



## TOWN OF BOW Planning Board

10 Grandview Road, Bow, New Hampshire 03304

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Approved as amended on February 3, 2020

### MINUTES January 9, 2020

The Town of Bow Planning Board met on Thursday, January 9, 2020 at 7:00 PM in the Town Municipal Building, 10 Grandview Road, Bow, New Hampshire. Chair Berube began the meeting with the introduction of the Board.

#### 7:00 ROLL CALL

Other members present were Sandra Crystall, Vice Chair, Bill Oldenburg, Adam Sandahl, Willis Sloat, and Selectboard representative Mike Wayne. Also present was Matt Taylor, Community Development Director and Alvina Snegach, recording secretary. David Glasier, Krysten Hayden, and Tony Reynolds were excused. Mr. Berube directed everyone's attention to the first public hearing on the agenda.

**Application #207-19: 164C Dunklee LLC/Grappone Companies, Block 2, Lots 164-C & 159-F8, located at 29 Dunklee Rd & 60 Ryan Rd – Site plan review for a 69,675 square foot (SF) building for vehicle repair and parts storage; plus approximately 900 parking spaces for vehicle inventory. Also an associated Wetlands Protection Conditional Use Permit #406-19 for 4,828 SF of impact for grading within the wetland buffer. For Final Approval.**

Mr. Taylor noted that a short staff memo was in the packet. *Motion made by Ms. Crystall to accept jurisdiction, seconded by Mr. Oldenburg, and passed with a unanimous vote in favor.*

Chris Nadeau, PE from Nobis Group and Larry Haynes from Grappone Automotive introduced themselves and Mr. Nadeau went over the application details, which did not change since the last time it was presented to the Board. He added that the Alteration of Terrain (AOT) permit application had been submitted in December and the septic design will be ready once the building plans have been finalized. The public hearing was opened by Chair Berube at 7:02 PM; having no comments, the public hearing was closed at 7:02 PM. *Ms. Crystall made a motion to approve the site plan application # 207-19 with the following conditions:*

- 1) *NHDES approval of the Alteration of Terrain permit prior to commencement of grading on the site;*
- 2) *NHDES septic approval prior the issuance of the building permit;*
- 3) *The merging of the lots 164-C and 159-F8 prior to the issuance of a building permit*

*The motion was seconded by Mr. Wayne and passed unanimously.*

#### Consideration of the proposed amendments to the Zoning Ordinance

Mr. Berube read the item into the record. Discussion ensued about the proposed zoning changes as posted. Chair Berube left the meeting at 7:11 PM at which time Vice Chair Crystall took over chairing the meeting. Ms. Crystall opened the public hearing at 7:21 PM. The following individuals addressed the Board:

*Approved Planning Board Meeting Minutes 01/09/2020*

- Diane Doner Salice of Concord asked questions about the proposed development on Clinton Street and Hooksett Turnpike and the process of abutter notification.
- Linda Millman, 80 Robinson Road, spoke about some proposed changes that she had brought up at the previous Board meeting; other changes that she would propose to the changes under discussion today; and some provisions that she thought were supposed to be included in the current changes.

Board discussion continued and several changes were made to the proposed language. Ms. Crystall closed the public hearing at 8:08 PM.

*Mr. Sloat made a motion to place the zoning changes on the Town Warrant as amended; the motion was seconded by Mr. Sandahl and unanimously approved.*

**NEW BUSINESS**

Linda Millman presented a handout with a list of more changes that she proposed to the changes that had just been adopted and provided a justification for each. The Board reviewed and discussed Ms. Millman's changes. General consensus was to not make any further changes to the already amended draft.

**OTHER BUSINESS AND CORRESPONDENCE**

Board briefly discussed a letter received from the North Hampton Planning Board members about the bill that establishes a Board of Appeals for any Planning Board action.

**UNAPPROVED MINUTES**

12/19/2019 draft minutes were reviewed and no changes were made. *Ms. Crystall made a motion to approve the December 19, 2019 minutes as presented. Mr. Sloat duly seconded and motion passed unanimously.*

**ADJOURNMENT:** *Mr. Wayne made a motion to adjourn, and Mr. Oldenburg duly seconded. Motion passed unanimously. Meeting adjourned at 8:41 PM.*

Respectfully submitted,

Sandra Crystall,  
Vice Chair