



TOWN OF BOW

Planning Board

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

Approved as amended on March 3, 2022

MINUTES February 17, 2022

The Town of Bow Planning Board met on Thursday, February 17, 2022, at 7:00 PM in Room C of the Municipal Office Building. Chair Don Berube began the meeting at 7:00 PM with the roll call of the Board.

7:00 ROLL CALL

Other members present were Sandy Crystall, Vice Chair, Adam Sandahl, Secretary, Bill Oldenburg, Willis Sloat, Garth Orsmond, David Glasier (alt), Jonathan Pietrangelo (alt), Michael Lawton (alt), Kip McDaniel (alt), and Selectboard representative Mike Wayne. Also present were Matt Taylor, Community Development Director and Alvina Snegach, recording secretary.

Chair Berube directed everyone's attention to the first PUBLIC HEARING item of the Agenda.

PUBLIC HEARINGS

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.

Mr. Berube read the item into the record. Michael Ploof from Fieldstone Associates introduced himself and went over the existing and proposed lot lines, existing and proposed lot acreages, and requested waivers for the subdivision. He added that the lot line adjustment also addresses the setback issue that existed on lot 13-A, where a part of the house was built on the property line, and noted that a variance was approved by the Bow ZBA for the new configuration of lot 51, which now has less than required 200 feet of frontage. Mr. Ploof noted that there were three waiver letters submitted and explained that requesting those waivers will carry out the spirit and intent of the regulations as there is no development proposed and it is a consolidation from five lots into four. He then answered questions about the main purpose of the lot line adjustment, plans to protect the land from development, maintenance of existing trails, etc.

Mr. Sloat made a motion that the Board finds that application # 501-22 is complete and to accept jurisdiction to begin its review. Ms. Crystall duly seconded and motion passed with a unanimous vote in favor.

Mr. Berube opened the public hearing at 7:11 PM and there was nobody willing to address the Board, therefore, he closed it at 7:11 PM.

Discussion ensued about the waivers including monumentation and underground utilities, to which Mr. Ploof said that the plan is to set monuments for the internal lines that are new. The utilities were discussed and it was agreed that the waiver should only be granted to the lots with already existing structures on them which currently have overhead utilities.

Ms. Crystall made a motion to approve the following waivers, contained in letters from 01/20/2022, 02/08/2022 and 02/11/2022, finding that granting the waivers will carry the spirit and intent of the regulations:

- *from Sections 3.02B, 6.03L, & 6.04C of the Bow Subdivision Regulations, which require U.S.G.S. data, existing and proposed contours;*
- *from Section 3.02C of the Bow Subdivision Regulations, for a buffer strip;*
- *from Sections 3.02.H, I & 6.03.N of the Bow Subdivision Regulations, which require designation of unsuitable land;*

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- *from Section 6.03.D of the Bow Subdivision Regulations, which requires to show water courses, flood zone locations with base flood elevations per FEMA;*
- *from Section 6.03.M of the Bow Subdivision Regulations, which requires soils delineation and legend;*
- *from Section 3.02.D of the Bow Subdivision Regulations, which requires additional right-of-way dedication;*
- *from Sections 3.02.E, I & 7.04 of the Bow Subdivision Regulations, which establishes monumentation requirements (with the exception of marking only the corners of the newly created lines);*
- *From Sections 3.02.O and 6.03.O, for underground utilities, (only applies to the existing three lots with structures on them).*

Mr. Oldenburg duly seconded and motion passed unanimously.

Mr. Sloat made a motion to approve application #501-22, Ms. Crystall duly seconded and motion carried with a unanimous vote in favor.

Mr. Berube noted that the second public hearing will take longer and suggested to take up the New Business first.

NEW BUSINESS

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)

Mr. Sandahl recused himself as he was the engineer for the project and Chair Berube recused himself as he is an abutter. Ms. Crystall took over as chair and appointed alternates Glasier and Pietrangelo to vote in place of Mr. Berube and Mr. Sandahl. She read the item into the record.

Mr. Sandahl, from CMA Engineers introduced himself and requested another 90-day extension for the project as the company is still negotiating with Eversource. After Mr. Sandahl answered questions about the timeframe, *Mr. Sloat made a motion to grant another 90-day extension for the application #202-21 by Keller Products, Inc. Mr. Glasier duly seconded and motion passed unanimously.*

Mr. Berube and Mr. Sandahl returned to the table and were voting again.

Mr. Berube called everyone's attention to the second public hearing on the agenda.

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.

Mr. Berube read the item into the record. Jason Lopez from Keach-Nordstrom Associates introduced himself and said that Chris Grondin from Cherry Hill Homes was also present to answer questions. Mr. Lopez went over the initial yield plan for the 64.6-acre parcel off Page Road that showed 21 lots and said that there it was no longer relevant as it was done without using the contiguous buildable area zoning requirement. The new yield plan has 17 lots. Gove Environmental has performed the wetland delineation. Mr. Lopez listed studies and data checks that have been done, showed wetlands found on the property, ledge, slopes, and other plan features. He then showed where the open space is proposed and how it will connect to the existing Town Forest. He also noted that the developer had conducted a neighborhood meeting on December 1, 2021, and later had an additional meeting with two abutters and another meeting with Bow Pioneers. After going over a colored 17-lot open space plan, Mr. Lopez said that the open space plans based on the 17-lot count will be submitted the town, pending the outcome of this meeting. He then answered questions about the traffic study, location of some driveways, water, wetland delineation, vernal pools (the applicant has not mapped vernal pools to date), curbing, requested waiver to only stake the road layout for the open space plans, width of proposed pavement, road grades, drainage, etc.

Discussion ensued about the regulations requiring the 'realistic and reasonable' yield plan and what this description implies.

Mr. Glasier left the meeting at 7:52 PM after noting to the Planning Board that the regulations allow the Board to require any study if it deems it necessary, despite the development being under the threshold for conducting

a study.

Mr. Sloat made a motion that the Board accepts jurisdiction to begin review of application #502-22. Mr. Sandahl duly seconded and motion passed unanimously.

Mr. Lopez continued to answer questions about wetland crossings and associated CUP, drainage, vernal pools, etc.

Mr. Lopez also noted that there was an abutter who was concerned with the road being in front of his property, who was offered tree-planting mitigation by the developer.

Mr. Berube noted that there was another letter from an abutter about the sight distance, to which Mr. Lopez responded that he was not sure what the letter meant as the sight distance requirement was met, he also added that the driveway profiles all meet the eight percent grade as required.

Discussion ensued about the 50-foot buffer that is required for the open space type subdivisions.

Mr. Lopez also said that he had met with the Bow Pioneers to discuss the trails and the easement for those.

Mr. Berube opened the public hearing at 8:12 PM. The following individuals addressed the Board:

- Dan Beauregard, 85 White Rock Hill Road, spoke about the road being in front of his living room; the traffic on the road already being problematic, with various hazards and accidents; issues with sight distance; water issues; and asked the Board to require a traffic study. He noted that the developer suggested a turnaround on his driveway to address the safety issues, but it was too expensive.
- Chris Grondin, Samuel Drive, LLC, noted that the afore mentioned turnaround would be done at the developer's expense.
- Tom Trimarco, 17 Page Road, spoke about walking the site together with the developer, said that he agreed to do water pressure tests and take pictures before any blasting would take place. He also said that doing a traffic study would not help if the traffic issues were not fixed. Mr. Trimarco's biggest concern was with the location of the postal boxes, currently proposed near Page Road which already has heavy traffic. His other concern was with construction times and wetlands and wildlife impacts. He concluded that the development should be in line with the character of the town.
- Anthony Foote, 3 Logging Hill, spoke about his meeting with the developer and the existing trails on site, which will be changed. He said that he offered the developer three solutions, and that he was hoping they would work with them.
- Chris Grondin said that they will work with Bow Pioneers and that the town will eventually own the open space portion of the development.
- Erin Richardson, 41 Page Road, said she was going to ask questions about the trails and the open space, which were answered previously.

Having nobody else willing to address the Board. Mr. Berube closed the public hearing at 8:23 PM.

Members discussed some of the concerns voiced by the abutters, whether there is a need for a traffic or a water study, the location of the mailboxes, traffic, sight distances, etc.

After asking Mr. Lopez for the number of trips estimated for this development and looking at traffic numbers for Page Road, the consensus was that the development would not generate enough traffic to significantly add to what is already existing, therefore, the traffic study would not be needed.

Then members discussed the sitewalk and whether the road for the yield plan should be staked as the developer had asked for a waiver. Location of prime wetlands on the southwestern part of the property was also discussed and whether the buffer for it would extend onto the project location. Consensus was that the major points on the yield plan would be staked for the site visit.

Mr. Oldenburg made a motion to schedule a site visit for the application #502-22 for Saturday, March 12th at 1:00 PM at 25 Page Road. Mr. Wayne duly seconded and motion passed with a unanimous vote in favor.

Mr. Pietrangelo left the meeting at 8:53 PM.

CORRESPONDENCE

Mr. Taylor said that a letter from the Dunbarton Planning Board about a subdivision on the Bow line, and information about the Exit-1 adjacent property development proposal by Flatley Co. were included in the packet. Mr. Taylor said that the latter developer would like to come in for a conceptual consultation on March

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3rd if the Board would be willing to schedule an extra meeting. He also noted that there were two other requests to present at that meeting, one for a conceptual request for a small six-lot subdivision and another for a minor subdivision modification.

Ms. Crystall made a motion to schedule an extra Planning Board meeting on March 3, 2022 at 7:00 PM in Room C of the municipal building. Mr. McDaniel duly seconded and motion passed with a unanimous vote in favor.

Next the Planning Board reviewed the traffic counts submitted by the NHDOT and made selections for the next year. Mr. Taylor will send the request to NHDOT.

UNAPPROVED MINUTES: January 20, 2022

January 20, 2022, draft Planning Board minutes were reviewed, and minor changes were made. *Ms. Crystall made a motion to approve the minutes as amended. Mr. Sandahl duly seconded and motion passed unanimously.*

ADJOURNMENT: *Mr. Sloat made a motion to adjourn, which was duly seconded by Mr. Sandahl and passed unanimously. Meeting adjourned at 9:26 PM.*

Respectfully submitted,

Adam Sandahl,

Secretary