



# TOWN OF BOW

## Planning Board

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### DRAFT MINUTES

February 18, 2021

The Town of Bow Planning Board met on Thursday, February 18, 2021 at 7:00 PM via Zoom Meeting. Chair Berube began the meeting with the reading of the virtual meeting checklist and roll call introduction of the Board.

#### 7:00 ROLL CALL

Other members present were Sandra Crystall, Vice Chair, Bill Oldenburg, Adam Sandahl, Garth Orsmond (alt), and David Glasier (alt), Jonathan Pietrangelo (alt), and Selectboard representative Mike Wayne. Also present were Matt Taylor, Community Development Director and Alvina Snegach, recording secretary. Willis Sloat was excused. Tony Reynolds was absent.

Chair Berube directed everyone's attention to item I.I on the Agenda.

#### MINOR MODIFICATION

**Minor Modification to relocate and decrease the building size for previously approved Site Plan Review application #203-06, originally approved June 1, 2006 and modified on August 20, 2020. RRG Holdings, LLC - Block 2, Lot 154 located at 568 River Rd.**

Mr. Berube read the item into the record. Rich Geddes, RRG Holdings, LLC owner introduced himself and went over the displayed modification plan. He said that there are only three changes, which are the removal of a 25' by 50' bump out that was going to be used for cold storage, which would make the building a 100' by 100' square of 10,000 sf. He would also like to shift the building location 57 feet to the west and 20 feet to the right, making it more suitable to the lot layout, keeping parking areas the same as previously approved. The third change would be to relocate the septic from the front of the lot to the side as it will be smaller due to reduction in overall building square footage.

Mr. Geddes answered Board's questions about grading, contours, being out of shoreline protection area, and parking.

Mr. Berube noted that two regular members were not present and appointed alternates Glasier and Orsmond to vote in place of Tony Reynolds and Willis Sloat.

Ms. Crystall made a motion to approve the minor modification for site plan 203-06. Mr. Glasier duly seconded and motion passed 7:0 by a roll call vote: Ms. Crystall – yes; Mr. Oldenburg – yes; Mr. Sandahl – yes; Mr. Glasier – yes; Mr. Orsmond – yes; Mr. Wayne – yes; Mr. Berube – yes.

#### PUBLIC HEARINGS

**Application #402-21: Jeffrey Knight 2000 Trust Indenture. Wetlands Protection Conditional Use Permit for an extension of a residential driveway impacting 690 square feet of a wetland buffer. Block 2, Lot 66-AG located at 8 Peaslee Rd. For Final Review.**

Mr. Berube read the item into the record. Mr. Glasier noted that he lives on Peaslee Road and recused himself from the discussion. Mr. Berube appointed alternate Pietrangelo to vote in this case. Timothy Bernier from T.F. Bernier Inc. introduced himself and noted that a site walk was held at the property some

42 time ago. He then went over the details of the CUP and the displayed plan. The plan is to build a detached  
43 24' by 24' garage and extend the driveway, which would impact the wetland buffer (total impact is 690 sf  
44 with 363 sf of it being permanent impact and the rest would be temporary). Mr. Bernier spoke about the  
45 impacted wetland being isolated and having less value than the one on the other side of the house,  
46 therefore, making this plan less impactful. He also spoke about drainage and runoff. Next, Mr. Bernier  
47 went over the conditional use permit criteria one by one and the rationale for the only requested waiver,  
48 which is to not submit a NH Natural Heritage Bureau DataCheck. He mentioned the Conservation  
49 Commission not recommending the approval of this waiver and that he did run a check, which produced  
50 one hit for a wood turtle, however, it was not submitted to NH Fish and Game, as there would be no  
51 timely response from the agency, given its current load. Mr. Bernier agreed to provide the report he has to  
52 the Planning Board and consensus was that in this case the waiver would not be needed. Mr. Bernier also  
53 answered questions about the existing vegetation and what would be replanted, given the past issues with  
54 this property where a conditional use permit had to be issued after the fact due to observed violations of  
55 wetland impacts. Mr. Bernier showed the location of the current shrubs and said they could be replanted  
56 along the edge of the newly created driveway extension. He also answered questions about the tree line  
57 changes post construction, which will be minimal, and the tree line will follow the silt fence shown on the  
58 plan. Next was the discussion of an email from an abutter with questions about paving material for the  
59 new driveway section (virgin asphalt), runoff and seepage of hydrocarbons from the asphalt directly into  
60 the ground (Mr. Bernier responded that his research did not show any proof of significant amounts  
61 leaching from asphalt), and the impacts of the project on the surrounding wetlands and wells (Mr. Bernier  
62 noted that NHDES identifies the sphere of influence for a residential well to be 75 feet, whereas the well  
63 in question is over 300 feet away). Ms. Crystall disagreed with Mr. Bernier's statements about the well  
64 radius and hydrocarbons leaching from asphalt. A short discussion ensued about the use of asphalt  
65 throughout the northeastern part of the country. Mr. Berube noted that this was a much wider discussion  
66 than the scope of this particular application and opened the public hearing at 7:33 PM. Nobody addressed  
67 the Board and he closed it at 7:33 PM.

68 Discussion ensued about the history of developing this lot, where there was barely enough upland to put  
69 all the proposed improvement and how it may have sparked all the latest discussions and changes to the  
70 buildable area calculations and open space development regulations. Mr. Oldenburg noted that the  
71 applicant had originally violated the wetland impact ordinance when building the three car garage, instead  
72 of the approved two car one and had already requested a conditional use permit (although after the fact).  
73 Members discussed the recent changes to the regulations that now would prevent something like this. It  
74 was agreed that despite all the past issues, this was a reasonable request. Mr. Oldenburg made a motion to  
75 approve the conditional use permit application #402-21 for 690 sf of wetland buffer impact. Mr. Sandahl  
76 duly seconded and motion passed with a unanimous vote in favor: Ms. Crystall – yes; Mr. Oldenburg –  
77 yes; Mr. Sandahl – yes; Mr. Orsmond – yes; Mr. Pietrangelo – yes; Mr. Wayne – yes; Mr. Berube – yes;

#### 78 **CORRESPONDENCE AND OTHER BUSINESS**

79 Mr. Taylor noted that he had prepared some changes to Bow Subdivision Regulations, in particular to  
80 articles dealing with performance and road maintenance guarantees and street opening and acceptance. He  
81 noted that these changes require a public hearing and a vote by the Planning Board. He suggested the  
82 members review the changes and discuss at the next meeting whether a public hearing should be  
83 scheduled. Ms. Crystall suggested looking into other changes that have been discussed over some time as  
84 well. She will prepare a list.

85 Another matter was to schedule two site walks for upcoming cases – Pinnacle Lane lot line adjustment,  
86 and Grappone proposed subdivision of the lot where they have built the overflow lot. Consensus was to  
87 schedule the site visits for Saturday, March 6<sup>th</sup> beginning at 1 pm. Details will be posted on the website  
88 and communicated to abutters.

89 **UNAPPROVED MINUTES: January 21, 2021**

90 01/21/2021 draft Planning Board minutes were reviewed, and small changes were made. *Ms. Crystall*  
91 *made a motion to approve 01/21/2021 minutes as amended. Mr. Sandahl duly seconded and a roll call*  
92 *vote was taken: Ms. Crystall – yes; Mr. Oldenburg - yes; Mr. Sandahl – yes; Mr. Glasier – yes; Mr.*  
93 *Orsmond – yes; Mr. Wayne – yes; Mr. Berube – yes. Motion carried 7:0.*

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95 **ADJOURNMENT:** *Ms. Crystall made a motion to adjourn. Mr. Glasier duly seconded and motion*  
96 *passed with a unanimous vote in favor. Meeting adjourned at 8:00.*

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98 Respectfully submitted,

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100

101 Sandra Crystall,

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103 Vice Chair

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