



# TOWN OF BOW

## Planning Board

10 Grandview Road, Bow, New Hampshire 03304

Phone (603) 223-3970 | Fax (603) 225-2982 | Website [www.bownh.gov](http://www.bownh.gov)

Approved as amended on April 21, 2022

### MINUTES March 17, 2022

The Town of Bow Planning Board met on Thursday, March 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, Willis Sloat, Bill Oldenburg, Garth Orsmond, David Glasier (alt), Jonathan Pietrangelo (alt), and Selectboard representative Mike Wayne. Also present were Matt Taylor, Community Development Director, and Alvina Snegach, recording secretary. Michael Lawton (alt) and Kip McDaniel (alt) were excused.

Chair Berube directed everyone's attention to the CONCEPTUAL CONSULTATION/MINOR MODIFICATION section of the Agenda.

#### MINOR MODIFICATION / CONCEPTUAL CONSULTATION

**Shane Phelps, minor modification to Site Plan # 206-20 (originally approved on 01/07/2021), located at 237 River Road, Block 2, Lot 196, located at 237 River Rd, for requirements such as monument setting and burn pit permit.**

Mr. Berube read the item into the record. Jacques Belanger from J.E. Belanger Land Surveying PLLC introduced himself and went over the requested modifications, which are to waive the monumentation for the back side of the property along the rail road tracks since it is a very wet area and well-defined by the railroad tracks, and to remove the condition for the burn pit permit, as it is impossible to obtain such a permit without actually building it; therefore, the applicant has decided to forego the burn pit altogether .

After a brief question and answer session and clarification of the application approval deadlines, Mr. Oldenburg made a motion to approve the requested modification as a minor modification. Mr. Orsmond duly seconded and motion passed unanimously.

**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 February 17<sup>th</sup> meeting.)**

Mr. Berube read the item into the record and noted that there was a site walk scheduled for March 12<sup>th</sup> which had to be cancelled due to inclement weather. Jason Lopez from Keach Nordstrom Associates introduced himself and noted that John Langill and Chris Grondin, who are the developers, were also present in the audience. Mr. Lopez said that since the site walk did not happen, there was no new information to present on the application, and that he still needs to review the Town Engineer comments on the plan that were just received.

After a quick discussion on scheduling a new site walk, Mr. Sloat made a motion to select the new date for the site walk for Application #502-22 for Saturday, April 9<sup>th</sup> at 1:00 PM with a rain date of Saturday, April 16<sup>th</sup>, at 1:00 PM. Ms. Crystall duly seconded and motion carried with everyone voting in favor.

Mr. Berube reiterated that there is no new information presented by the applicant today but noted that there were abutters in the audience and opened the public hearing at 7:12 PM.

The following individuals addressed the Board and asked questions of the developers: Anthony Foote from 6

*Approved 03/17/2022 Planning Board Minutes*

Logging Hill Road; Tom Trimarco from 17 Page Road; Suzanne Beauregard from 85 White Rock Hill Road; Gene Betterley from 81 White Rock Hill Road; and Janette Shaw from 24 Page Road. The abutters were concerned with traffic on Page Road; proposed location of mailboxes; new wells impacting existing water levels; potential lawn care limitations for the new homes and how to enforce that; potential impacts from blasting if any takes place; construction period noise and ways to mitigate it; possible installation of streetlights/stop signs at the intersection; open space portion ownership and trails; potential for blasting and ways to mitigate; tree cutting; etc. John Langill also participated in the conversation answering questions from abutters.

Having nobody else to address the Board, Mr. Berube closed the public hearing at 8:05 PM.

*Mr. Oldenburg made a motion to continue the public hearing on reviewing the Application #502-22 to the regular Planning Board meeting on April 21, 2022, at 7:00 PM in Room C at 10 Grandview Road, Bow, NH. Mr. Wayne duly seconded and motion passed unanimously.*

**CORRESPONDENCE AND OTHER BUSINESS**

Mr. Taylor noted that correspondence has been received from the Dunbarton Planning Board about a subdivision on the border with Bow. Members reviewed the plans, discussed the possibility of gating or otherwise restricting access to Bow as it is through a Class VI Gile Road.

*Mr. Sloat made a motion that the Town should send a letter to the Dunbarton Planning Board recommending gating the road on the side of Dunbarton before it becomes Class 6 road. Mr. Wayne duly seconded and motion passed with everyone voting in favor.*

**UNAPPROVED MINUTES: March 3, 2022**

March 3, 2022, draft Planning Board minutes were reviewed, and minor changes were made. *Mr. Wayne made a motion to approve the minutes as amended. Mr. Orsmond duly seconded and motion passed unanimously.*

**ADJOURNMENT:** *Mr. Wayne made a motion to adjourn, which was duly seconded by Ms. Crystall and passed unanimously. Meeting adjourned at 8:22 PM.*

Respectfully submitted,

Adam Sandahl,

Secretary