



TOWN OF BOW

Business Development Commission

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BUSINESS DEVELOPMENT COMMISSION

September 2, 2026

UNAPPROVED MINUTES

The Town of Bow Business Development Commission (BDC) held a scheduled regular meeting on Wednesday, September 2, 2026 at 7:30 a.m. at the Municipal Building in Meeting Room C.

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

At 7:35 a.m., Chair Hickey called the meeting to order.

1. Bow Mills Redevelopment Strategy

The Commission discussed the Bow Mills Redevelopment Strategy. The Town received two proposals and selected a consulting firm from the Plymouth area. Selectman Flanagan reported that the consultant held a kickoff meeting in July and a follow-up meeting in August and is currently gathering information about the area, including infrastructure, sewer systems, property history, and potential redevelopment opportunities. A feasibility report is anticipated around December or January. The project is being funded through a grant.

2. Review of Minutes –August 5, 2026

A motion was made by Mr. Foote and seconded by Ms. Gazaway to approve the August 5, 2026 BDC meeting minutes. Vote 6:0:2 with Chair Hickey and BOS Representative Ian Flanagan abstaining.

3. Review Project/Task List

- **Amber Bow Associates** – Chair Hickey noted the approved change of use for one of the buildings to allow bulk storage of gases for industrial use. The Dow Road/Route 3-A intersection construction is nearly complete resulting in improved traffic flow in the area. Chair Hickey noted that the property owner had expressed interest in purchasing the lot located south of his Dow Road property.
- **Hoptimystic Brewing** – The business continues to perform well, with favorable weather contributing. Because of town regulations, they won't be putting up an event tent.
- **12 Logging Hill Road** – No development plans have been submitted to the Town. They are working with NHDOT on a driveway permit.
- **I 89-Exit 1** – The Governor's veto was overturned and the resulting toll increase will provide funding beginning January 1 and will provide additional funding for transportation projects. The State has continued design work on Exit 1, although the project has been delayed behind other priorities.

- **Hooksett Interconnection** – Town submitted a pre-application for a DWSRF loan and the project has been ranked #11.
- **Water Extension Project to Bow Mills and Bow Junction** – The grant-funded feasibility study for the water extension to the Bow Mills area remains underway.
- **Concord Group** – The Commission discussed efforts to identify a current contact for the Concord Group following the retirement of a previous facility representative.
- **Ballard** – Construction is progressing and project completion was previously expected before the end of the year.

Ms. Contreras noted that the Bow real estate market is generally slow. She noted that this is typical during the back-to-school period and that activity may increase in mid-to-late September as families settle into the school year.

4. Reports from Town Boards and Committees

August 20, 2026 Planning Board Agenda

- Marquis Roofing, 1280 Route 3-A, conducted a Conceptual Consultation for an existing roofing company did not proceed to the Planning Board at the most recent meeting
- Application no. 208-26/407-26: Dennis J. Ordway Trust 2023 (Mariner Tower, LLC): Continued to the 9/17/2026 Planning Board Meeting.
- 8-12 Ferry Road – The Commission discussed activity at this property where clearing and stumping had begun before an Intent to Cut had been filed. The property owners were directed to stop work while the appropriate process was followed and questions concerning wetlands were addressed. An Intent to Cut has since been filed, and the matter will proceed through the regular process.

5. Other Business

Chair Hickey noted that Keller sold to a company in Michigan. He then invited Stan Emanuel of Stan & Pete, Inc., who was present in the audience, to share his perspective. Mr. Emanuel provided comments on several business ownership transitions, citing examples such as Peterbilt, Kenworth Yankee Truck, and a Casella property.

Commission members discussed recent reports regarding a possible data center at or near the former power plant property. Kip McDaniel, Chair of the Select Board, was present in the audience and emphasized that any potential development would be a private property owner's proposal and would be subject to the Town's existing planning and land-use regulations.

Ms. Gazaway reported that Allied Insurance Agency was sold effective August 1 to Davis and Towle. No plans have been established as to possible future uses for the building.

Possible future guests:

Chair Hickey noted that he had invited Councilor Karen Liot Hill, State of NH Executive Council for District 2, to return to a future BDC meeting, and she expressed interest.

McGovern – Mr. Boynton reported that he has attempted to contact a representative of the larger McGovern Group by telephone and email but has not received a response. He may visit the local store to request that a representative attend a future BDC meeting for a brief introduction.

Adjournment

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

The meeting was adjourned at 8:05 a.m.

Respectfully submitted,

Andy Foote
Secretary