



TOWN OF BOW

Business Development Commission

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BUSINESS DEVELOPMENT COMMISSION

August 5, 2026

APPROVED MINUTES

The Town of Bow Business Development Commission (BDC) held a scheduled regular meeting on Wednesday, August 5, 2026 at 7:30 a.m. at the Municipal Building in Meeting Room C.

BDC Members participating were Vice Chair Wendy Gazaway, Secretary Andy Foote, Don Berube, Dan Thomas, Phil Brogan, Brandyn Boynton, Bianca Contreras and Police Chief Ken Miller. Also participating were Community Development Director Karri Makinen and Recording Secretary Ginger Iverson. Excused were Chair Bill Hickey, Town Manager David Stack, BOS Representative Ian Flanagan, Fire Chief Dennis Comeau and John Meissner.

At 7:33 a.m., Acting Chair Gazaway called the meeting to order.

1. Review of Minutes – June 3, 2026

A motion was made by Mr. Thomas and seconded by Mr. Berube to approve the June 3, 2026 BDC meeting minutes. Vote 6:0:1 with Mr. Foote abstaining.

2. Review Project/Task List

- **Amber Bow Associates** – Construction is at least underway for all of the buildings, and several are occupied. One of the four original buildings has been approved for bulk storage of gases for industrial use by Special Exception. The Board of Selectmen approved \$300,000 in Tax Increment Financing (TIF) funding for improvements to the Dow Road/Route 3-A intersection. Several members voiced frustration that the funding level was less than what was recommended by the TIF Advisory Board. Construction of the intersection improvements is nearly complete.
- **Hoptimystic Brewing** – The business is performing well, with favorable weather contributing to strong customer traffic. The Police and Fire Departments have been very supportive, and the local community has responded positively. The plan is to continue operating through October and then reassess options for constructing a permanent facility at the site.
- **12 Logging Hill Road** – No development plans have been submitted to the Town. The developer is currently working with the New Hampshire Department of Transportation on the driveway permitting process. The proposed development may include a warehousing and distribution center, and the possibility of a restaurant/coffee shop.
- **I 89-Exit 1** – Governor Ayotte vetoed the Ten Year Transportation Improvement Plan.
- **Water Extension Project to Bow Mills and Bow Junction** – The Northern Border Regional Commission grant-funded feasibility study for the Bow Mills area water extension is underway. The Town has selected Resilience Planning and Design as the consultant, and the project kickoff meeting was held last week. The consultant is reviewing existing studies, visiting the Bow Mills area, and gathering background information. The study will include outreach to property owners, the public, and Town boards and committees, and the consultant will likely attend a future BDC meeting to gather input. The anticipated economic development strategy report completion is by Town meeting.

- **Concord Group** – A Berkshire Hathaway agent reported that a prospective buyer expressed interest in the property and embraced the mixed-use concept.

Ms. Contreras noted that the Bow real estate market has slowed, with buyers becoming more selective. Buyers are increasingly requesting home inspections and negotiating based on inspection findings. She added that buyers are willing to pay more for desirable neighborhoods, particularly those located on side streets.

3. Reports from Town Boards and Committees

July 16, 2026 Planning Board Agenda

- Marquis Roofing, 1280 Route 3-A, conducted a Conceptual Consultation for an existing roofing company.
- Application no. 208-26/407-26: Dennis J. Ordway Trust 2023 (Mariner Tower, LLC): Abutters' concerns included why alternative sites were not selected for the proposed tower. The balloon test indicated that the tower would be minimally visible. A third-party engineering review is currently underway.
- Application no. 408-26: Global Montello Group Corporation: Approval was granted for a digital price sign for diesel fuel.

The following items will be addressed at the August 20, 2026 Planning Board meeting:

- Application No. 208-26/407-26: Dennis J. Ordway Trust 2023 (Mariner Tower, LLC)
- Amber Bow change of use for gas storage
- Residential lot line adjustment at Knox and Robinson Roads

4. Other Business

Possible future guests:

McGovern – Mr. Boynton will reach out to a representative and provide an update to Ms. Makinen.

Jason Ayotte, Project Manager, Highway Design at NH Department of Transportation
Executive Councilor Karen Liot Hill

Adjournment

A motion was made by Mr. Foote and seconded by Mr. Berube to adjourn the meeting and the motion carried by unanimous vote.

The meeting was adjourned at 8:16 a.m.

Respectfully submitted,

Andy Foote
Secretary