



TOWN OF BOW

Planning Board

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Unapproved Minutes

1/8/2026

<https://www.youtube.com/live/iUNvi5nElxU>

The Town of Bow Planning Board met on Thursday, January 8, 2026 at 7:00 PM in Room C of the Municipal Office Building. Chair Berube called the meeting to order at 7:00 PM beginning with the call of the Board.

7:00 p.m. ROLL CALL

Planning Board Members present were Don Berube, Jr., Chair; Sandy Crystall, Vice Chair; Kip McDaniel, Selectboard Representative; Jessica Duke, Secretary; Jonathan Pietrangelo, member; Mike Lawton, member; and alternate members Ben Davis, Casey DeStefano and Levi Barry. Also present were Karri Makinen, Community Development Director and Dawn Ferringio, Recording Secretary. Excused was Kristen Hayden.

Chair Berube appointed Ben Davis as a voting member for the meeting.

I. MINOR MODIFICATION / CONCEPTUAL CONSULTATION

II. PUBLIC HEARINGS

Proposed Zoning Amendments

A. Amend Section 4.01(B) – Purpose Statements

The proposal reorganizes existing purpose statements by relocating them from Section 4.01 into the appropriate overlay district sections. No changes were made to language or intent; references were updated accordingly.

Chairman Berube opened the public hearing for proposed amendment A at 7:02 PM and recognized Filipe Miranda of 2 Abbey Road.

Mr. Miranda requested clarification. Ms. Makinen explained that the purpose statements are currently located in Section 4 and that the proposed amendment relocates the same language into the section pertaining to the Overlay District.

Chairman Berube closed the public hearing for Proposed Amendment A at 7:04 PM.

A motion was made by Mr. McDaniel and seconded by Ms. Duke to place all of Amendment A on the Ballot. The Planning Board voted unanimously in favor.

B. Amend Section 5.11 and Add Section 7.28 – Multifamily Housing in Commercial District

The proposal allows multifamily housing as a permitted use in the Commercial District and establishes supplemental regulations. It was noted that these items were previously discussed separately and then combined into one amendment. This change is based on state law requirements.

Chairman Berube opened public hearing for comment on Amendment B at 7:05 PM. There being no public comment, the public hearing was closed.

A motion was made by Mr. McDaniel and seconded by Ms. Duke to place all of Amendment B on the Ballot. The Planning Board voted unanimously in favor.

C. Amend Section 7.04 – Accessory Dwelling Units (ADUs)

The proposal updates ADU regulations to align with state law, including:

- Removal of conditional use permit requirement for detached ADUs.
- Allowance of one ADU per lot with a single-family dwelling.
- Clarification that existing nonconforming structures may be converted to ADUs.
- Maximum ADU size remains 800 square feet.
- Requirement that adequate water and septic capacity be demonstrated.

Chairman Berube opened the public hearing for comment on Amendment C at 7:09 PM.

Mr. Miranda had questions regarding setbacks, septic requirements, and nonconforming structures.

Chairman Berube closed the public hearing for Proposed Amendment C at 7:12 PM.

A motion was made by Mr. McDaniel and seconded by Ms. Duke to place all of Amendment C on the Ballot. The Planning Board voted unanimously in favor.

D. Amend Section 10.01 – Wetland Boundary Disputes

The proposed changes to Section 10.01 would remove an applicant's alternative method for resolving a wetland boundary dispute and make various other clarifications and corrections.

- Removes option for applicants to hire a second wetland scientist in the event of a boundary dispute.
- Planning Board will select a third-party wetland scientist, typically at the applicant's expense.
- Includes additional clarifications, reorganization, and reference to Shoreland Protection rules.
- Grass clippings language previously discussed was removed.

Chairman Berube opened public hearing for comment on Amendment B at 7:15 PM. There being no public comment, the public hearing was closed.

A motion was made by Mr. McDaniel and seconded by Ms. Duke to place all of Amendment C on the Ballot. The Planning Board voted unanimously in favor.

90 **E. Amend Section 7.14 – Excavation of Earth Materials**

91 This proposal standardizes expiration periods for excavation permits by aligning Planning Board
92 approvals with Alteration of Terrain (AOT) permit timelines. It establishes a default five-year
93 permit duration when no AOT permit applies. The change is intended to reduce administrative
94 burden while maintaining annual reporting requirements.

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96 Chairman Berube opened public hearing for comment on Amendment E at 7:16 PM.

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98 Mr. Miranda inquired about the reason for the changes. Ms. Makinen explained it was to align
99 the Town's permit requirements to the State's requirements.

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101 Chairman Berube closed the public hearing at 7:19 PM.

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103 *A motion was made by Mr. McDaniel and seconded by Ms. Duke to place all of Amendment E on*
104 *the ballot. The Planning Board voted unanimously in favor.*

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106 **III. OLD BUSINESS**

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108 Ms. Makinen reminded the Board that the Master Plan survey closes the following day; Board
109 members encouraged participation and outreach.

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111 **IV. NEW BUSINESS**

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113 **V. CORRESPONDENCE AND OTHER BUSINESS**

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115 **VI. REVIEW OF MINUTES**

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117 The Board reviewed the minutes of December 18, 2025.

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119 *A motion was made by Mr. McDaniel to approve December 18, 2025, minutes as written, Mr.*
120 *Pietrangelo seconded the motion. The motion passed with a 5-0-2 vote with Ms. Duke and Mr.*
121 *Lawton abstaining.*

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123 **VII. NON-PUBLIC SESSION RSA 91-A:3**

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125 *Mr. McDaniel made a motion to adjourn at 7:20 PM. Mr. Berube seconded the motion. The*
126 *Planning Board unanimously voted in favor.*