting of Concord Region Utility Utilization Committee has been moved to
40 March 16th and encouraged everyone to attend. He also asked how the members felt about in person

1 meeting attendance and consensus was to send an email inquiry to all members to see what the majority
2 prefers.
3 Mr. Poulin made a motion to adjourn, which was duly seconded by Mr. Hickey, and passed with a
4 unanimous vote in favor.

5
6 Meeting adjourned at 8:28 AM.

7
8 Respectfully,

9
10 Cody Herrick

11
12 Secretary

DRAFT