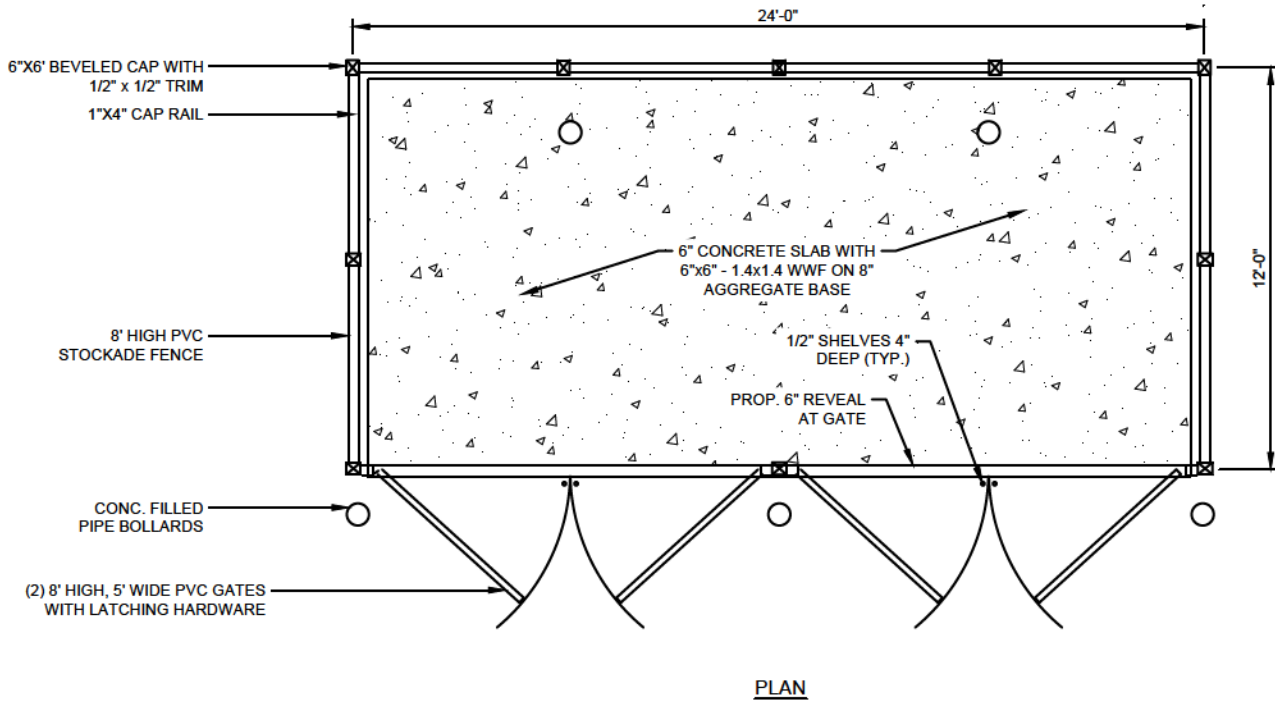
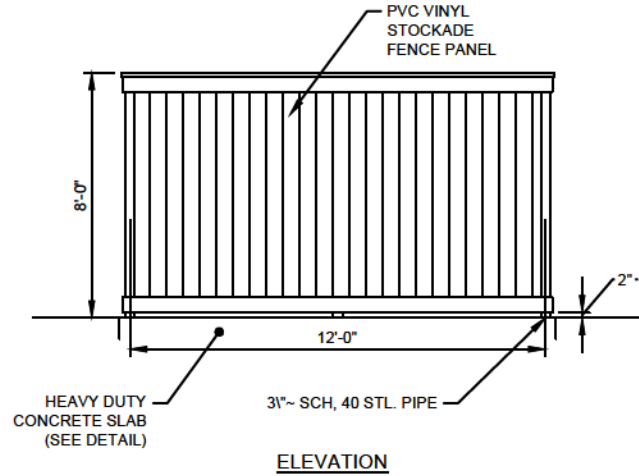


PL-ADM-2026-0145 administratively approved for the noted dumpster enclosure changes on June 3, 2026 with the following condition:

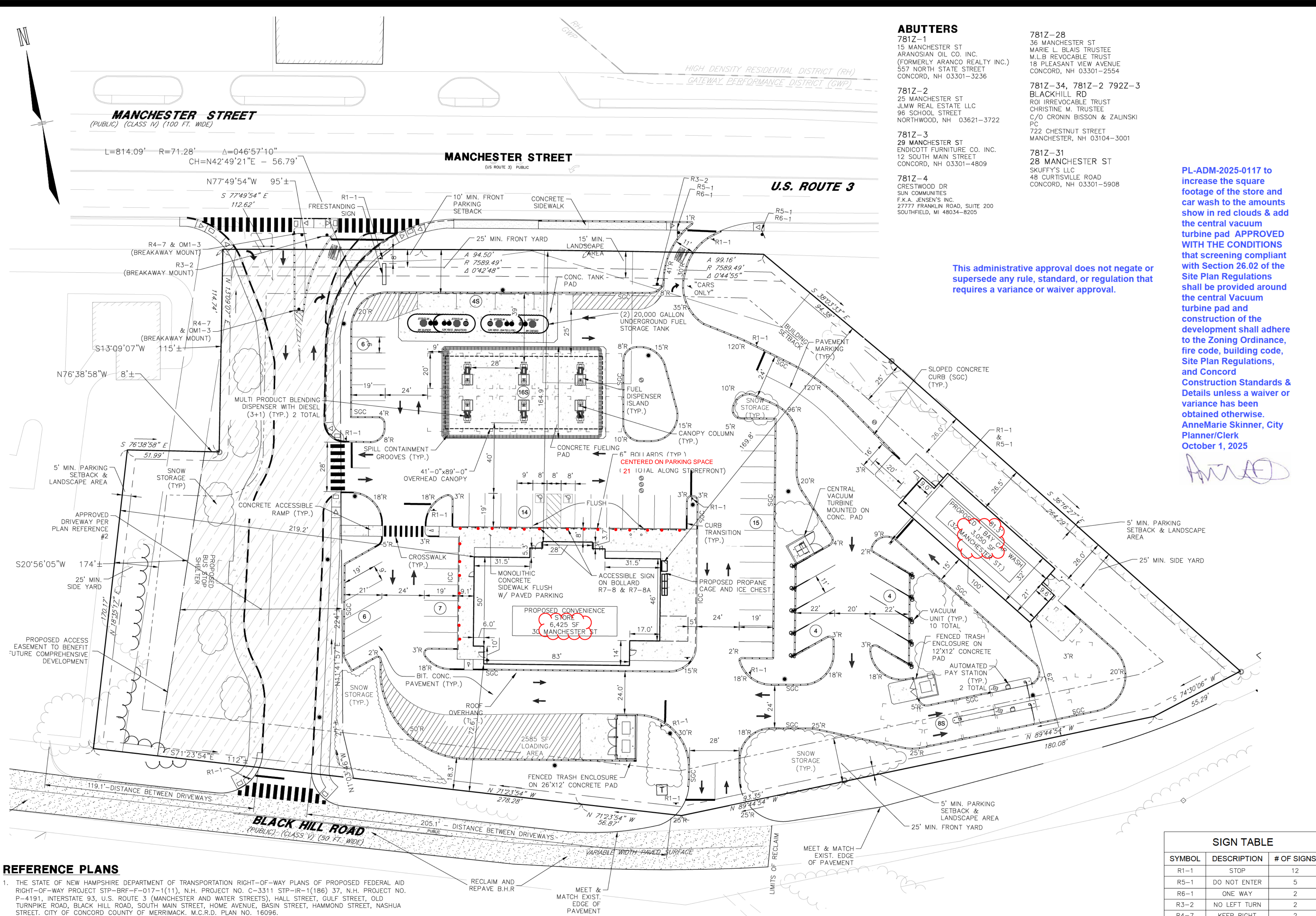
\* The vinyl enclosure material will have a white finish.

This approval is attached to previously approved PL-ADM-2025-0117

Timothy J. Thompson, AICP - Acting Clerk of the Planning Board/City Planner



**VINYL DUMPSTER ENCLOSURE**  
NOT TO SCALE



- ABUTTERS**
- 781Z-1**  
15 MANCHESTER ST  
ARANOSIAN OIL CO. INC.  
(FORMERLY ARANCO REALTY INC.)  
557 NORTH STATE STREET  
CONCORD, NH 03301-3236
  - 781Z-2**  
25 MANCHESTER ST  
JLMW REAL ESTATE LLC  
96 SCHOOL STREET  
NORTHWOOD, NH 03621-3722
  - 781Z-3**  
29 MANCHESTER ST  
ENDICOTT FURNITURE CO. INC.  
12 SOUTH MAIN STREET  
CONCORD, NH 03301-4809
  - 781Z-4**  
CRESTWOOD DR  
SUN COMMUNITIES  
F.K.A. JENSEN'S INC.  
2777 FRANKLIN ROAD, SUITE 200  
SOUTHFIELD, MI 48034-8205

- 781Z-28**  
38 MANCHESTER ST  
MARIE L. BLAIS TRUSTEE  
M.L.B. REVOCABLE TRUST  
18 PLEASANT VIEW AVENUE  
CONCORD, NH 03301-2554
- 781Z-34, 781Z-2 792Z-3**  
BLACKHILL RD  
ROI IRREVOCABLE TRUST  
CHRISTINE M. TRUSTEE  
C/O CRONIN BISSON & ZALINSKY  
PC  
722 CHESTNUT STREET  
MANCHESTER, NH 03104-3001
- 781Z-31**  
28 MANCHESTER ST  
SKUFFY'S LLC  
48 CURTISVILLE ROAD  
CONCORD, NH 03301-5908

**PL-ADM-2025-0117 to increase the square footage of the store and car wash to the amounts shown in red clouds & add the central vacuum turbine pad APPROVED WITH THE CONDITIONS THAT SCREENING COMPLIANT WITH SECTION 26.02 OF THE SITE PLAN REGULATIONS SHALL BE PROVIDED AROUND THE CENTRAL VACUUM TURBINE PAD AND CONSTRUCTION OF THE DEVELOPMENT SHALL ADHERE TO THE ZONING ORDINANCE, FIRE CODE, BUILDING CODE, SITE PLAN REGULATIONS, AND CONCORD CONSTRUCTION STANDARDS & DETAILS UNLESS A WAIVER OR VARIANCE HAS BEEN OBTAINED OTHERWISE.**  
**AnneMarie Skinner, City Planner/Clerk**  
**October 1, 2025**

This administrative approval does not negate or supersede any rule, standard, or regulation that requires a variance or waiver approval.

**SITE DATA**

- OWNER OF RECORD OF TAX MAP 781Z, LOTS 29: CHRISTINE M. WINDLER, TRUSTEE, ROI IRREVOCABLE TRUST, C/O CRONIN BISSON & ZALINSKY PC, 722 CHESTNUT STREET, MANCHESTER, NH 03104-3001.  
**PROPERTY ADDRESSES:** 32 MANCHESTER STREET, CONCORD, NH (TM 781Z LOT 29)  
**DEED REFERENCES:** BK. 3833 PG. 2454 (TM 781Z LOT 31)  
 BK. 3276 PG. 1522 (TM 781Z LOT 29)  
 BK. 3616 PG. 81 (TM 781Z LOT 32)  
 (SEE LOT MERGER)  
**PARCEL AREAS:** 148,739 S.F./3.415 AC. (TM 781Z LOT 29, CONSOLIDATED FROM FORMER LOTS 29, 30 AND 32)  
 781Z-29 INDICATES TAX MAP AND LOT NUMBER.  
 THE PURPOSE OF THESE PLANS IS TO AMEND A PREVIOUSLY APPROVED PLAN (PL-2024-024) AND CONSTRUCT A 6,425± SF GAS STATION AND CONVENIENCE STORE WITH AN ACCESSORY 3,050± SF CARWASH. ASSOCIATED IMPROVEMENTS INCLUDE AND ARE NOT LIMITED TO GRADING, STORMWATER MANAGEMENT SYSTEMS, UTILITIES, LIGHTING, AND LANDSCAPING.  
 THE EXISTING USE IS VACANT.
- TYPICAL HOURS OF OPERATION: 7 AM TO 10 PM.
- DIMENSIONAL REQUIREMENTS (GATEWAY PERFORMANCE (GWP))**  

REQUIRED:	PROVIDED:
MINIMUM LOT DIMENSIONS: LOT AREA LOT FRONTAGE	- SF (-1± AC) 148,749± SF (3.41± AC) 306.3 FT
MINIMUM YARD DIMENSIONS: FRONT SIDE REAR	25 FT 25 FT 25 FT
MAXIMUM STRUCTURE DIMENSIONS: STRUCTURE HEIGHT LOT COVERAGE BUILDING & STRUCTURE COVERAGE PARKING AND LOADING AREA INTERNAL PARKING LANDSCAPING INTERNAL PARKING LANDSCAPING VERSUS TOTAL INTERNAL PARKING AND LOADING AREAS	45 FT 35 FT 85% (10.4%) 15,538 ± SF (39.1%) 58,164 ± SF 8,078 ± SF 13.9%

\*THE HEIGHT OF A BUILDING OR STRUCTURE SHALL BE DETERMINED BY MEASURING THE VERTICAL DISTANCE BETWEEN THE AVERAGE GROUND LEVEL AROUND THE PERIMETER OF THE BUILDING AND THE MEAN LEVEL OF THE HIGHEST GABLE OF A SLOPING ROOF.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBER 33013C0534E EFFECTIVE DATE: APRIL 19, 2010 INDICATES THAT THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:  

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	LIBERTY UTILITIES
ELECTRIC	UNILIT
TELECOMM	COMCAST / CONSOLIDATED COMMUNICATIONS
- PARKING CALCULATIONS**  
 REQUIRED PARKING RATIO:  
 RETAIL SALES OF GASOLINE - 1/25 GFA/ 1 PER FUEL DISPENSING STATION/ 1.5 PER FUEL DISPENSING STATION STACKING  
 CONVENIENCE STORE - 1/250 GFA  
 CAR WASH - MIN. 2 SPACES/ 5 STACKING SPACES/ SELF SERVICE CAR WASH MIN. 2 SPACES/ 2 STACKING SPACE  
 RETAIL SALE OF GASOLINE:  
 1 SPACE/25 GFA X 0 GFA = 0 SPACES  
 1 PARKING SPACE/FUEL DISPENSING STATION X 12 STATIONS = 12 PARKING SPACES  
 1.5 STACKING SPACE/ FUEL DISPENSING STATION X 12 STATIONS = 18 STACKING SPACES  
 CONVENIENCE STORE:  
 1/250 GFA X 6,425 GFA = 26 PARKING SPACES  
 REQUIRED PARKING = 40 PARKING SPACES WITH 23 STACKING  
 PROPOSED PARKING = 56 SPACES WITH 28 STACKING
- IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS. IF SNOW IS STORED WITHIN PARKING AREA KEEP CATCH BASINS CLEAR.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF THEIR INTENTIONS AT LEAST 48 HOURS IN ADVANCE.

**SIGN TABLE**

SYMBOL	DESCRIPTION	# OF SIGNS
R1-1	STOP	12
R5-1	DO NOT ENTER	5
R6-1	ONE WAY	2
R3-2	NO LEFT TURN	2
R4-7	KEEP RIGHT	2
R7-8&8A	ADA ACCESS	2
OM1-3	OBJECT MARKER	2
-	CARS ONLY	1

**REFERENCE PLANS**

- THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS OF PROPOSED FEDERAL AID RIGHT-OF-WAY PROJECT STP-BRF-F-017-1(11), N.H. PROJECT NO. C-3311 STP-IR-1(186) 37, N.H. PROJECT NO. P-4191, INTERSTATE 93, U.S. ROUTE 3 (MANCHESTER AND WATER STREETS), HALL STREET, GULF STREET, OLD TURNPIKE ROAD, BLACK HILL ROAD, SOUTH MAIN STREET, HOME AVENUE, BASIN STREET, HAMMOND STREET, NASHUA STREET. CITY OF CONCORD COUNTY OF MERRIMACK, M.C.R.D. PLAN NO. 16096.
- SUBDIVISION PLAT OF THE LAND OF THE JEANNE SKAFIDAS REVOCABLE LIVING TRUST, 16-28 MANCHESTER ST., CONCORD, N.H. MAP 1104, BLOCK 2, LOT 2, DATED JUNE 20, 2001, LAST REVISED JULY 5, 2001 BY RICHARD D. BARTLETT & ASSOCIATES, INC. M.C.R.D. PLAN NO. 15617.
- THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT STP-BRF-5099 (027), N.H. PROJECT NO. 12221-B, U.S. ROUTE 3/MANCHESTER STREET, MERRIMACK RIVER BRIDGE, RELOCATED BLACK HILL ROAD, RELOCATED OLD TURNPIKE ROAD AS BUILT PLANS, CITY OF CONCORD, COUNTY OF MERRIMACK.
- CONSOLIDATION & SUBDIVISION PLAN OF THE LAND OF N.V.H. ASSOCIATES CONCORD, NH, DATED SEPTEMBER 26, 1988, LAST REVISED JANUARY 12, 1990, PREPARED BY HOLDEN ENGINEERING & SURVEYING INC. M.C.R.D. PLAN NO. 11508.
- SUBDIVISION PREPARED FOR THOMAS ANGELL, D/B/A SHEPARD AUTO SUPPLY, MANCHESTER ST., CONCORD, N.H., DATED APRIL 13, 1987, LAST REVISED JUNE 1, 1987, PREPARED BY RICHARD D. BARTLETT L.L.S. M.C.R.D. PLAN NO. 9756.
- SUBDIVISION OF THE LAND OF MONTEREY ENRIGHT TO BE CONVEYED TO CONCORD A.C. REAL ESTATE DIVISION, INC., CONCORD, NH, DATED NOVEMBER 27, 1984, REVISED DECEMBER 18, 1984, PREPARED BY HOLDEN ENGINEERING & SURVEYING INC. M.C.R.D. PLAN NO. 8232.
- PLAN OF LAND TO BE PURCHASED OF ROSE ANNA ENRIGHT BY HILLSBORO THEATRE COMPANY IN CONCORD, N.H., DATED AUGUST 18, 1949 BY FOSTER & BAMFORD, INC. M.C.R.D. PLAN NO. 1196.
- CITY OF CONCORD STREET LAYOUT PLAN NO. 146 & 146A.

**SITE DATA (CONTINUED)**

- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF CONCORD ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- LIGHTING FIXTURES MOUNTED HIGHER THAN 15 FEET ABOVE THE GROUND SHALL BE LIMITED TO CUT-OFF FIXTURES AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA). ALL PARKING LOT LIGHTING SHALL BE SUBJECT TO A 4:1 UNIFORMITY RATIO, WHICH IS THE RATIO OF AVERAGE ILLUMINATION TO MINIMUM ILLUMINATION.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER OF RECORD IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT ON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS (LATEST ADDITION). THESE CONSTRUCTION STANDARDS SHALL TAKE PRECEDENCE IN THE EVENT OF CONFLICTS BETWEEN PLANS, DETAILS OR OTHER DRAWINGS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.
- A PROPOSED ACCESS EASEMENT IS SHOWN ON THE SITE PLAN LAYOUT THAT WILL BENEFIT FUTURE COMPREHENSIVE DEVELOPMENT.
- ALL CONSTRUCTION SHALL BE COMPLIANT WITH THE RELEVANT ZONING ORDINANCE, SITE PLAN REGULATIONS, AND CONSTRUCTION STANDARDS AND DETAILS UNLESS A SPECIFIC WAIVER OR VARIANCE HAS BEEN GRANTED.

HORIZONTAL SCALE 1"=30'

REV	DATE	DESCRIPTION	DR	CK
13	9/30/2025	REDUCE BUILDING SIZE FOR MINOR AMENDMENT	JD	RD
12	8/20/2025	UPDATED BUILDING/PHASED DRIVE THRU	JD	RD
11	2/25/2025	CONCORD ENGINEERING COMMENTS	JD	RD
10	2/18/2025	CONCORD ENGINEERING COMMENTS	JD	RD
9	1/20/2025	STAFF COMMENTS	JD	RD
8	12/8/2024	PLANNING COMMENTS	JD	RD
7	10/14/2024	REVISED FOR CITY COMMENTS	MAL	RD
6	9/20/2024	CITY COMMENTS	JD	RD
5	7/31/2024	REVISED FOR AOT COMMENTS	JD	RD
4	7/12/2024	REVISED FOR AOT COMMENTS	JD	RD
3	6/4/2024	CONDITIONS OF APPROVAL	JD	RD
2	5/9/2024	PARKING & STACKING	JD	RD
1	4/26/2024	STAFF COMMENTS	JD	RD

MAP 781Z, LOT 29

**SITE PLAN**

**GAS STATION/CONVENIENCE STORE AND CAR WASH**  
**32 & 30 MANCHESTER STREET, CONCORD, NH**

OWNED BY  
**ROI IRREV. TRUST - CHRISTINE WINDLER (TRUSTEE)**  
**722 CHESTNUT STREET**  
**MANCHESTER, NH 03104-3000**

**SCALE: 1" = 30'** **MARCH 20, 2024**

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



**TFM** Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists

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95486.08 DR SRP FB  
 CK JK CADFILE 95486-08 QMAN SITE PLANS PHASE 1

C-04