

TOWN OF BOW

Planning Board

10 Grandview Road, Bow, New Hampshire 03304

Phone (603) 223-3970 | Fax (603) 225-2982 | Website www.bownh.gov

2026 Proposed Zoning Amendments Voter Guide

- A. Are you in favor of the adoption of ZONING AMENDMENT A as proposed by the Planning Board vote of January 8, 2026 to amend Section 4.01(B) to remove purpose statements for the overlay districts. And to add the purpose statements for the Wetlands Conservation District to 10.01(A), to add the purpose statements for the Floodplain District to 10.02(A), and to add the purpose statements for the Aquifer Protection District to 10.03(A). Additionally, to update references to the purpose statements in Sections 10.01(B), 10.02(B), and 10.03(B)? The amendment has been on file at the Municipal Building since December 26, 2025. (Recommended by the Planning Board by a vote of 7-0)

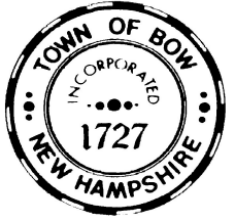
This amendment removes purpose statements for the overlay districts out of Article 4 and relocates them to their corresponding sections in Article 10. The purpose statements themselves remain unchanged; the only change is to their location in the ordinance.

- B. Are you in favor of the adoption of ZONING AMENDMENT B as proposed by the Planning Board vote of December 18, 2025 to amend Section 5.07 to allow the Planning Board to establish a Site Review Committee for review of minor site plans? The amendment has been on file at the Municipal Building since December 5, 2025. (Recommended by the Planning Board by a vote of 5-0)

This amendment allows the Planning Board to establish a Site Review Committee which would review minor site plans. If authorized and the Planning Board chooses to establish such a committee, the Planning Board will need to specify application, acceptance and approval procedures and define what types of site plans would be eligible for review by the Site Review Committee. The Planning Board would then hold a public hearing to amend the Site Plan Review Regulations to make these changes.

- C. Are you in favor of the adoption of ZONING AMENDMENT C as proposed by the Planning Board vote of January 8, 2026 to amend Section 5.11, Table of Use Regulations, to add multi-family housing as a permitted use in the Commercial District and to add Section 7.28 regarding supplemental regulations for multi-family housing in the Commercial District? The amendment has been on file at the Municipal Building since December 26, 2025. (Recommended by the Planning Board by a vote of 7-0)

This amendment is proposed in accordance with RSA 674:80 which permits multi-family residential development in commercially-zoned areas, provided that adequate infrastructure is available.



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- D. Are you in favor of the adoption of ZONING AMENDMENT D as proposed by the Planning Board vote of December 18, 2025 to amend Section 6.02 to clarify that minimum lot frontage must be along a Class V or better road? **The amendment has been on file at the Municipal Building since December 5, 2025. (Recommended by the Planning Board by a vote of 5-0)**

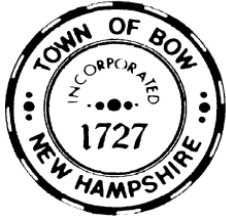
This amendment is a clarification that minimum lot frontage must be on a Class V or better road (not a Class VI road). This concept is already specified in the definition of "frontage" in Article 3; this amendment reiterates this in Article 6 to provide additional clarity in the section on Minimum Lot Frontage.

- E. Are you in favor of the adoption of ZONING AMENDMENT E as proposed by the Planning Board vote of January 8, 2026 to amend Section 7.04 regarding Accessory Dwelling Units (ADUs) to update definitions, to remove the requirement for a Conditional Use Permit for detached Accessory Dwelling Units (ADUs), to allow one ADU to be built on any lot with a single-family dwelling, to clarify and to add a clause regarding ADUs in existing non-conforming structures? **The amendment has been on file at the Municipal Building since December 26, 2025. (Recommended by the Planning Board by a vote of 7-0)**

This amendment is proposed in accordance with RSAs 674:71 to :73 which now allows one Accessory Dwelling Unit (ADU) on any single-family residential lot, provided that adequate provisions can be made for water and septic. This means that a Conditional Use Permit will no longer be required for detached ADUs. ADUs are also permitted in existing non-conforming structures.

- F. Are you in favor of the adoption of ZONING AMENDMENT F as proposed by the Planning Board vote of January 8, 2026 to amend Section 10.01 to remove an applicant's alternative method for resolving a wetland boundary dispute and to make various other clarifications and corrections? **The amendment has been on file at the Municipal Building since December 26, 2025. (Recommended by the Planning Board by a vote of 7-0)**

This amendment changes the way wetland boundary disputes are handled. If the Planning Board disputes the wetland boundary determined by an applicant's wetland scientist, the Planning Board may engage a third-party wetland scientist at the applicant's expense. The proposed amendment would eliminate an alternative procedure allowing the applicant to retain an additional wetland scientist instead.



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Additional edits in this section are intended provide clarity and consistency.

- G. Are you in favor of the adoption of ZONING AMENDMENT G as proposed by the Planning Board vote of December 18, 2025 to amend Section 10.03 to update the current edition of the NH Stormwater Manual? **The amendment has been on file at the Municipal Building since December 5, 2025. (Recommended by the Planning Board by a vote of 5-0)**

This amendment simply updates the reference to reflect the current edition of the NH Stormwater Manual.

- H. Are you in favor of the adoption of ZONING AMENDMENT H as proposed by the Planning Board vote of December 18, 2025 to amend Section 11.04 to add subsection H, Adaptive Reuse, related to repurposing existing buildings for residential use? **The amendment has been on file at the Municipal Building since December 5, 2025. (Recommended by the Planning Board by a vote of 5-0)**

This amendment is proposed in accordance with RSA 674:80 which permits existing buildings to be repurposed for adaptive reuse for residential purposes without conforming to current setbacks, height, or frontage requirements, provided that the building's floor area, height, and setbacks do not change.

- I. Are you in favor of the adoption of ZONING AMENDMENT I as proposed by the Planning Board vote of January 8, 2026 to amend the expiration time period for excavation permits in Section 14.05(B) from two years to not more than five years, correlating with the progress plan update requirement specified in the NH Department of Environmental Services Alteration of Terrain Permit? **The amendment has been on file at the Municipal Building since December 26, 2025. (Recommended by the Planning Board by a vote of 7-0)**

This amendment extends the expiration time period for excavation permits from 2 years to 5 years to better align with the requirements for Alteration of Terrain Permits often associated with excavation operations. This lessens the burden on the excavation applicants while still allowing for Planning Board oversight.