



TOWN OF BOW

Planning Board

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DRAFT MINUTES June 16, 2022

The Town of Bow Planning Board met on Thursday, June 16, 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

Chair Don Berube called the meeting to order. Other members present were Sandy Crystall, Vice Chair, Willis Sloat, Garth Orsmond, David Glasier (alt), Michael Lawton (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, Kip McDaniel (alt) and Adam Sandahl were excused and Jonathan Pietrangelo (alt) was absent. David Glasier and Michael Lawton were voting in the absence of regular members.

MINOR MODIFICATIONS / CONCEPTUAL CONSULTATION

1. Conceptual consultation for Reagan Trust for a proposed 11 lot residential subdivision at 11-15 South Bow Dunbarton Rd and 33 Quimby Rd, Block 2, Lots 40 & 41. Jacques Belanger of J.E. Belanger Land Surveying presented for the applicant Reagan Trust. Subdivision of 2 lots, one is 35.6 acres, the other is 6.17 acres, combined into one 41.8 acres, to create 11 lots 2 to 4.2 acres each. The plan shows 10 individual driveways and one shared. There is no anticipation of wetland impact or impact to the buffer area. The only State application required is the State subdivision DES. Due to the shape of lot and wetlands, they will be requesting a waiver from the requirement of an open space development.
2. Conceptual consultation for Bow Reman LLC for a proposed 6 lot non-residential subdivision at 865 & 845 Rt 3A, Block 2, Lots 5 & 5B1 was withdrawn.

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 4,535 sq ft of wetland impact and 43,425 sq ft of wetland buffer impact for road & driveway construction. Block 4, Lot 82, located at 25 Page Rd. (Continued from May 19, 2022 meeting.)

Mr. Berube read the item into the record. Jason Lopez, Keach-Nordstrom Associates, presented for developer. After lengthy discussions between the Board members, Mr. Lopez, and the developer concerning open space, well and septic design, modification of yield plan due to wetland consultant's report regarding wetland and buffer impacts concerning intermittent streams, cul de sacs, and driveway placements, wildlife impact and water quality and diversion relating to the CUP design, Engineer's report regarding grading, and K value (curving of proposed road) waiver request, Mr. Westover reported that, after reviewing the changes, all lots meet the Yield Plan requirement of a traditional subdivision. As for contiguous buildable area and frontage, 17 lots are acceptable. Driveway plans were submitted and they all have a 10% grade or less.

Mr. Berube opened to public at 8:29 pm. There were no questions or comments, and he closed the public hearing at 8:29 pm.

Mr. Glasier made a motion to approve Conditional Use Permit #402-22 with following condition:

-Obtaining State NHDES Dredge and Fill Wetland permit

Mr. Orsmond duly seconded and motion passed by a vote of 6-1, with Ms. Crystall opposed.

Mr. Glasier made a motion to approve the waiver of subdivision section 8.01 to reduce the minimum K-value for sag vertical to 29, that it will properly carry out the spirit and intent of the regulations.

Mr. Wayne duly seconded and the motion passed unanimously.

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46 *Mr. Glasier proposed a motion to conditionally approve Subdivision #502-22 with the following conditions:*
47 *-Post a bond for inspection of road by the Town's Engineer during construction*
48 *-Post performance bond for the road once complete*
49 *-Compliance with any comments made by the Town's Engineer*
50 *-Compliance with any outstanding concerns of the Department Heads, including a review of the*
51 *updated road plan.*
52 *-Receipt of NHDES Dredge and fill Wetland Permit*
53 *-Completion and execution of common space and open space management documents*
54 *-Receipt of a Town of Bow driveway permit*
55 *-Address remaining missing items from the Checklist Review Memorandum dated June 8, 2022 as*
56 *prepared by Mr. Westover*
57 *-Selectman acceptance of open space deed prior to issuance of first certificate of occupancy*
58 *-State permits and approval are received and added to the plan to be recorded*
59 *-Review of Engineering comments with staff to resolve*
60 *Mr. Orsmond duly seconded and the motion passed by a vote of 6-1, with Ms. Crystall opposed.*

61
62 **Application #202-22: 60 Ryan Road LLC. Site Plan Review for proposed 41,000 square foot laydown**
63 **yard and future 10,800 square foot industrial building. Block 2, 159-F8 located at 64 Ryan Road. For**
64 **Receipt of Application.**

65 Mr. Berube read the item into the record. Matt Peterson from Keach-Nordstrom Associates presented for the
66 developer. There was an extensive discussion and Mr. Peterson answered questions from the Board.
67 Mr. Berube opened the public hearing at 9:21 pm. There were no questions or comments, and he closed the
68 public hearing at 9:21 pm.

69 *Mr. Sloat made a motion to accept application and continue to 7/21/22 meeting with the following conditions:*
70 *-A third party Engineer (Dubois & King) to review drainage.*
71 *-Address issue with the municipal water line regarding a permit for the tap to become a main and who*
72 *is going to maintain it.*
73 *-Plans on when proposed building may be built.*

74 *Ms. Crystall duly seconded and the motion passed unanimously.*

75
76 **Application #505-22: R&R Beau Holdings LLC for a non-residential condominium subdivision creating**
77 **2 units. Block 2, Lot 152 located at 630 River Road.**

78 Mr. Berube read the item into the record.
79 Rick Geddes, applicant, presented to the Board his request for conditional approval for the main purpose to
80 change the tax bill concerning this property. There will be no actual changes to the property. This request is
81 for tax purposes only. The applicant will provide all legal declarations to Community Development
82 department. Mr Geddes read and explained his request for 9 waivers of sections 3.02A, 3.02B (6.03L &
83 6.04C), 7.04, 6.03N, 6.02O, 6.03, 6.03D, 6.03M and 6.04H of the subdivision regulations.

84 There was brief discussion and Mr. Geddes answered questions from the Board.
85 Mr. Berube opened the public hearing at 9:36 pm. There were no questions or comments, and he closed the
86 public hearing at 9:36 pm.

87 *Mr. Glasier made a motion to accept jurisdiction. Ms. Crystall duly seconded and motion passed unanimously.*
88 *Mr. Glasier made a motion to approve all 9 waivers as they properly carry out the spirit and intent of the*
89 *regulations. Ms. Crystall duly seconded and motion passed unanimously.*

90 *Mr. Glasier made a motion to approve subdivision application 505-22 with the following conditions:*
91 *-Completion of Subdivision Checklist Review Items (as prepared by Mr. Westover on 6/1/22)*
92 *-Add a note on the plan specifically indicating the intent of the plan, specifically that it is a*
93 *condominium and that it is not a subdivision of the parcel into two lots.*

94 *Ms. Crystall duly seconded and the motion passed unanimously.*

95
96 **Application #405-22: Amber Bow Associates, LLC. Conditional Use Permit for a Reasonable Exception**
97 **for a 288 square foot sign in a non-residential district. Block 5, Lot 42 located at 75 Dow Road.**

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98 Mr. Berube read the item into the record.

99 Attorney Andrew Cronin spoke for the applicant and requested the application be tabled to the next meeting on
100 7/21/22.

101 *Mr. Sloat made a motion to continue to the 7/21/22 meeting. Mr. Glasier duly seconded and the motion passed*
102 *unanimously.*

103

104 **Application #203-22: Amber Bow Associates, LLC, and Sarah Santy Estate. Three phase plan to add six**
105 **warehouses. One 40,466 square foot, one 24,373 square foot, and four 35, 476 square foot buildings.**
106 **Block 5, Lot 42 located a 75 Dow Road and Lots 47 & 48 located off Baker Road. For Receipt of**
107 **Application.**

108 Mr. Berube read the item into the record.

109 Attorney Andrew Cronin spoke for the applicant, noting the significant change in the site plan concerning the
110 water system. Going with wells and 90,000-gallon cistern system, not municipal waterline due to timing of the
111 project. Aiming for a timeline for conditional approval of application in August, be in the ground for October
112 1 and ready for the first tenant by the end of first quarter 2023.

113 Tim Bernier of T.F. Bernier Inc. presented changes to the site plan reflecting the extensive grading and
114 drainage changes and water system change. Peter Levine, Principal of Amber Bow Associates, helped answer
115 any questions from the Board.

116 Mr. Berube opened the public hearing at 10:08 pm. There were no questions or comments, and he closed the
117 public hearing at 10:08 pm.

118 *Mr. Wayne made a motion to approve.*

119 *Mr. Sloat read the motion to conditionally accept receipt of the application with the following conditions:*

120 *-Site walk conducted prior to meeting on 7/21/22 @ 5:30 pm*

121 *-Site plan items to be submitted at least 7 days prior to 7/21/22 meeting*

122 *-Third party Engineering review to be completed (Gale)*

123 *-Compliance with Fire Chief request to better access to all sides of the buildings*

124 *-Address any DPW concerns with water main issues*

125 *-Appropriate lot merger*

126 *-Traffic study conducted*

127 *-Storm water report*

128 *-Landscape plan*

129 *-Drainage plan*

130 *-Lighting plan*

131 *Mr. Glasier duly seconded and the motion to continue passed unanimously.*

132 *Mr. Sloat made a motion to continue this application to the 7/21/22 meeting.*

133 *Mr. Wayne duly seconded and the motion passed unanimously.*

134

135 **NEW BUSINESS**

136 None

137

138 **CORRESPONDENCE AND OTHER BUSINESS**

139 Willis Sloat announced he was stepping down from his position as Planning Board Member.

140

141 **UNAPPROVED MINUTES: May 19, 2022**

142 May 19, 2022 draft Planning Board minutes were reviewed, and minor changes were made. *Mr. Wayne made a*
143 *motion to approve the minutes as amended. Mr. Glasier duly seconded and motion passed unanimously.*

144

145 **ADJOURNMENT:** *Mr. Glasier made a motion to adjourn, which was duly seconded by Mr. Wayne and*
146 *passed unanimously. Meeting adjourned at 10:25 pm.*

147

148 Respectfully submitted,

149 Adam Sandahl, Secretary