

COMMITTEE ON LANDS AND BUILDINGS

April 21, 2026 at 5:45 PM

Chairman Trisciani called the meeting to order.

The Clerk called the roll.

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

Messrs.: Alderman Dexter, S. Nienaber, P. Telge

1. Communication from Manchester Connects requesting authorization to install a revised mural design at the Canal Street and Pleasant Street crossing.

Alderman Dexter: I received communication referencing the ability to have public input into the design. I don't know if that period has already passed, and I was just curious to see if there was still time for input or if there was somebody that they should contact if they do have input.

Suzanne Nienaber, Southern New Hampshire Planning Commission: I definitely appreciate that question. Tonight, I'm here in the capacity of representing Manchester Connects as the co-chair. So, as you saw from the letter on April 13th, if you were familiar with it, we've experienced a lot of changes, unexpected changes to this project, best laid plans. And as you know, once we reach a certain point in our timeline, we may be past the point of further community engagement. What I will say is that we had a fantastic work session in the fall of last year, and that the proposed design you see today would not have been achieved without the contributions of those individuals. So, people really highlighted the importance of focusing on the history of Manchester, focusing on the natural elements of the river, integrating some greenery. And while we had to pivot to a new artist, I will say he did a really fantastic job of capturing the essence and abstracting the essence of what that group had shared. So unfortunately, we likely will not have time for further engagement given the constraints of the funding timeline. But we definitely recognize how important that contribution is. I will also make a note that we did have a virtual Manchester Connects meeting today, and there are a couple of members of the Manchester Arts Commission who sit on this volunteer work group, and they expressed that they were very pleased with the direction that the design is heading.

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

Chairman Trisciani: I also want to bring up since this project does have a June 30th deadline, I would like to respectfully ask the committee to make a motion and vote to report this out this evening.

*On motion of **Alderman Bonilla**, duly seconded by **Alderman Kantor**, it was voted to expedite the committee's report to the Board this evening.*

2. Communication from Peter Telge of Stark Brewing, requesting his agreement with the City to utilize a portion of Arms Lot for outdoor dining be amended.
(Note: On April 7, 2026, the Board approved outdoor dining in Arms Lot for Stark Brewing from April 15 through October 15, 2026, at a cost of \$1,260, for the following days/times: Thursdays & Fridays from 6PM to 11PM; Saturdays from 11AM to 11PM; Sundays from 11AM to 9PM.)

Alderman Kaw-uh: What changed between the last meeting and this one?

Peter Telge, Stark Brewing: Restrictions. Over the last five years I've used that lot 100% of the time. Two years ago, we had an issue talking about parking. And what I've done for the last couple of years is moved the tables in and out so that I did not interrupt the parking during the day. I did this on my own. No restrictions. Matt, was there ever any complaints about Stark Brewing ever?

Matthew Normand, City Clerk: Not that I recall.

P. Telge: There's no complaints. I did this on my own. I'm a man of a word. I'm a good neighbor. This is what I do. I don't do this because I have to. I do this because it's good for the city. The restrictions you put on it, last summer we had a party come in. It was a Wednesday night party of 60 or 70. I think it was a political party, actually. It was like 75, 80 degrees out and sunny. They wanted to be outside. We put them outside. There was nobody in the parking lot. The parking lot was empty. We moved the tables in at the event outside. July 3rd is on a Friday. According to these restrictions, I cannot put tables out there on July 3rd because these restrictions are in place. I would like to have the lot, same as I always did. I will do what I always did; move the tables in and out, allow them to use the parking and do what they kind have done over the years. When somebody gives you their word and they do things, they do things. They don't have to have things put in writing. And I don't want to be breaking the law or breaking the ordinance by using it on a night when the lot is empty, or using it on July 3rd, when the fireworks are going off, because it's in these restrictions that I can't. I would just like those restrictions taken out. And you have my word that I will do what I've always done, move the tables in and out during the day, Monday through Friday, so that the lot can be used. Period. It's nothing more than I ever had before. Nothing less; the same. I think you will get the same amount of complaints you've got in the last five years, which is zero.

Alderman Kaw-uh: I don't necessarily have an issue with the request. My concern is just we had a thorough discussion last time and I thought we had reached an agreement. So, I'm just confused why it's coming back.

P. Telge: Because it came in writing as restrictions. It was not our agreement. We agreed upon it. You put it as restrictions. It's a big difference for us to agree upon it and say, yes, I'll do this rather than, okay, this is what you have to do and this is what you only can do. And again, you've eliminated July 3rd, Friday, July 3rd, for me using it in these restrictions. It's a Friday. All the businesses are closed. The lot is empty, but it's a Friday day. If you go by those restrictions, I cannot use it Friday day.

Chairman Trisciani: To clarify for the record, after the first meeting where we had the discussion and the request was made for when you wanted it, you did receive a first

message from the Clerk's Office and after the final approval by the aldermen is when you received the other letter. There are not restrictions there, just an outline of our agreement. And we need to do that because of city business.

P. Telge: So there's no problem with me using Friday, July 3rd or Wednesday night when it is empty at 7:00 and there's no one parking there?

Chairman Trisciani: I think that's something that this board needs to discuss. I would say that in future applications for this thing, you would want to be more specific with what you're looking for. I would ask that when we have that concern, those things are raised because you are going to get a notice from the city of what was approved at the meeting. That's just standard protocol.

P. Telge: This was never required of me before in the last five years.

Chairman Trisciani: I can't speak for the past.

P. Telge: I don't have anybody complaining this year. Nobody even asked for this except for you. Not one other tenant or another neighbor.

Chairman Trisciani: I'm going to stop you because I don't feel the need for back and forth here. I'm just explaining, when you ask for something, that is what we agreed to, that is what this group agreed to based on that discussion.

P. Telge: I understand.

Alderman Kantor: Can we amend this so it's nights and holidays when the city's closed?

Chairman Trisciani: That's why we're here tonight.

Alderman Kantor: If we can just strike it, just make it so it's nights and weekends and any holiday that the city is shut down that they can use it.

Alderman Kaw-uh: I'd be open to that. My only concern is if the city is planning to host an event. I just wouldn't want the event of the city to be inconvenienced or held up as a result of it. So, I don't know if July 3rd is when we're doing fireworks this year or we're doing July 4th.

Chairman Trisciani: The fireworks are July 3rd. I did speak to the Fire Chief and he did not have a concern with that.

Alderman Kaw-uh: I have no concerns other than process.

Alderman Bonilla: This should be in collaboration or in coordination with Parking, if you want to add in that. I have no issue with this. Especially with these amendments, I love them.

*On motion of **Alderman Bonilla**, duly seconded by **Alderman Sapienza**, it was voted to approve Stark Brewing to have outdoor dining in a portion of Arms Lot from April 15 through October 15, 2026, at a cost of \$1,260, in coordination with the Parking Division, for the following days/time:*

- *Monday – Friday from 6PM to 11PM*
- *Saturday from 11AM to 11PM*
- *Sunday from 11AM to 9PM*
- *Friday, July 3 from 11AM to 11PM*

Chairman Trisciani: I will tell you that like I said, in next year's application we are going to be looking at cost overall for the time used. We will be looking at permitting fees in the future as part of our regular projects. But for this year you have the approval to use it nights and weekends at the time you discussed and the holiday shutdown for July 3rd. And you will get a letter about that.

P. Telge: We'll deal with it next year.

TABLED ITEM (A motion is in order to remove any item from the table.)

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.
(Note: Tabled on March 17, 2026, on request of Attorney Sullivan.)

This item remained on the table.

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

A True Record. Attest.



Clerk of Committee

*Meeting Start Time: 5:45PM
Meeting End Time: 5:54PM
Minutes Prepared By: Michael Intranuovo*