

COMMITTEE ON LANDS AND BUILDINGS

March 17, 2026 at 5:30 PM

Chairman Trisciani called the meeting to order.

The Clerk called the roll.

Present: Aldermen Trisciani, Sapienza, Bonilla, Kaw-uh, Kantor

Messrs.: P. Telge

1. Request from Stark Brewing to utilize a portion of Arms Lot for outdoor dining from April 15 through October 15, 2026.

Chairman Trisciani: Just one clarification to this. The application that we have in front of us does indicate that the applicant is looking for April 15th, 2026, through October 15th, 2026, 11 a.m. through 11 p.m. In speaking with the applicant, those hours are clarified a little bit to be the same as what he did last year, which are Thursday and Friday from 6 p.m. to 11 p.m., Saturdays from 11 a.m. to 11 p.m. and Sundays from 11 a.m. to 9 p.m.

Alderman Sapienza moved to approve the request.

Alderman Kaw-uh: I'm not ready to second that yet.

Alderman Kantor duly seconded the motion.

Alderman Kaw-uh: I have a few questions. Thank you for the application and your continued interest in making the millyard an interesting and enjoyable place to be. I think it's been great in the prior years that this has happened. I did just want to go through a few questions because from my experience on the Planning Board, sometimes the idea sounds great, but some of the nitty gritty details could potentially cause an issue. I just wanted to clarify, the plan is to potentially close down that part of the lot from 6 p.m. onward on Thursdays and Fridays. What is the plan if somebody is parked there legally prior to 6 p.m., but they haven't moved? Is there a plan for how to deal with that?

Peter Telge, Stark Brewing: We've been trying to put up barriers and partial barriers to let them know we're using it. And if they're there, they're there. We kind of work around them. We don't tow them or anything like that. We ask them next time if you see the barriers up, can you kind of get out of here?

Alderman Kaw-uh: And when do those barriers start to go up?

P. Telge: Well, April 15th or as soon as we're able to do it on Thursday, Friday nights.

Alderman Kaw-uh: So, in terms of blocking off the lot, though, those barriers are not in place until 6PM?

P. Telge: During the day; correct.

Alderman Kaw-uh: And then the only other question I had was I think the parking lot there currently has a bunch of permit holders, but there are also some hourly spots.

P. Telge: There are no hourly spots. I have been there for 33 years. I've never seen one person pay for an hourly spot there.

Alderman Kaw-uh: Is it possible to pay for an hourly spot?

P. Telge: Yes, if you want to pay there and then walk a mile where you can park a lot closer.

Alderman Kaw-uh: I wanted to clarify the hourly rate is generally \$1 per hour. And so, is that something that you are comfortable paying for the time that you're currently using it?

P. Telge: No.

Alderman Kaw-uh: You're not willing to pay for using the lot?

P. Telge: It doesn't make any sense. The rate I've paid for the last four years for using the parking lot 100% of the time, and that is Monday through Friday from 11 a.m. to 11 p.m. every single day, now I've reduced it to just those temporary hours. I should be paying less, quite honestly, because I'm using it one fifth of the time that I was originally allotted for five years ago, four years ago, three years ago, two years ago, and last year. But last year I was allotted at that time. But I didn't do it just to be a good neighbor.

Alderman Kaw-uh: So just to clarify why I'm asking; I think it's important that the city treats everyone fairly. And so, if we were to allow someone else to use that same lot, I want to make sure that we are going to charge them the same amount that we would charge you and vice versa. So that's my only concern with this, really just making sure that we have a consistent standard for everyone who wants to use either that lot or other city parking spaces. But other than that, I would support this application. I just would want to make sure that police and fire are also okay.

P. Telge: They are. I've already talked to Chief Cashin just the other day. He's fine. I'm meeting them Thursday to go over the details. The police chief is fine now that I know of.

Alderman Kaw-uh: So just pending the final details.

Alderman Kantor: I had a few free concerts down at Stark Brewery called Chill Fest and I brought some pictures so you could see how open the parking is. And there's plenty of parking. I'll pass these along so you can see how we're not utilizing it.

P. Telge: When I use the space, there are hundreds and hundreds of parking spaces open around me.

Alderman Kantor: Tons of them. You can see behind my little selfie. And the other thing is my concern is safety. I have found needles.

P. Telge: Which I clean up all over the place. I have handicapped kids that work for me, and they clean my place twice a week, and their job during the summer is to clean that whole area, which we've been doing for two years. And they've found needles, which I usually go out and pick up, stuff like that.

Alderman Kantor: Which I appreciate you picking up, because the person that uses it should pick it up themselves.

P. Telge: Agreed.

Chairman Trisciani: Just a clarification from your comment, currently the fee paid is \$1,260.

Alderman Kaw-uh: I think it's \$1,250.

Chairman Trisciani: It's \$1,260. Are you proposing rather than the \$1,260 to calculate it as the 19 spaces?

Alderman Kaw-uh: I think it depends on your utilization as well, I guess. If it really is not used in the evenings, then I wouldn't see a need to charge the full amount. I just want to make sure that we're being consistent as much as we can. I know this is not precedent setting technically, but I just want to make sure we're consistent. I think in this case, if it truly is relatively underutilized in the evening, I could be okay with the original amount.

Chairman Trisciani: I think as long as everybody has access during the daytime, the 9 to 5 or 8 to 5 hours.

P. Telge: You can check that's the way it's been done.

Chairman Trisciani called for a vote to approve the request from Start Brewing to utilize Arms Lot for outdoor dining from April 15 through October 15, 2026, at a cost of \$1,260 to be paid to the City of Manchester from the applicant, on Thursdays and Fridays from 6PM to 11PM; Saturdays from 11AM to 9PM; and Sundays from 11AM to 9PM. The motion carried unanimously.

2. Communication from Brenda Masewic Adams, Tax Collector, requesting that the tax-deeded property at 311 Spruce Street be deemed surplus and be disposed of through public auction.

*On motion of **Alderman Bonilla**, duly seconded by **Alderman Sapienza**, it was voted to approve.*

3. Communication from Attorney Andrew Sullivan on behalf of his client, 784 Corning Road LLC, requesting to purchase land at 784 Corning Road via private sale.

Chairman Trisciani: We received a request from Attorney Sullivan on March 13th to table this item.

*On motion of **Alderman Bonilla**, duly seconded by **Alderman Kaw-uh**, it was voted to table.*

*There being no further business, on motion of **Alderman Kaw-uh**, duly seconded by **Alderman Kantor**, it was voted to adjourn.*

A True Record. Attest.

A handwritten signature in black ink, appearing to read "Matthew Normand". The signature is fluid and cursive, with a long horizontal stroke at the end.

Clerk of Committee

*Meeting Start Time: 5:30PM
Meeting End Time: 5:38PM
Minutes Prepared By: Michael Intranuovo*