



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 MINUTES

May 19, 2022

The Town of Bow Planning Board met on Thursday, May 19, 2022, at 7:00 PM in Room C of the Municipal Office Building. Chair Don Berube began the meeting at 7:01 PM with the roll call of the Board.

7:01 ROLL CALL

Other members present were Sandy Crystall, Vice Chair, Adam Sandahl, Secretary, Willis Sloat, Garth Orsmond, Michael Lawton (alt) and Kip McDaniel (alt), and Selectboard representative Mike Wayne. Also present were Matt Monahan of CNHRPC filling in for the vacant Community Development Director position, Bryan Westover, Community Development Assistant Planner and Barbara Hayes, recording secretary. Bill Oldenburg, Jonathan Pietrangelo (alt) and David Glasier (alt) were excused.

Mr. Berube announced there are No Minor Modifications.

PUBLIC HEARINGS

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 April 21, 2022 meeting.)

Mr. Berube read the item into the record. Mr. Westover noted that he received an email from the applicant with a request for another extension as they are not fully prepared to present to the Board.

Mr. Sloat made a motion to continue to next scheduled meeting of June 16, 2022. Mr. Orsmond duly seconded and motion passed unanimously.

Application #201-22: Omer T. & Naila O. Chattha. Site Plan Review for proposed 6,000 sq ft building for motor vehicle sales and repairs. Block 2, Lot 92, located at 1426 Route 3-A. (Continued from April 21, 2022 meeting.) Application #504-22. Golden Sunshine Days 2018 Trust. Minor Residential Subdivision creating 1 new lot. Block 5, Lot 48-C located at 21 Birchdale Rd. For Expedited Review.

Mr. Berube read the items into the record and noted that a site walk was held earlier.

Trevor Yandow from Meridian Land Services was there to present the application. Mr. Yandow displayed the site plan and discussed. Stating nothing has really changed from the April hearing except two waiver requests for landscaping requirements. As for outstanding items, all have been addressed except the State septic and the DOT approvals, which are still pending.

There was an extensive discussion and Mr. Yandow answered questions from the Board.

Mr. Berube opened the public hearing at 7:20 pm. There were no questions or comments, and he closed the public hearing at 7:20 pm.

Ms. Crystall made a motion that the Board approves with the following two waivers, finding that granting those will properly carry out the spirit and intent of the regulations and conditions. Waivers: Section 5.02.Y Aesthetic Design Standards, Section 15.09.0 - Street Side Structure Landscape Strip. Section and 5.02.Y Aesthetic Design Standards, Section 15.11.C - Refuse Storage Areas. Conditions:

Must obtain NHDES septic approval and NH DOT driveway permit. Mr. Sandahl duly seconded and motion carried with a unanimous vote in favor.

Application #404-22: Callie Barrett & Stephen McAulay. Wetlands Protection Conditional Use Permit for a total of 3,450 sq ft of wetland buffer impact for construction of a pool, patio, and cabana. Block 3, Lot 143-Q, located at 10 Saltmarsh Circle.

Mr. Berube read the item into the record.

Alden Beauchemin of Keyland Enterprises presented for the owners. Mr. Beauchemin presented plans and

Approved 05/19/2022 Planning Board Minutes

explanative narrative. He noted the Conservation Commission's concerns of discharge of pool water into wetlands and disturbance of trees at the woodline. He proposed key points to justify the application by placing the pool on existing lawn as to not affect the adjacent wetlands, installing a pool with a vinyl lining will ensure no discharge of any chemically treated water into the adjacent wetlands, and if the pool ever needs to be drained, it will be pumped into a tanker truck and disposed of off-site. Any possible additional run-off mitigated by using infiltration stones. Degradation of the wetland buffers and adverse impact to functions and values are minimized by following proper construction and erosion control procedures as follows: Any disturbed areas shall be minimized by placing excavated fill outside the buffer area. All site grading shall be restored and stabilized with bark mulch. Areas of the proposed buffer are at least 200 feet to any downslope abutters. A fence will be installed around pool. Also completed was an endangered species check. There were no endangered species noted. Overall, there is no impact to this important wetland resource.

There was an extensive discussion and Mr. Beauchemin answered questions from the Board.

Mr. Berube opened the public hearing at 7:38 pm.

Applicant and two abutters spoke. Abutters Gary Anderson of 8 Saltmarsh Circle and Michael and Nicole Habif of 12 Saltmarsh Circle spoke and are in full support of the approval of this application.

Mr. Berube closed the public hearing at 7:44 pm.

Ms. Crystall made a motion that the Board approves with the following conditions: To update the plan to reflect extent of wetland buffer, indicate limits of wetland delineation, depict a ten-foot strip along wetland edge where native vegetation and perennials shall be planted and the legend needs to match the plan. Mr. Wayne duly seconded and motion carried with a unanimous vote in favor.

7:51 pm - Chair Mr. Berube had a personal emergency and had to leave the meeting, turning Chair over to Vice Chair Ms. Crystall.

NEW BUSINESS

1. Request to build along Class VI Highway. Planning Board to review and provide comment to the Select Board, per RSA 674:41. I(c), on Block 2, Lot 56, located at 79-89 Woodhill Hooksett Rd.

Ms. Crystall read the item of New Business into the record.

Applicants presented request that when building, driveway placement be on the Class VI section of their property as opposed to the Class V section due to steepness, danger, cost, and there would be definite wetland disruption. They proposed this option causes the least change to the topography.

There was an extensive discussion and applicants answered questions from the Board.

Mr. Sloat made a motion that the Board recommend the Board of Selectmen approve with the following condition that the applicants provide a release document filed with the RSA waiving liability from the town for emergency vehicle access and road maintenance. Mr. Wayne duly seconded and motion carried with a unanimous vote in favor with Mr. McDaniel (Alt) voting in place of Mr. Berube's absence.

Mr. Westover brought to the attention of the Board a request from Eric Mitchell regarding the Brown Hill subdivision, which was presented late, leaving no time to add to the agenda. A conceptual consultation of six lots, mostly discussing site distance, was presented in the March meeting. They want to know if the Planning Board is willing to do a site walk to look at site distances prior to receiving an application.

Mr. Berube returned to Chair meeting at 8:18 pm.

Discussion ensued and all agreed that due to potential bias before application, an application must be filed before a site walk is conducted.

CORRESPONDENCE AND OTHER BUSINESS

UNAPPROVED MINUTES: April 21, 2022

April 21, 2022 draft Planning Board minutes were reviewed, and minor changes were made. *Mr. Wayne made a motion to approve the minutes as amended. Ms. Crystall 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 8:24 pm.*

Respectfully submitted,
Adam Sandahl, Secretary