

**ECM**

**Eric C. Mitchell & Associates, Inc.**  
*Planning, Site Design, Surveying, Environmental*

*Request for  
Minor Modification  
to # 506-13*

February 16, 2022

Town of Bow  
Planning Board  
10 Grandview Road  
Bow, NH 03304

RECEIVED

FEB 16 2022

BOW COMMUNITY  
DEVELOPMENT

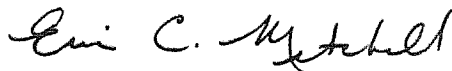
RE: Proposed Driveway over 10%  
"Merrill Crossing" Tax Map 43, Lot 30E  
Bow, New Hampshire  
**ECM Job #: (4)14-45**

Dear Board:

I respectfully request that the driveway proposed on Lot 30-E be at a grade of 12 percent. The lot slopes up 16 to 20 percent in the front of the lot back a distance of about 150 feet. The proposed house is to be placed on a fairly flat area. The lot continues uphill behind the house. By allowing a 12 percent driveway, the house can be built just above grade in the flat area of the lot.

Thank you for your consideration.

Sincerely,



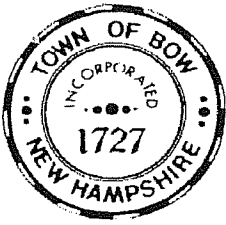
Eric C. Mitchell  
President

SUBDIVISION  
REGULATIONS

designated agent of the Board. All additional costs incurred during review of the Application shall be paid prior to Final Approval. Failure to pay these costs as specified will be valid grounds for refusal to accept the Application as complete, or for disapproval of the Application.

#### 4.07 Modification of Approvals

- A. Minor design modifications and minor modifications of approved subdivisions may be approved by the Planning Board upon recommendation of the Road Agent/Town Engineer, Building Inspector, and Town Planner at a public meeting without specific notification of abutters provided that all of the following conditions are met:
1. The modification is the result of circumstances relating to the property that were not anticipated at the time of approval.
  2. The modification is minor, insubstantial, and will not in any way adversely affect abutters, future occupants, owners, or the public.
  3. In all other cases, modifications shall be approved only pursuant to the provisions of Section 4.03F of these regulations.
    - a. When the Board has determined that a requested modification shall require a public hearing in accordance with Section 4.03F, the Applicant shall be responsible for all expenses and fees as set forth in Section 4.06 of these regulations.



# TOWN OF BOW

## Planning Board

10 Grandview Road, Bow, New Hampshire 03304  
Phone (603) 223-3970 | Fax (603) 225-2982 | Website www.bownh.gov

### REVIEW BY TOWN OFFICIALS

To/From: Matt Taylor, Director, Community Development (Town Planner)  
Tim Sweeney, Director, Bow Public Works Department (Road Agent)  
Bob Pike, Bow Building Inspector

Date: **February 18, 2022**

Date of Next Planning Board Meeting: **Thursday, March 3, 2022**

Applicant: **Eric Mitchell & Assoc**

Application: **Modification to Summit View Subdivision #506-13 (Block 2, Lot 30)**  
**Modify the approved 10% grade driveway to permit a 12% grade driveway.**

Location: **Block 2, Lot 30-E located at 18 Merrill Xing**

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:

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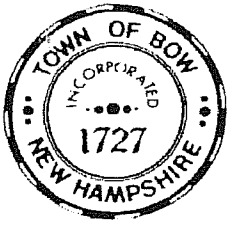
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Matt Taylor  
Signed, Community Dept. Dir.  
Title:

Date 2/22/22

RECEIVED  
FEB 22 2022  
BOW COMMUNITY  
DEVELOPMENT



# TOWN OF BOW

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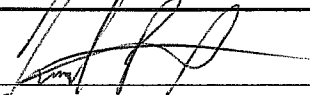
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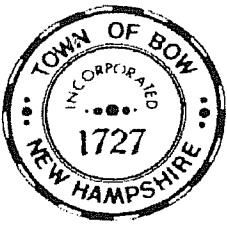
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Signed,   
Title: **Director of Public Works**

Date **2-28-2022**

**RECEIVED**  
**FEB 28 2022**  
**BOW COMMUNITY DEVELOPMENT**



# TOWN OF BOW

## Planning Board

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       Our concerns are as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed, Bob Pike  
Title: BUILDING INSPECTOR

Date Feb 18 2022

RECEIVED

FEB 18 2022

BOW COMMUNITY  
DEVELOPMENT

Mailed  
4/2/14

# TOWN OF BOW

10 Grandview Road  
Bow, New Hampshire 03304



Planning Board  
(603) 225-3008

## NOTICE OF DECISION

Application Number: **506-13**  
 Type of Application: Major Residential Subdivision  
 Owner: Dennis & Dana Ordway / Sterling Homes LLC (Summit View)  
 Agent or Surveyor: Keach-Nordstrom Associates, Inc  
 Legal Description: Block 2, Lot 30 Zoning: Ru  
 General Location: at the end of Merrill Crossing  
 Description: Major Subdivision resulting in seven lots  
 New Road Name(s): NA  
 Date of Board Meeting: 3/20/14

Pursuant to RSA 676:3, you are hereby notified that by majority vote of the Planning Board, your

- |   |     |  |
|---|-----|--|
| <input checked="" type="checkbox"/> Preliminary Application |     | <input checked="" type="checkbox"/> Subdivision Approval |
| and   | for | <input type="checkbox"/> Site Plan Review                |
| <input checked="" type="checkbox"/> Final Application       |     | <input type="checkbox"/> Boundary Line Adjustment        |

has been  Rejected, for reasons given below  
 Approved  
 Approved, subject to conditions listed below  
 Other

Conditions:

- Plans and associated documents (executed documents for dedication of land, easements, or rights of way to the Town or State, etc.) are to be filed with the Merrimack County Registry of Deeds, and certified copies of filed plans and documents are to be submitted to the Town within 10 days following filing.
- Receipt of approvals from the State for:  Subsurface Subdivision  Wetlands  Site Specific  Highway access
- That all waivers granted, exactions imposed, & outstanding conditions be noted on the plan
- Other Conditions:
  1. That the Hooksett Planning Board approve the Subdivision.
  2. That a restoration security in the amount of \$ 114,950 be provided to guarantee permanent reclamation of all disturbed areas in accordance with Subdivision Regulation 3.03 F.
  3. That building permits for Bow lots shall not be available until performance security is provided sufficient to complete both Merrill Crossing in Bow and Churchill Drive in Hooksett, unless both roads are satisfactorily constructed to base course of pavement.

**NOTICE OF DECISION**

**Subdivision # 506-13**

Dennis & Dana Ordway / Sterling Homes LLC (Summit View)

4. That certificates of occupancy for Bow lots shall not be available until both Merrill Crossing in Bow and Churchill Drive in Hooksett are satisfactorily constructed to base course of pavement, Churchill Drive is approved for public use by the appropriate Hooksett authority, and the Bow Board of Selectmen has accepted Merrill Crossing as substantially complete.
5. That provisions for hours of operation for noise generating logging and construction activities required in Bow (7:00 AM - 7:00 PM Monday - Saturday) shall be followed in Hooksett for lots along Churchill Drive and for construction of Churchill Drive.
6. That the second sentence of Project Sequence Notes, note 6, on sheet D5, be revised to state that all deliveries and construction workers shall utilize Churchill Drive and not Merrill Crossing. An exception shall be made for construction of pavement.
7. That a standard end of road barrier be erected near the current terminus of Merrill Crossing with signage that directs all traffic except emergency vehicles to use Churchill Drive. The barrier shall be erected to a standard acceptable to the Fire Chief and the Director of Public Works. The barrier shall be constructed to permit emergency vehicles to pass. This requirement shall remain in place until the provisions for certificates of occupancy in condition 4 above have been met.
8. That the SWPPP must be submitted for review and approval by the Town Engineer and Town Planner prior to execution of mylars. The SWPPP shall address measures to be taken to control spills during fuel transfers; to respond to releases of fuel, hydraulic oil, and other regulated substances; and to specifically describe allowed maintenance operations and to prohibit all other maintenance operations.
9. That the Planning Board accepted your proposal for cash contribution in-lieu-of land dedication for park and recreation. The cash amount accepted was \$15,205.
10. That Lot 30-A be available for merger with Lot 30 should a re-subdivision of Lot 30 be proposed prior to August 22, 2014. The effect of this condition is that Lot 30-A shall not be sold separately prior to August 22, 2014.
11. That the Town Engineer and Town Planner review and approve the construction plans for compliance with the Subdivision Regulations (see citations in the 3/20/14 DuBois and King review letter) prior to execution of mylars.
12. That the lot number and area be depicted on Lot 30-C on the recordable Subdivision Plat.
13. That two of the waivers granted be conditioned:  
7.02B regarding the 300' maximum between catch basins is subject to approval of the Director of Public Works and  
7.01K regarding building driveways to match grades requires that a driveway of a minimum of 30' into each lot be constructed suitable to unload equipment.

By William Oldenburg  
William Oldenburg, Acting Chair, Bow Planning Board

4/1/14  
Date

*Note: All conditions of final approval must be met and plans must be filed with the County Registry of Deeds within 90 days of the date of signature by the Planning Board Chair.*