



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 05/04/2022 Meeting

Documents:

[20220504 BDC AGENDA.PDF](#)

2. Bow Business Development Commission 05/04/2022 Meeting Packet

Documents:

[5-4-22 BDC PACKET.PDF](#)

- 2.1. BDC Unapproved Meeting Minutes 050422

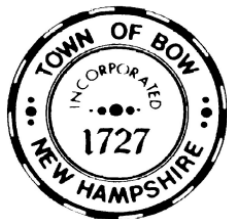
Documents:

[2022 0504 BDC UNAPPROVED MINUTES.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

May 4, 2022

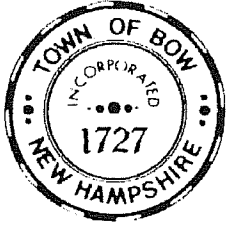
The Town of Bow Business Development Commission will meet at 7:30 AM, Wednesday, May 4, 2022, in Room C of the Bow Municipal Building, 10 Grandview Road, Bow, NH.

The agenda includes:

1. Approval of minutes – 4/6/22.
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



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**DRAFT MINUTES
BUSINESS DEVELOPMENT COMMISSION
APRIL 6, 2022**

9 The Town of Bow Business Development Commission held a scheduled regular meeting on Wednesday,
10 April 6, 2022 at 7:30 AM at the Municipal Building in Meeting Room C.

11 Chair Bill Hickey was excused from the meeting and Vice Chair Haynes was chairing. He called the meeting
12 to order at 7:31 AM. Other BDC Members participating were: Don Berube, Jr., John Meissner, Cody Herrick,
13 Wendy Gazaway, and BOS representative Matt Poulin. Also participating were: Dave Stack, Town Manager,
14 Community Development Director Matt Taylor, Fire Chief Eliot Berman, Assistant Planner Bryan Westover,
15 and Alvina Snegach, recording secretary. June Branscom, Christopher Johnson, and Michael Percy were
16 excused.

17 Stanley Emanuel of Zero Waste was present as a member of the public.

18 **Approval of minutes – 03/02/2022**

19 Draft 03/02/2022 minutes were reviewed and no edits were made. *Mr. Poulin made a motion to approve
20 the minutes as presented, duly seconded by Mr. Berube, and passed unanimously.*

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

22 Mr. Taylor, Mr. Stack and Mr. Poulin briefed and answered questions about the following:

- 23 - Flatley Co. conceptual meeting with the Planning Board and the Selectmen; NH Business Review
- 24 article published on the subject.
- 25 - Hooksett water / sewer interconnection;
- 26 - Bow water system operating RFP;
- 27 - Closing the loop on Thibeault and Ryan Road (and Evolution Drive) project and its funding;
- 28 - Concord negotiations on the water interconnection;
- 29 - Blushing Blooms business visitation;
- 30 - Planning Board upcoming subdivision reviews;
- 31 - May Business to Business event and the need for a new venue. Mr. Poulin will contact Chen Yang Li
- 32 to see if they are interested in hosting;
- 33 - Concord Group being interested in the progress of bringing water to Bow Junction;
- 34 - Developer interested in the Dow Road commercial property;
- 35 - Planning and Zoning Board cases past and upcoming;
- 36

37 Members also discussed the idea of organizing a Business Expo in Bow and resuming the Business Spotlight
38 feature on the website.

39 Chief Berman provided an update from the Fire Department.

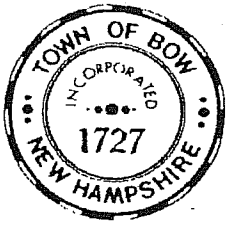
40
41 Meeting adjourned at 8:00 AM after a motion by Mr. Poulin and a second from Mr. Stack.

42
43 Respectfully submitted,

44
45 Cody Herrick, Secretary

ECONOMIC DEVELOPMENT PROJECTS/TASKS - as of 4/28/22

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. Dow Road project moving forward, multiple meetings with Peter Levine in January 2022. 4/21/22 Conceptual Consultation with Planning Board. 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 / GSSG Solar - proposed 1 megawatt solar array covering approximately 5 acres, off Ferry Rd. PB approved Solar array 6/3/21. 4/21/22 Application Withdrawn. 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) Flatley Co. prospective development in Bow Mills. Neighborhood Mtg held 2/15/22. Conceptual Consultation briefed at Planning Board 3/3/22 & Selectmen 3/22/22.
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. March 2022 - Conceptual for Colby property presented by 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. DS forwarded sample agreement to Hooksett Village Precinct on 1/26/22. Inter-municipal Agreement pending Hooksett action.
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 - D&K Design costs have increased. 4/12/22 - CSLFRF funds will not be used for 2nd water filling station or to design to close loop on Thibeault/Ryan Rds.
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/Center 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. Westover met briefly with Blue Seal's Mgr 2/15/22. Taylor & Poulin visited Blushing Blooms 3/18/22.
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. Spring 2022 event tentatively scheduled for May 18th - POSTPONED/CANCELLED. Ask BFL if interested in a Fall 2022 Bow Businesses "Expo"?
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. 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". Poulin met with City Council Mbr Fred Keach and Grappone Feb 2020 re water interconnection. 2020 Town Meeting approved \$50K deposit to new Water Upgrade/Maint CRF. 7/14/20 D&K met with Selectmen re 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. 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. City Council to meet with Regional Utility Utilization Committee. Dec 2021 - Concord modeling for water usage. Heather Ln Water Tower Neighborhood Mtg 12/8/21. 2/22/22 Selectmen approved D&K water plan design agreement - Water Tower location may change. DS Drafting agreement w/ Concord.
	Stack	Water Treatment Plant Superintendent Marco Philippon to meet with Concord Mayor.
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. Both TIF Boards met after 4/6/22 BDC mtg. TIF funding for Water from Vaughn Rd to Dow Rd - update.



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AGENDA

April 21, 2022

revised 04/08/2022

The Town of Bow Planning Board will meet on Thursday, April 21, 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/qRo8OuO4mRE>

took place 6:00 PM Site Walk at 21 & 25 Birchdale Road, Block 5, Lots 48-C & 48-A (Apps: #503-22 & #504-22)

7:00 PM ROLL CALL

I MINOR MODIFICATION / CONCEPTUAL CONSULTATION

discussed

1. Minor Modification of Site Plan #2-86, R.A.C. Properties LLC (dba Extreme Machines): 1,190 sq ft Addition plus canopy. Block 2, Lot 108, located at 1188 Route 3-A.
2. Conceptual consultation for Amber Bow Associates LLC/TF Bernier Inc. for a proposed industrial development at 75 Dow Road, Block 5, Lot 42.

II PUBLIC HEARINGS

Cont'd to 5/19/22
approved
approved
approved
approved w/ waivers
received
site walk 5/19/22 6:00pm

1. Application #502-22. W Barbara E. Macauley Rev. Trust of 2020. Major Open Space Residential Subdivision creating 17 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. (Continued from March 17, 2022 meeting.)
2. Application #403-22: Eversource Energy. Wetlands Protection Conditional Use Permit for a total of 51,747 sq ft of wetland impact and 145,512 sq ft of wetland buffer impact for replacement of utility poles along the P145 Transmission Line. Easements on Block 1, Lot 81; Block 2, Lot 200; Block 5, Lots 13, 17-A, 3, 3-A, 7, 19, 20-A, 20, 7-I, 9-N, 9-P, 9-Q, & 9-U, located at Hall St (rail line), 431 & 19 River Rd, vacant lot off River Rd, 4 & 5 Garvins Falls Rd, 887 Route 3-A, 7-9 & 11 & 14 Ferry Rd, 11 Eastview Dr, 7 & 9 & 11 Lincoln Dr, & vacant lot off Lincoln Dr (respectively). For Final Approval.
3. Application #503-22. Golden Sunshine Days 2018 Trust and Sharon & Erik Klardie. Lot Line Adjustment between two residential lots. Block 5, Lots 48-C & 48-A located at 21 & 25 Birchdale Rd. For Expedited Review.
4. Application #504-22. Golden Sunshine Days 2018 Trust. Minor Residential Subdivision creating 1 new lot. Block 5, Lot 48-C located at 21 Birchdale Rd. For Expedited Review.
5. Application #201-22: Omer T. & Naila O. Chattha. Site Plan Review for proposed 6,000 sq ft building for motor vehicle sales and repairs. Block 2, Lot 92 located at 1426 Route 3-A. For receipt of Application. (cont'd to May 19, 2022)

III OLD BUSINESS

IV NEW BUSINESS

tent June 2 at 7pm

1. Schedule in-house Planning Board training
2. Adoption of the 2022 Zoning Ordinance *signed*

V CORRESPONDENCE AND OTHER BUSINESS

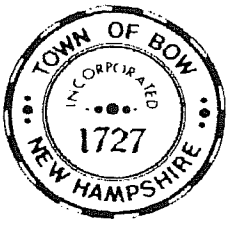
VI UNAPPROVED MINUTES: March 17, 2022

Respectfully submitted,
Don Berube, Jr. Chair

approved as amended

Don Berube Jr.
Sandra Crystall
Adam Sandahl
Willis Sloat
Garth Orsmond
Jonathan Pietrangolo
Mike Lawton
Kip McDaniel
Mike Wayne, Bos

MT & AS (staff)



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REVIEW BY TOWN OFFICIALS

To/From: Dave Stack, Bow Town Manager
Eliot Berman, Chief, Bow Fire Dept.
Darcy Little, Director, Bow Recreation Dept.
Tim Sweeney, Director, Bow Public Works Dept.
Bob Pike, Bow Building Inspector
Ken Miller, Chief, Bow Police Dept.
Monica Hurley, Assessor, Bow Assessing Dept.
Sandra Crystall, Chair, Bow Conservation Commission
Eric Anderson, Chair, Bow Heritage Commission
→ William Hickey, Chair, Bow Business Development Commission
Dr. Dean Cascadden, Superintendent of Bow Schools
Eric Smith, Manager, WhiteWater, Inc.
Michael Mullen, Outside Plant Engineer, Consolidated Communications
Mark Andrews, Plant Supervisor, Dunbarton Telephone
Charles Lloyd, Manager of Electric Operations, Unitil
Jason Yergeau, Supervisor, Eversource Bedford Area Work Center
(cc: Eversource Real Estate Dept)

From/To: Donald Berube, Jr., Chair, Bow Planning Board

Date: **March 29, 2022**

Date of Planning Board Meeting: **Thursday, April 21, 2022**

Applicant: **Omer T. & Naila O. Chattha**

Application: **#201-22 – For Receipt of Application**

Site Plan Review for proposed 6,000 sq ft building for motor vehicle sales and repairs.

Location: **Block 2, Lot 92 located at 1426 Route 3-A.**

Site Walk Scheduled: **To be determined.**

Please review and respond prior to meeting date.

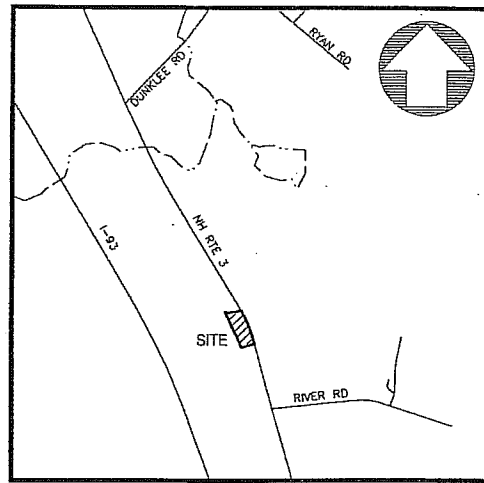
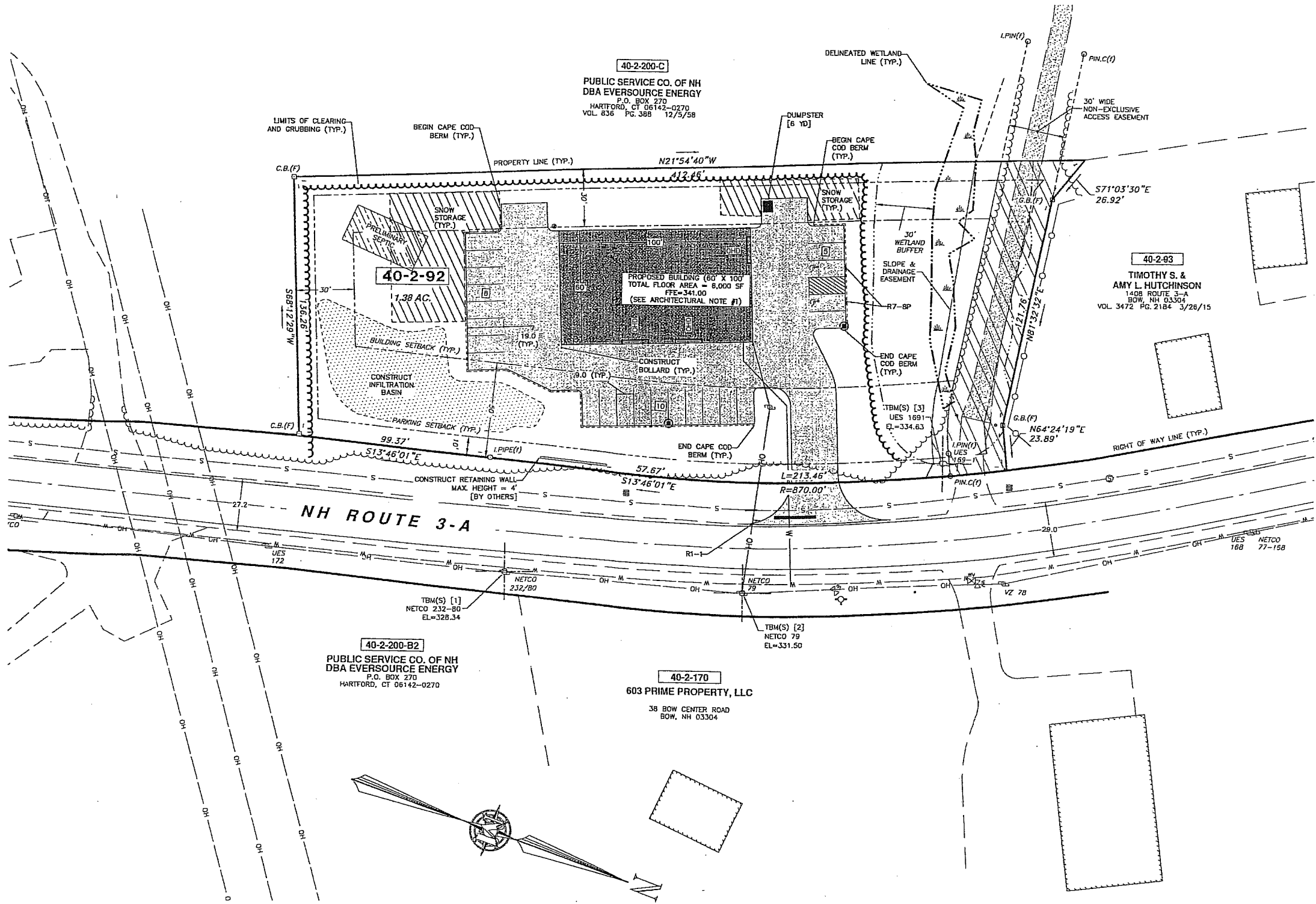
_____ We have no concerns with the proposed plan(s).

_____ Our concerns are as follows:

Signed, _____

Title: _____

Date _____



PLAN INTENT:
TO DEPICT THE IMPROVEMENTS NECESSARY FOR THE PERMITTING AND CONSTRUCTION OF:
A. 6,000 SQUARE FOOT FREE STANDING BUILDING
B. PAVED DRIVEWAY AND PARKING AREAS
C. ANCILLARY UTILITY CONNECTION AND STORMWATER MITIGATION INFRASTRUCTURE

- NOTES:**
- OWNER OF RECORD: MAP 40 BLOCK 2 LOT 92 (1426 RTE 3A) OWNER & NAJLA CHATTHA 33 WATKINS WAY MIDDLETON, MA 01849 BK/PG 3731/2006 (04/01/2021)
 - THE SUBJECT PARCEL IS INDICATED AS MAP 40 BLOCK 2 LOT 92 ON THE TOWN OF BOW TAX ASSESSORS MAPS.
 - THE TOTAL AREA OF THE SUBJECT PARCEL IS 1.38± AC
 - THE SUBJECT PARCEL IS LOCATED IN THE GENERAL INDUSTRIAL (I-2) ZONING DISTRICT. PORTIONS OF THE PARCEL ARE SUBJECT TO THE WETLANDS CONSERVATION (WC) AND AQUIFER PROTECTION (AP) OVERLAY DISTRICTS.
 - DIMENSIONAL REQUIREMENTS FOR THE I-2 ZONING DISTRICT:

ZONING SUMMARY		
ZONE: GENERAL INDUSTRIAL (I-2)		
REQUIREMENT	REQUIRED	PROPOSED
LOT SIZE	1.00 ACRE	1.38± ACRES
FRONTAGE	150 FT	370.5 FT
FRONT YARD SETBACK	50 FT	63.3 FT
REAR YARD SETBACK	30 FT	32.0 FT
SIDE YARD SETBACK	30 FT	136.7 FT
MAX IMPERVIOUS %	80%	34% (20,400 SF)
MAX BUILDING HEIGHT	40 FT-3 STORIES	16 FT-1 STORY
WETLAND BUFFER	30 FT	43.5 FT

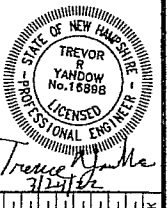
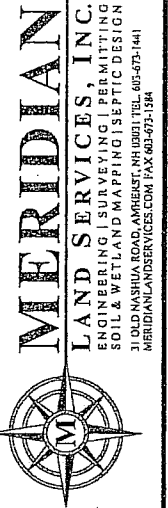
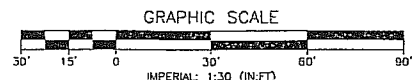
- WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 ALONG WITH THE NORTHEAST REGIONAL SUPPLEMENT BY JASON C. BOLDUC, WETLAND APPRENTICE AND INSPECTED BY SPENCER C. TATE, C.W.S. OF THIS OFFICE ON 05/12/2021.
- THE PROJECT REQUIRES THE FOLLOWING PERMITS/APPROVALS:
 - TOWN OF BOW ZONING BOARD OF ADJUSTMENTS SPECIAL EXCEPTION: [APPROVED, CASE NO. 109-215]
 - TOWN OF BOW PLANNING BOARD APPROVAL: [PENDING]
 - NHDDT DRIVEWAY PERMIT: [PENDING]
 - NHDES CONSTRUCTION APPROVAL (SEPTIC PERMIT): [PENDING]

ARCHITECTURE NOTES:

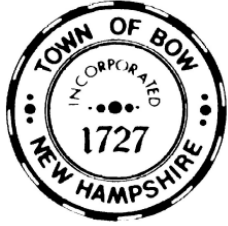
- SEE ARCHITECTURAL DRAWINGS FOR EXACT STRUCTURE DIMENSIONS AND DETAIL CONTIGUOUS TO THE BUILDING(S) INCLUDING SIDEWALKS, RAMPS, STAIRWAYS, ENTRANCES, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.

USE	REQUIREMENT	REQUIRED SPACES
GENERAL OFFICE: 1,000 SF	1 SP/200 SF	5.00 SPACES
VEHICLE SALES: 1,800 SF	1 SP/600 SF	3.00 SPACES
OUTDOOR DISPLAY: 1,026 SF	1 SP/3,000 SF	0.34 SPACES
STORAGE: 3,200 SF	1 SP/1,000 SF	3.20 SPACES
	TOTAL REQUIRED	12 SPACES
	TOTAL PROVIDED (EXCLUDING 6 DISPLAY)	17 SPACES
	HANDICAP SPACES REQUIRED	2 SPACES (1 VAN)
	HANDICAP SPACES PROVIDED	2 SPACES (2 VAN)

201-22



DATE	DESCRIPTION	BY	CHK
MARCH 24, 2022	NON-RESIDENTIAL SITE PLAN LAYOUT PLAN		



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DRAFT MINUTES BUSINESS DEVELOPMENT COMMISSION MAY 4, 2022

6 The Town of Bow Business Development Commission held a scheduled regular meeting on Wednesday,
7 May 4, 2022 at 7:30 AM at the Municipal Building in Meeting Room C.
8

9 Chair Bill Hickey called the meeting to order at 7:33 AM. Other BDC Members participating were: Vice
10 Chair Larry Haynes, John Meissner, Don Berube, Jr., June Branscom, Christopher Johnson, Wendy Gazaway,
11 and Select Board representative Matt Poulin. Also participating were: Dave Stack, Town Manager, Police
12 Chief Kenneth Miller, Fire Chief Eliot Berman, Assistant Planner Bryan Westover, and Barbara Hayes,
13 recording secretary. Community Development Director Matt Taylor and Cody Herrick were excused.
14 Stanley Emanuel of Zero Waste was present as a member of the public.
15

Approval of minutes - 4/6/2022

16 Draft 4/6/2022 minutes were reviewed and no edits were made. *Mr. Poulin made a motion to approve the*
17 *minutes as presented, duly seconded by Mr. Berube, and passed unanimously.*
18
19

Review project/task list and reports from boards and committees.

20 Mr. Westover opened the discussion of reviewing the project/task list. Mr. Stack, Mr. Berube and Mr. Poulin
21 briefed and answered questions about the following:
22

- 23 - The Dow Road commercial property and water related needs
- 24 - Keller Products/GSSG Solar project application has been withdrawn (4/21/22)
- 25 - Hooksett water / sewer interconnection
- 26 - Closing the loop on Thibeault and Ryan Road (and Evolution Drive) project and second water filling
27 station removed from funding list
- 28 - Concord negotiations on the water interconnection
- 29 - Planning Board upcoming applications
- 30 - May Business to Business event and the need for a new date and venue. Looking to the Fall.
- 31 - Concord Group being interested in the progress of bringing water to Bow Junction
- 32 - Zoning Board past and upcoming cases
33

34 Mr. Poulin reminded everyone of the Men's Club Memorial Day event at the gazebo.

35 Ms. Branscom discussed the rising interest rates and the impact on the current Bow real estate market.

36 Mr. Haynes mentioned Grappone looking to lease 2500 square foot warehouse. Leads appreciated.

37 Honorable mention goes to Geoff Ruggles for saving the day from the coffee catastrophe!
38

39 Meeting adjourned at 8:05 AM after a motion by Mr. Poulin and a second from Ms. Gazaway.
40

41 Respectfully submitted,
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43
44

45 Cody Herrick, Secretary