

**Application for Subdivision Approval  
City of Concord, NH – Planning Board  
Owner’s Name: ROI Irrevocable Trust, Christine M. Windler, Trustee**

**Project Description**

Owner has assembled seven (7) parcels from which it intends to develop seven (7) reconfigured condominium land units as part of a common scheme of development. A conceptual Schematic Overall Site Layout Plan is attached at Exhibit A. The development site will be served by private roadway infrastructure developed by Owner and later transferred to a condominium board of directors for management and maintenance. The development site is also served by frontage along Manchester Street and Black Hill Road, both public ways, and public water and sewer.

The existing conditions include a strip center, commercial building and residential structures along the Manchester Street frontage. Landlord has started notifying tenants of the redevelopment project. The remaining land to the south of Black Hill Road is the former site of a drive-in movie venue, but is now forested and unimproved. Scattered and unauthorized homeless camps are presently located around the property and along the riverfront. See existing condition photos at Exhibit B1-B6.

The development site will be improved in phases consistent with the uses indicated on Exhibit A. Phase 1 consists of multi-family housing to be developed on Units 4 and 5, and a convenience store, sandwich shop, gasoline and carwash concept on Unit 2. Conceptual elevations prepared by Dennis Mires, P.A., The Architects, and relating to the proposed multi-family improvements on Units 4 and 5 are attached at Exhibit C. Conceptual elevations prepared by Samyn-D’Elia Architects, P.A., and relating to the proposed convenience store, sandwich shop, gasoline and carwash concept on Unit 2 are attached at Exhibit D.

Owner has commissioned a traffic study to explore the function of the proposed full intersection at the so-called “common entry boulevard” at Manchester Street and the function of the proposed “right-in/right-out” driveway at Manchester Street upon Unit 2. Additionally, the study will explore the function of the existing signaled intersection at Black Hill Road and Manchester Street in the “post-development” scenario.

Portions of the development site are presently located within the Flood Hazard Overlay District (FH). Pursuant to Concord Zoning Ordinance Section 28-3-2(d)(2)(a), Owner will apply for a Conditional Letter of Map Revision with the Federal Emergency Management Agency (FEMA) to bring in fill to raise areas of the site and remove the development site from the 100-Year Floodplain per map revision.

Exhibit B1



Exhibit B2



Exhibit B5



EXHIBIT 04



*Exhibit B5*



*Exhibit 86*

