TOWN OF BOW

Planning Board

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Approved Minutes

5/21/2026

https://youtube.com/live/MLXhEp-cRsE

The Town of Bow Planning Board met on Thursday, May 21, 2026 at 7:00 PM in Room C of the Municipal Office Building. Vice Chair Sandy Crystall called the meeting to order at 7:00 PM beginning with the roll call of the Board.

ROLL CALL

The Town of Bow Planning Board met on Thursday, May 21, 2026, at 7:00 PM in Room C of the Municipal Office Building. Vice Chair Sandy Crystall called the meeting to order at 7:00 PM and initiated the roll call of the Board.

Planning Board Members Present:

- Sandy Crystall, Vice Chair (Acting as Chair)
- Michael Lawton
- Jonathan Pietrangelo
- Kristen Hayden
- Christopher Nicolopoulos, Select Board Representative Alternate
- Casey DeStefano, Alternate (Non-voting)

Planning Board Members Excused:

- Jessica Duke
- Levi Barry
- Don Berube
- Benjamin Davis

Staff Members Present:

- Matt Monahan, Central NH Regional Planning Commission (Acting for the Community Development Director)
- William Dinsmore, Staff Support

I. MINOR MODIFICATIONS / CONCEPTUAL CONSULTATION

(None)

II. PUBLIC HEARINGS

Chair Sandy Crystall read the first application into the record. Due to the nature of the application and other applications on the agenda, it was taken out of agenda order at the start of the meeting.

9. Application no. 403-26: Eversource Energy

Proposed Wetland Conditional Use Permit (CUP) for approximately 15,267 sq. ft. of temporary wetland impact and 2,883 sq. ft. of temporary wetland buffer impact. Located at 19 Morgan Drive; Map 39, Block 2, Lots 125, 125-AA, 144-B, and 144-A; Zone: Rural (RU).

Presentation:

Lindsay Tower with GZA Geo Environmental and Kurt Nelson with Eversource Energy presented the proposal. The project involves replacing deteriorating utility poles that standard maintenance inspections identified as having severe splitting and internal wood rot. While not classified as an instantaneous emergency, the poles must be replaced swiftly to maintain electrical grid reliability.

The work requires temporary timber matting in the wetland's conservation overlay district to provide stable construction vehicle access and safe work pads. This setup mirrors past routine utility maintenance scopes reviewed by the Board. GZA will deploy an environmental scientist on site to monitor compliance during construction. The active work window is expected to last only a couple of days.

Board Deliberations & Staff Review:

The Board briefly debated if this was a continuation of a past case. Staff and the applicant clarified that this is a completely new application.

Regional Impact Determination:

Mr. Pietrangelo made a motion, seconded by Ms. Hayden, that the application does not have a regional impact. The Board voted unanimously in favor.

Application Completeness:

Mr. Pietrangelo made a motion, seconded by Mr. Lawton, to accept Application #403-26 as complete. The Board voted unanimously in favor.

Public Comment:

Chair Crystall opened the Public Hearing. There being no comments from the public, and the Public Hearing was closed.

Board Vote & Decision:

Mr. Pietrangelo made a motion, seconded by Ms. Hayden, to approve Application #403-26. The Board voted unanimously in favor.

Findings of Fact:

Mr. Pietrangelo made a motion to approve the following Findings of Fact:

- *The proposal is necessary to maintain electrical infrastructure reliability.*
- *Temporary impacts to wetlands and buffers are minimized through the use of timber mats.*
- *The activity minimizes environmental impacts on abutting downstream properties and water sources.*
- *The project complies with federal, state, and local regulations.*

The motion was seconded by Mr. Lawton. The Board voted in favor. (Note: Mr. Nicolopoulos was not present for this individual vote).

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1 & 2. Applications no. 202-26 & 402-26: 1494 Route 3A, LLC

1. **Application no. 202-26:** Site Plan for two proposed contractor bay buildings, one 8,400 sq. ft. and one 3,990 sq. ft., at Loraco Plaza. Located at 1494 Route 3-A; Map 40, Block 2, Lot 141-B; Zone: South Bow Mixed Use (SB).
2. **Application no. 402-26:** Wetland Protection Conditional Use Permit for 1,375 sq. ft. of temporary and 375 sq. ft. of permanent wetland buffer impacts associated with stormwater management construction.

Presentation:

Jason Hill of TF Moran presented updates on behalf of the applicant following a joint Planning Board and Conservation Commission site walk. He stated that the Conservation Commission recommended approval subject to specific restoration planting conditions.

The plan features temporary buffer impacts at a detention system outlet alongside an existing driveway that encroaches into the buffer. To mitigate this, the applicant committed to restoration plantings including native grasses and container shrubs. Mr. Hill addressed minor third-party stormwater engineering comments by upsizing one drainage pipe from 15 inches to 18 inches, which caused no change to overall pre- and post-development flows.

Additionally, a waiver was requested from the Subdivision Regulations regarding minimum pipe cover depth. While a 4-foot cover is standard, the flat wetland topography dictates shallow 3-foot depths where the pipe enters the detention pond beneath the paved driveway. Mr. Hill confirmed the heavy-duty ADS piping supports structural loading down to 15 inches, and the shallow depth will be insulated to protect against frost while avoiding deeper wetland impacts.

Board Deliberations:

The Board discussed the landscape design, verifying that a native New England wet restoration seed mix will be utilized to prevent non-native plant growth. The Board also addressed invasive species discovered on-site, specifying that bittersweet and autumn olive must be extracted.

To address public safety concerns regarding the upper 3,990 sq. ft. flex building, the applicant submitted an official fire truck template plan proving turning radii are sufficient for emergency vehicles. The applicant also consented to a condition barring bulk chemical storage inside that specific flex space.

Public Comment:

Chair Crystall opened the Public Hearing. There being no public comment, the Public Hearing was closed.

(Note: Regional impact and completeness votes were finalized during the prior meeting session before the site walk).

Waiver Requests Vote:

Mr. Pietrangelo made a motion, seconded by Mr. Lawton, to approve the requested waivers for parking configurations and reduced pipe cover under Section 7.02.b. The Board voted unanimously in favor.

Applications Vote & Conditions:

Mr. Pietrangelo made a motion, seconded by Ms. Hayden, to approve Applications #202-26 and #402-26 with the following conditions:

1. *Final review and approval by the third-party engineer regarding the technical responses.*
2. *No bulk storage of hazardous or regulated materials greater than 5-gallon containers within the flex building.*

3. *Proper removal and disposal of all invasive species encountered during construction, specifically bittersweet and autumn olive, with notes added to the final plan.*
4. *Restoration and revegetation of temporary wetland buffer impacts using a native New England restoration seed mix, explicitly excluding non-native variations.*
5. *Reduction and elimination of maintained lawn areas within the wetland buffer zones.*
6. *Installation of native shrubs at the drainage outlet, including highbush blueberry, dogwood, and similar native container species.*

The Board voted unanimously in favor.

Findings of Fact:

Mr. Pietrangelo made a motion to approve the following Findings of Fact:

- *Reduced pipe cover is structurally justified due to shallow seasonal groundwater constraints and flat wetland elevations.*
- *Parking demand is adequately met via the site's distributed trade, warehouse, and manufacturing layout.*
- *The use is appropriate, adequate, and compatible within the Mixed Use District.*

The motion was seconded by Mr. Lawton. The Board voted unanimously in favor.

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3. Application no. 502-26: Timothy Polson

Proposed Lot Line Adjustment at 68 and 76 Woodhill Road; Map 22, Block 3, Lots 4 and 4-A; Zone: Rural (RU).

Presentation:

The applicant, Tim Polson, presented the application to annex approximately 4.57 acres from Lot 4 (belonging to neighbor Gretchen de Pass) into Lot 4-A. No modifications or development are planned for the parcel.

Board Deliberations & Missing Waiver:

Staff and the Board reviewed the application against the subdivision checklist. Mr. Monahan noted that a mandatory checklist item regarding the right-of-way width was omitted. Mr. Polson explained that the local houses date back to the 1830s, and a historic 66-foot right-of-way sits between them.

During a 1989 subdivision, 7 feet were deeded to the town as a permanent easement. Expanding this right-of-way to the standard 80 feet would encroach directly into the neighbor's living room.

Staff advised that a formal written waiver request under Section 3.02.D for a substandard right-of-way must be submitted to keep the town's records clean and prevent missing checklist items from blocking application progress.

The Board also noted that the FEMA flood status map panel details must be added to the plans, though the property sits safely on top of a hill outside the active flood zone. Physical bounds for the new lot line have not been set yet to avoid premature surveying expenses, which the Board agreed can be handled as a condition of final approval.

Regional Impact Determination:

Ms. Hayden made a motion that the application does not have a regional impact. Mr. Nicolopoulos seconded the motion. The Board voted unanimously in favor.

Application Continuance:

Mr. Pietrangelo made a motion to continue Application #502-26 to the June 18, 2026 meeting to *allow the applicant time to submit the required right-of-way waiver. The motion was seconded by Mr. Lawton. The Board voted unanimously in favor.*

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4. & 5 Applications no. 503-25 & 405-26: J.E. Belanger Land Surveying, PL4. Application no. 503-25: Proposed Lot Line Adjustment at 163 Hooksett Turnpike; Map 2, Block 4, Lot 21; Zone: Rural (RU).

5. Application no. 405-26: After-the-fact Wetlands CUP for 5,366 sq. ft. of wetland buffer impact.

Presentation:

Jacques Belanger, LLS, presented a wetland CUP for land that the applicant's son, Taylor Belanger, is purchasing after the previous owner lost the parcel to tax liens. The septic system and shed are on the town-owned land in the wetland buffer.

The applicant had been interested in buying the entire town parcel, but the Select Board agreed to sell only a portion to provide a reasonable residential yard while keeping the surrounding space open under town ownership. The Town had executed a voluntary merger of adjacent parcels to ensure the remaining town lot retains proper street frontage.

The entire area being acquired is encumbered by a 75-foot wetland buffer. Following a recent site walk, the Conservation Commission recommended removing an existing shed located within the buffer and installing buffer markers to prevent future impacts closer to the swamp.

Board Deliberations & Buffer:

The Board examined the plan checklist items. The location of the well was confirmed to sit right within the public right-of-way in front of the garage. The applicant confirmed that the newest FEMA flood map panel data has been added to the active plan sheet.

To preserve subsequent property owner compliance, the Board debated the wetland buffer markers, given the reduced buffer size. The Board directed that a dedicated 10-foot-wide vegetative buffer strip must be reestablished along the rear lot line running parallel to the road, past the septic leach field. Durable metal fence posts carrying wetland boundary placards will be installed along the reduced buffer edge as described and edge of lawn behind the house.

A question was raised about coordination with Hopkinton.

Public Comment:

Greg Coates (8 Sullivan Drive) asked about the purpose of the acquisition. Selectman Nicolopolos described the town's acquisition of the parcel (which had been one parcel with the Hopkinton side), the Select Board agreed to sell a portion of the acquired parcel to provide enough land for the continued use of the yard.

Selectman Nicolopolos clarified the land being acquired is non-developable, which satisfied Mr. Coates inquiry.

Michael Milano (6 Sullivan Drive) voiced concerns regarding potential flooding or drainage alterations near his neighboring leach field. The Board confirmed no new drainage infrastructure, grading changes, or septic expansions are authorized under this application. The public hearing was then closed.

Application Completeness:

Mr. Pietrangelo made a motion, seconded by Mr. Lawton, to accept the application as complete. The Board voted unanimously in favor.

Regional Impact Determination:

Mr. Pietrangelo made a motion that the application does not have a regional impact, subject to coordination by the landowner with the neighboring town of Hopkinton due to the property's location on the municipal border. The motion was seconded by Mr. Nicolopoulos. The Board voted unanimously in favor.

Applications Vote & Conditions:

Ms. Hayden made a motion, seconded by Mr. Pietrangelo, to approve the two applications with the following conditions:

1. *An official impact fee note must be added to the final plans per checklist item 48.*
2. *The wetland buffer must be reestablished and marked with placards on metal fence posts, including a 10-foot wide buffer zone running along the rear property line for approximately 146 feet and additional permanent wetland buffer boundary markers must be placed along the active lawn edge where applicable.*
3. *Complete physical removal of the existing residential shed located within the wetland buffer.*
4. *Execution of final plan signatures by the Town Manager or Select Board to finalize the land transfer.*
5. *Placement of all required professional engineering and surveying stamps on the final plan sets.*
6. *Review and formal administrative approval by the Hopkinton Planning Board.*

The Board voted unanimously in favor.

Findings of Fact:

Ms. Hayden made a motion to approve the following Findings of Fact:

- *The lot line adjustment is purely administrative in nature to correct pre-existing conditions.*
- *No additional development or intensification of use is proposed on the parcel.*
- *The established buffer conditions significantly improve long-term wetland protection.*

The motion was seconded by Mr. Pietrangelo. The Board voted unanimously in favor.

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6. Application no. 206-26: Mabel Mackenzie

Proposed Site Plan Modification to convert 2,600 sq. ft. of warehouse space into an automotive spray paint booth at 161 River Road; Map 36, Block 5, Lot 18; Zone: General Industrial (I-2).

Board Action:

The applicant was not present for the hearing. The Board noted the submitted application lacked comprehensive detailing, containing only standard manufacturer equipment cut sheets for the spray booth without an accompanying site plan or detailed facility layout.

A motion was made by Mr. Nicolopoulos, seconded by Ms. Hayden, to continue the application to the next scheduled meeting pending the applicant's attendance and submission of complete project details. The Board voted unanimously in favor.

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7 & 8. Applications no. 205-26 & 404-26: Kearsarge Bow LF LLC

7. Application no. 205-26: Site plan for a 1.76 MW alternating current (AC) ground-mounted solar photovoltaic array at 8 Falcon Way; Map 14, Block 4, Lot 71; Zone: Civic (CV).

8. Application no. 404-26: Wetland CUP for approximately 800 sq. ft. of wetland buffer impact.

Presentation:

Alex Young of Kearsarge Energy and Rob Bukowski, PE of Weston & Sampson, presented the project. The solar development was awarded via a competitive 2023 town RFP and approved by town voters. The proposed project sits on the capped, underutilized structural cap of the old town landfill. Kearsarge has executed an official long-term lease with the town that includes strict decommissioning protocols. The project has secured its utility Interconnection Services Agreement with Unitil.

The solar arrays will sit entirely above grade on pre-cast concrete blocks or stone-filled wire gabion baskets to protect the underlying synthetic landfill cap membrane. The gravel levelers and conduit paths will also run above grade. Stormwater analysis shows that because the underlying landfill cap is already a low-permeability layer, the array placement will not increase current runoff volumes into the perimeter rock swales or the local stream.

To address visual concerns along White Rock Hill Road, the utility pole run was moved northeast near an existing parking lot to preserve public parking spaces. Maintenance access requires only a standard pickup or bucket truck about once a quarter, alongside mowing inside the fence line two to three times a year to manage tall weeds.

Board Deliberations & Environmental Protections:

The Board reviewed the overlay maps. Mr. Bukowski presented a color-coded map showing the 150-foot prime wetland buffer and the 75-foot wetland buffer. Because a portion of the northern landfill perimeter sits within the 150-foot prime wetland boundary, a wetland conditional use permit is required.

NH DES regulations require a trenched turtle protection silt fence during construction to protect endangered Blanding's and spotted turtles. This fence must be placed within the prime wetland buffer zone because trenching cannot occur closer to the landfill without piercing the landfill cap.

Tree clearing is limited to less than a quarter-acre of select tall pines along the western boundary near Falcon Way to prevent array shading. No trees will be cut on the residential side.

Public Comment:

Rita Davis (37 Evangelyn Drive) raised concerns regarding the visual impact of the gabion baskets from her backyard, potential drainage issues, animal displacement, and structural inverter hum. The Board and applicant clarified that the array is positioned on the opposite side of the landfill near Falcon Way, hidden by existing trees with no tree cutting on her side. Inverter noise at the property line is imperceptible, measuring below the decibel level of a household refrigerator.

Deb Campelia (9 Evangelyn Drive) spoke in favor of alternative solar energy development and expressed comfort with the layout since the protective tree buffer facing the neighborhood is being preserved. She recommended residents photograph local Blanding's turtles to log them with Fish and Game. The public hearing was then closed.

Application Completeness:

Ms. Hayden made a motion, seconded by Mr. Pietrangelo, to accept the applications as complete. The Board voted unanimously in favor.

Continuance and Site Walk Scheduling:

Mr. Pietrangelo made a motion, seconded by Mr. Lawton, to continue the applications to the June 18, 2026 meeting and to schedule an official public site walk on ***Monday, June 15, 2026, at 5:30 PM****.*

The applicant will provide a full digital plan set to both the Planning Board and Conservation Commission summarizing any minor edits before the site walk. *The Board voted unanimously in favor.*

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10. Application no. 207-26: Amoskeag Realty LLC

Proposed Site Plan for construction of a 2,375 sq. ft. addition to the existing warehouse at 506 Hall Street; Map 16, Block 1, Lots 65 and 67; Zone: I1 (Limited Industrial).

Presentation:

Jeff Merritt, PE with Granite Engineering LLC, and Paul Malandrino, VP of Operations representing Amoskeag Beverages presented the application. The project consists of a small 25' x 95' open-sided structural pallet and barrel storage addition off the northeast corner of the existing facility. The addition features a shallow pitched roof rising to 21.5 feet, which sits significantly lower than the primary warehouse roofline.

Runoff from the addition will be collected via three new area catch basins and routed directly into the large-scale retention basin built during the facility's 2025 expansion. This existing basin brought the entire industrial site into full NH DES Alteration of Terrain (AoT) stormwater compliance. The applicant is currently seeking an official administrative AoT permit amendment from the state to log the added roof square footage.

Topographically, Hall Street sits 14 to 15 feet higher than the addition site, meaning the structure is completely hidden by natural slopes and a black screened fence. Pallets will be managed using internal forklifts via a single bay door; no public entry or external vehicle access paths are planned. No new exterior lighting or parking spots are being added.

Board Deliberations & Technical Review:

The Board reviewed the drainage plan, noting the use of an 8-inch connection pipe rather than the standard 12-inch line. Mr. Merritt explained that a 12-inch pipe would create a direct physical conflict with an existing underground water main.

Hydraulic calculations confirm the 8-inch line handles the small roof area safely. If an extreme storm clogs the system, overflow will spill safely onto the facility's interior paved parking lot and drain into secondary catch basins without impacting any abutting properties.

Staff confirmed the town checklist items were met: state grid coordinates are updated, NRCS soil profiles are mapped via the AoT report, and the Fire Chief noted the addition must comply with NFPA 13 sprinkler codes for pallet storage, which will be verified during building permit reviews.

Application Completeness:

Mr. Pietrangelo made a motion, seconded by Ms. Hayden, to accept the application as complete. The Board voted unanimously in favor.

Waiver Requests Vote:

The applicant requested waivers from Sections 15.09 and 15.10 regarding standard landscape frontage buffers and formal parking space calculations (which technically mandate 3 new spaces for the added storage area).

Mr. Pietrangelo made a motion to approve the waivers, noting the site's massive 2025 employee lot provides more than enough real-world parking. The motion was seconded by Ms. Hayden. The Board voted unanimously in favor.

Regional Impact Determination:

The City of Concord notified town staff due to the project's proximity to the city line. However, because no construction or access occurs within Concord, the Board determined a formal regional impact declaration was unnecessary.

Mr. Pietrangelo made a motion that the application does not have a regional impact, subject to the condition of coordinating the ongoing stormwater review with Concord via the state AoT notification process. The motion was seconded by Mr. Lawton. The Board voted unanimously in favor.

Application Vote & Conditions:

Mr. Pietrangelo made a motion, seconded by Mr. Lawton, to approve Application #207-26 with the following conditions:

1. *Receipt of the finalized NH DES Alteration of Terrain (AoT) permit amendment.*
2. *Complete coordination with the City of Concord regarding stormwater notifications.*
3. *Verification that no new external lighting fixtures are added to the exterior face of the addition.*
4. *Final plan sets must carry the formal signatures of the property owner and licensed professional engineers.*

The Board voted unanimously in favor.

Findings of Fact:

Mr. Pietrangelo made a motion to approve the following Findings of Fact:

- *The warehouse addition is minimal in scale and has zero visual impact on the surrounding area due to natural screening and topography.*
- *The specialized storage use does not generate new traffic or require additional vehicle parking.*
- *The 8-inch drainage pipe configuration is acceptable because site constraints prevent a 12-inch line, and the design safely handles peak runoff without impacting neighbors.*

The motion was seconded and the Board voted unanimously in favor.

III. NEW BUSINESS

- **Zoning Ordinance Certificate:** The Board reviewed the official Zoning Ordinance certificate page presented for signatures. *Mr. Pietrangelo made a motion, seconded by Ms. Hayden, to approve and sign the Zoning Ordinance Certificate of Adoption. The Board voted unanimously in favor.*

- **Town Land Purchase Review (RSA 41:14-a):** Staff presented an annexation plan detailing a parcel of land slated for municipal purchase, requesting Planning Board comment per statutory requirements. *Ms. Hayden made a motion, seconded by Mr. Pietrangelo, that the Planning Board has no adverse comment regarding the recorded annexation plan. The Board voted unanimously in favor.*

IV. OLD BUSINESS

(None)

V. CORRESPONDENCE AND OTHER BUSINESS

(None)

VI. REVIEW OF MINUTES

The Board reviewed the draft meeting minutes from April 16, 2026. Chair Crystall requested an amendment to change the phrase “wetland delineation” to read “wetland scientist statement” for precise documentation.

Mr. Pietrangelo made a motion, seconded by Ms. Hayden, to approve the minutes of April 16, 2026, as amended. The motion passed, with Mr. Nicolopoulos abstaining due to absence from that session.

VII. NON-PUBLIC SESSION

(None)

ADJOURNMENT

At 9:46 PM, a motion was made and seconded to adjourn the meeting. The Planning Board voted unanimously in favor.

Respectfully Submitted,
William Dinsmore/ Staff