

## COMMITTEE ON PUBLIC SAFETY, HEALTH & TRAFFIC

July 6, 2026 at 5:00 PM

Aldermanic Chambers, City Hall (3rd Floor)

Members: Aldermen Vincent, Goonan, Dexter, Barry, Bonilla

### AGENDA

The Chairman calls the meeting to order.

The Clerk calls the roll.

1. Communication from the organizers of GLENDI requesting the closure of Kenney Street at Hanover Street, and Amherst Street at Hilton Street, from 10AM to 11PM on September 18-19, and from 11AM to 5PM on September 20, for its annual festival.

**Gentlemen, what is your pleasure?**

2. Petition for reduction of on-street parking on Pine Street by one space.

**Gentlemen, what is your pleasure?**

3. Communication from SMMA requesting the following traffic changes near Beech Street Elementary School:

**ONE-WAY STREET**

Green Street, in the westbound direction, one-way from Beech Street to Union Street

**NO PARKING BUS STOP**

On Green Street, on the north side, from 55 feet west of the existing Beech Street front of curb to a point 180 feet further west

**NO PARKING LOADING & UNLOADING ZONE**

On Beech Street, on the west side, from 9 feet south of the proposed Summer Street front of curb to a point 112 feet further south

**RESCIND NO PARKING ANYTIME**

On Beech Street, on the west side, from Summer Street to Green Street (ORD 2646)

**RESCIND STOP SIGN**

On Green Street at Beech Street, south-west corner (ORD 0811)

**Gentlemen, what is your pleasure?**

If there is no further business, a motion is in order to adjourn.



**GLENDI September 18-20, 2026**  
ST. GEORGE GREEK ORTHODOX CATHEDRAL  
*Our families. Our faith. Our future.*



May 27, 2026

City Clerk's Office

JUN 01 2026

RECEIVED

City of Manchester  
Office of the City Clerk  
One City Hall Plaza  
Manchester, NH 03101

The St. George Greek Orthodox Cathedral will be holding the annual GLENDI Festival on September 18-20, 2026. We respectfully request from your department the closing of Kenney Street at Hanover Street and Amherst Street at Hilton Street from 10am to 11pm on the 18<sup>th</sup> and 19<sup>th</sup>, and from 11am to 5pm on the 20<sup>th</sup>.

Please contact the office to confirm or with questions. The office phone number is 603-622-9113 and email is [beth@stgeorgenh.org](mailto:beth@stgeorgenh.org).

Thank you in advance for your assistance in this matter.

Sincerely,

Dick Anagnost  
George Copadis  
Linda Martin  
George Skaperdas  
Chairs, GLENDI 2026



**Shawn R. Dunphy**  
*Admitted in NH*

June 29, 2026

*VIA: Hand Delivery to the Manchester City Clerk's Office*

City of Manchester Board of Mayor and Aldermen  
C/O City Clerk's Office  
1 City Hall Plaza  
Manchester, NH 03101

**City Clerk's Office**

**JUN 29 2026**

**RECEIVED**

RE: Petition for reduction of on-street parking on Pine Street

Dear Honorable Mayor and Alderman:

Please accept the attached Petition per the Manchester Zoning Board of Adjustment requirement that the BMA approve the attached plan of action.

Should you require any additional information, please contact me or Robin in our office.

Thank you for your attention to this matter.

Sincerely yours,  
CRONIN BISSON & ZALINSKY, P.C.

By: *Shawn R. Dunphy*

Shawn R. Dunphy, Esquire

SRD:rm  
CC: Nancy Mullen

City of Manchester Board of Mayor and Aldermen  
C/O Manchester City Clerk  
One City Hall Plaza  
Manchester, New Hampshire 03101

**Re: Petition for reduction of on-street parking on Pine Street**

Dear Honorable Mayor and Aldermen:

Our firm represents Nancy Mullen regarding her property located at 577 Pine Street, Manchester, New Hampshire (the "Property"). Ms. Mullen's husband purchased the Property in 2004 and maintained it until his death in 2022. After Mr. Mullen passed, Ms. Mullen stepped in and took his place managing the Property.

The Property consists of a three-family home built around 1900. The Property has one driveway on the north side and a parking area in the front of the house along Pine Street. The two parking areas existed at the time of purchase in 2004. They are clearly visible in the listing photographs taken at that time which are attached. Notably, a car is parked in the parking area.

The Mullens' tenants use the parking regularly and there have been no reported concerns. Currently, the parking area is used by Ms. Mullen's sister. In the summer of 2025, Ms. Mullen hired a paving company to repave the parking area and remove some curbing to make access to the parking easier. Ms. Mullen believed that she could do what she did and her contractor did not tell her any other permission was required.

On or around October 17, 2025, Ms. Mullen received a notice of violation from the City of Manchester. Ms. Mullen learned for the first time of the City's concern and immediately responded. Ms. Mullen hired us and a surveyor to respond.

In March 2026, Ms. Mullen filed a variance application. The Zoning Board of Adjustment (the "ZBA") granted the variances with conditions on April 9, 2026. The conditions are:

- Pavement not required for parking space PS 3-1 to be removed, except for a 3' wide walkway from parking space PS 3-1 to the front stairs;
- New curbing shall be installed on both sides of the curb cut to reduce curb cut width to 10' at southern driveway;
- Excavation permit from DPW and building permit from PCD required prior to the commencement of work;
- BMA approval required for reduction of on-street parking;
- If approved by BMA, owner to restripe modified on-street parking at their expense; and
- All work to conform to DPW Standard Specifications. Driveway interface with sidewalk shall conform to Public Rights of Way Accessibility Guidelines (PROWAG).

Ms. Mullen is prepared to satisfy all conditions. As noted in the conditions, Ms. Mullen seeks approval to reduce public parking along Pine Street. Approximately 21.5 feet of curbing was removed in 2025. As part of our application, Ms. Mullen proposed reducing the curb cut opening to 15 feet. This would result in a reduction of one on-street parking space. Our surveyor has advised that requiring approval from this Board is usually not required when installing a new driveway but we are requesting approval to satisfy the variance condition. As this is how the Property has been used without incident, the removal of a parking spot in front of the parking area does not appear to present any concern. In addition, if she cannot use the second space that has existed since she purchased, that parking would likely move onto Pine Street.

Ms. Mullen now understands that she and her contractor should have done thing differently. She asks this Board to look past how this process began and review the current layout of the Property which poses no significant burden on Pine Street provided that all concerns of the ZBA are addressed.

As such, Ms. Mullen requests that the Board of Mayor and Aldermen schedule a hearing to review her request and approve the reduction of on-street parking by one space.

Respectfully submitted,

Nancy Mullen  
By her attorneys,  
CRONIN, BISSON & ZALINSKY, P.C.

Dated: June 29, 2026

By: /s/ Shawn R Dunphy  
Shawn R. Dunphy, Esquire (NHBA #276325)  
722 Chestnut Street  
Manchester, New Hampshire 03104  
(603) 624-4333  
sdunphy@cbzlaw.com





# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

Planning and Zoning  
Building Regulation  
Code Enforcement  
Community Improvement Program

Jeffrey D. Belanger, AICP  
Director

Nicola Strong  
Deputy Director, Planning & Zoning

Michael J. Landry, PE, Esq.  
Deputy Director, Building Regulations

### VARIANCE NOTICE OF DECISION

Case #: ZBA2026-023

Property Location: 577 Pine Street

You are hereby notified that the request of:

Nancy Mullen (Owner)  
128 Grapevine Road  
Dunbarton, NH 03046

Cronin, Bisson & Zalinsky, PC (Agent)  
c/o Shawn Dunphy, Esq.  
722 Chestnut Street  
Manchester, NH 03104

to maintain a second driveway within 17' of an existing driveway on the same lot where 30' is required, with three parking spaces within 10' of a street where two parking spaces are allowed, with one parking space within 4' of a side lot line, with one parking space within 2' of a building, with one parking space partially in front of a building façade, with lot coverage of 78.5% where 75% is allowed and with 72% impervious area in the front yard where 25% is allowed in the MX-2 Zoning District, from the terms of Section(s) 7.4.3.B Distance Between Driveways, 7.5.1.A.2 Parking Setback From Street, 7.5.1.A.1 Parking Setbacks – Side, 7.5.1.A.3 Parking Building Setback, 7.5.1.B.2 Parking Building Façade, 5.3.1.D.3.H Maximum Lot Coverage and 5.3.1.D.7-C Impervious Area in Front Yard of the Zoning Ordinance of the City of Manchester, New Hampshire, has been **GRANTED** as per documents submitted through March 11, 2026 in accordance with Article V of the Board's BY-LAWS on April 9, 2026.

#### Conditions:

- Pavement not required for parking space PS 3-1 to be removed, except for a 3' wide walkway from parking space PS 3-1 to the front stairs.
- New curbing shall be installed on both sides of the curb cut to reduce curb cut width to 10' at southern driveway.
- Excavation permit from DPW and building permit from PCD required prior to the commencement of work.
- BMA approval required for reduction of on-street parking.
- If approved by BMA, owner to restripe modified on-street parking at their expense.
- All work to conform to DPW Standard Specifications. Driveway interface with sidewalk shall conform to Public Rights of Way Accessibility Guidelines (PROWAG).

#### Findings of Fact:

- Other properties in the neighborhood have a similar parking arrangement.
- The second driveway has existed on the property for more than 20 years.

#### Explanation:

Signature:   
Chairman Robert G. Breault, Zoning Board of Adjustment

Date: 4/13/2026

**Note: Permits or other approvals as may be required for vesting must be obtained within two years of the date of the public hearing, or the variance will expire. Per RSA 677:2, any aggrieved person affected by the Board's decision may request a rehearing within 30 days.**

One City Hall Plaza, Manchester, New Hampshire 03101  
Phone: (603) 624-6450 Fax: (603) 624-6529  
E-Mail: [pcd@manchesternh.gov](mailto:pcd@manchesternh.gov)  
[www.manchesternh.gov](http://www.manchesternh.gov)





# City of Manchester, NH Abutters Report

**75ft. Abutters of Property 0012-0025  
at 577 PINE ST**

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated null.

| Parcel ID  | Site Address | Ownership  |
|------------|--------------|--|
| 0012-0021  | 16 HAZEL ST  | WALLACE, JOHN J<br>100 APPLETON ST<br>ARLINGTON, MA 02476              |
| 0012-0022  | 22 HAZEL ST  | FORMOSA INVESTMENTS LLC<br>22 HAZEL ST<br>MANCHESTER, NH 03104         |
| 0012-0024A | 587 PINE ST  | OESTREICH, JOSEPH W<br>587 PINE ST<br>MANCHESTER, NH 03104             |
| 0012-0026  | 573 PINE ST  | TIGH KIELY LLC<br>147 RUSSELL ST<br>MANCHESTER, NH 03104               |
| 0016-0001  | 568 PINE ST  | MANCHESTER HOUSING AUTHORITY<br>198 HANOVER ST<br>MANCHESTER, NH 03104 |



# City of Manchester, NH Abutters Report

**75ft. Abutters of Property 0012-0025  
at 577 PINE ST**

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated null.

|           |             |   |
|-----------|-------------|---|
| 0016-0002 | 592 PINE ST | 592 PINE & 59 BROOK ST LLC<br><br>PO BOX 10401<br>BEDFORD, NH 03110 |
|-----------|-------------|---|

**APPLICANT:**

**NANCY MULLEN  
128 GRAPEVINE ROAD  
DUNBARTON, NH 03046**

**ATTORNEY:**

**SHAWN DUNPHY ESQ.  
CRONIN, BISSON & ZALINSKY, P.C.  
722 CHESTNUT STREET  
MANCHESTER, NH 03104**

**SURVEYOR:**

**JOE WICHERT  
802 AMHERST STREET  
MANCHESTER, NH 03104**

**REFERENCE PLANS:**

- 1.) "PLAN OF AMOSKEAG MANUFACTURING, MANCHESTER, NEW HAMPSHIRE" SHEET 031.00 ON FILE AT THE MANCHESTER DEPARTMENT OF PUBLIC WORKS
- 2.) "MERTON A. & PHYLLIS M. JOHNSON SUBDIVISION CATE-JOHNSON FUNERAL HOME, 573 PINE STREET, MANCHESTER, N.H.," DATED JUNE 15, 1975 AND PREPARED BY ROBERT W. LIVINGSTON, R.L.S. SEE HCRD PLAN 8678.



**NOTES:**

- 1.) THE SUBJECT PARCEL IS LOT 25 ON THE CITY OF MANCHESTER TAX MAP 12. THE OWNER OF RECORD IS THE NANCY E. MULLEN REVOCABLE TRUST, NANCY E. MULLEN TRUSTEE, OF 128 GRAPEVINE ROAD, DUNBARTON, NH 03046. SEE H.C.R.D. V. 9912 P. 2220.
- 2.) THE SUBJECT PARCEL IS ZONED R-3. MINIMUM LOT SIZE IS 5,000 SQ. FT. MINIMUM LOT FRONTAGE = 50'. SETBACKS ARE AS FOLLOWS: FRONT = 10', SIDE = 10' AND REAR = 20'. MAXIMUM LOT COVERAGE = 75%. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN DECEMBER OF 2025 THROUGH JANUARY OF 2026. I, JOSEPH M. WICHERT, NHLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4.) THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY LINES OF THE SUBJECT PARCEL AS ESTABLISHED BY THE REFERENCE PLANS RELATIVE TO THE IMPROVEMENTS THEREON.
- 5.) EXISTING LOT COVERAGE = 4,725 S.F. OR 78.5%.

COPYRIGHT 2026 JOSEPH M. WICHERT, L.L.S., INC.

**SURVEY PLOT PLAN FOR  
NANCY E. MULLEN REV. TRUST  
TAX MAP 12 LOT 25  
577 PINE STREET  
MANCHESTER, NEW HAMPSHIRE**

DATE: JANUARY 7, 2026 SCALE: 1" = 20'  
ADD PKG. -JAN. 26, 2026; REV. 29 MAY 2026

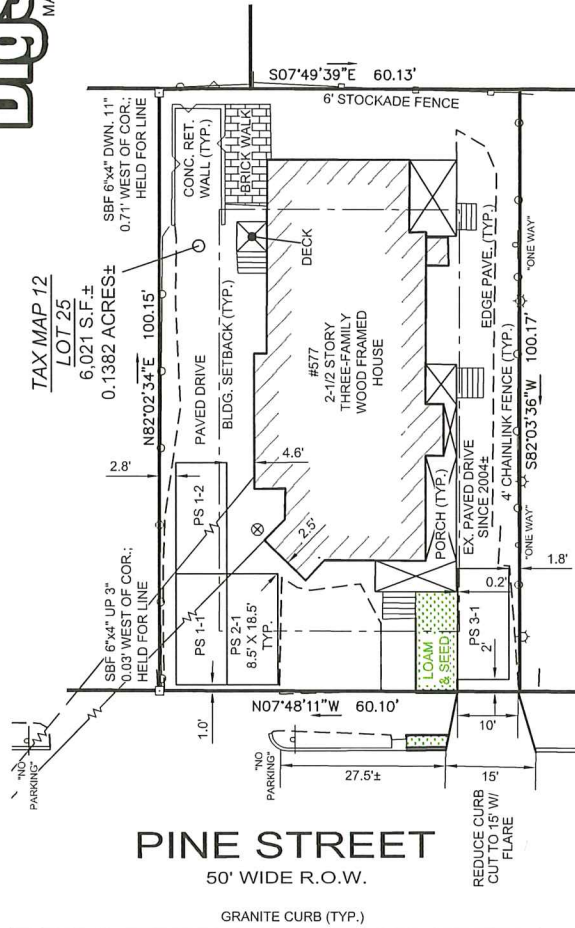
SURVEY PLOT PLAN BY:

802 AMHERST STREET  
MANCHESTER, NH 03104  
TEL: (603) 647-4282 OR 736-8203  
FAX: (603) 623-1910  
WEB: WWW.JMWILLS.COM

**Joseph M. Wichert**  
L.L.S., INC.

**LAND SURVEYOR & SEPTIC SYSTEM DESIGNER**

SHEET S1 SHEET 1 OF 1  
SEE JOB #2009145  
JOB #2025183

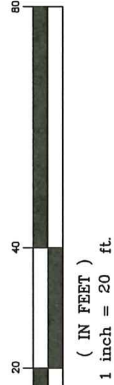


**SYMBOL LEGEND**

- GRAN. BOUND FOUND
- IRON PIPE FOUND
- ⊙ SEW. HOLE
- ⊙ UTIL. HOLE
- ⊙ POL. HOLE
- ⊙ SIGN POST
- ⊙ OVERHEAD UTILITY LINE
- STOCKADE FENCE
- CHAINLINK FENCE

**DRAFT**

**GRAPHIC SCALE**



## Memorandum

To: Committee on Public Safety, Health, & Traffic, Project Number: 24026  
Chairman Aldermen Vincent

From: Erin Prestileo, PE, SMMA Date: 06/26/2026

Project Name: Beech Street Elementary School

RE: New Beech Street Elementary School, 330 Beech Street,  
Traffic Improvements - Request for Ordinance Changes  
Manchester School District

Distribution:

Chairman Vincent,

The Beech Street Elementary School, located at 330 Beech Street (Parcel 0068A-3), requests permanent changes to traffic to increase safety and accommodate arrival and dismissal operations for the new school.

The requests are as follows:

**One-Way Street**

Green Street, in the westbound direction, one-way from Beech Street to Union Street

**No Parking Bus Stop**

On Green Street, on the north side, from 55 feet west of the existing Beech Street front of curb to a point 180 feet further west

**No Parking Loading & Unloading Zone**

On Beech Street, on the west side, from 9 feet south of the proposed Summer Street front of curb to a point 112 feet further south

**Rescind No Parking Anytime**

On Beech Street, on the west side, from Summer Street to Green Street (ORD 2646)

**Rescind Stop Sign**

On Green Street at Beech Street, southwest corner (ORD 0811)

On behalf of the Manchester School District and the rest of the project team, we appreciate the Department of Public Works review.

Sincerely,

Erin Prestileo, PE

SMMA

Senior Associate / Director of Site Design – Consultant

Cc: Mark Lenfest (Sr. Project Manager – Owner’s Agent), Mark Gomez (Property Owner)

# Beech Street Elementary

Approval for Off-Site Traffic Improvements

## Agenda

- Existing Conditions
- Off-Site Traffic Improvements
  - Site Plan
  - Signage Plan
  - Pedestrian Crossings – Beech St, Green St, & Union St
  - Green Street One-Way
  - Dedicated Arrival/Dismissal Zones



# Existing Conditions

**smma**

# Existing Conditions



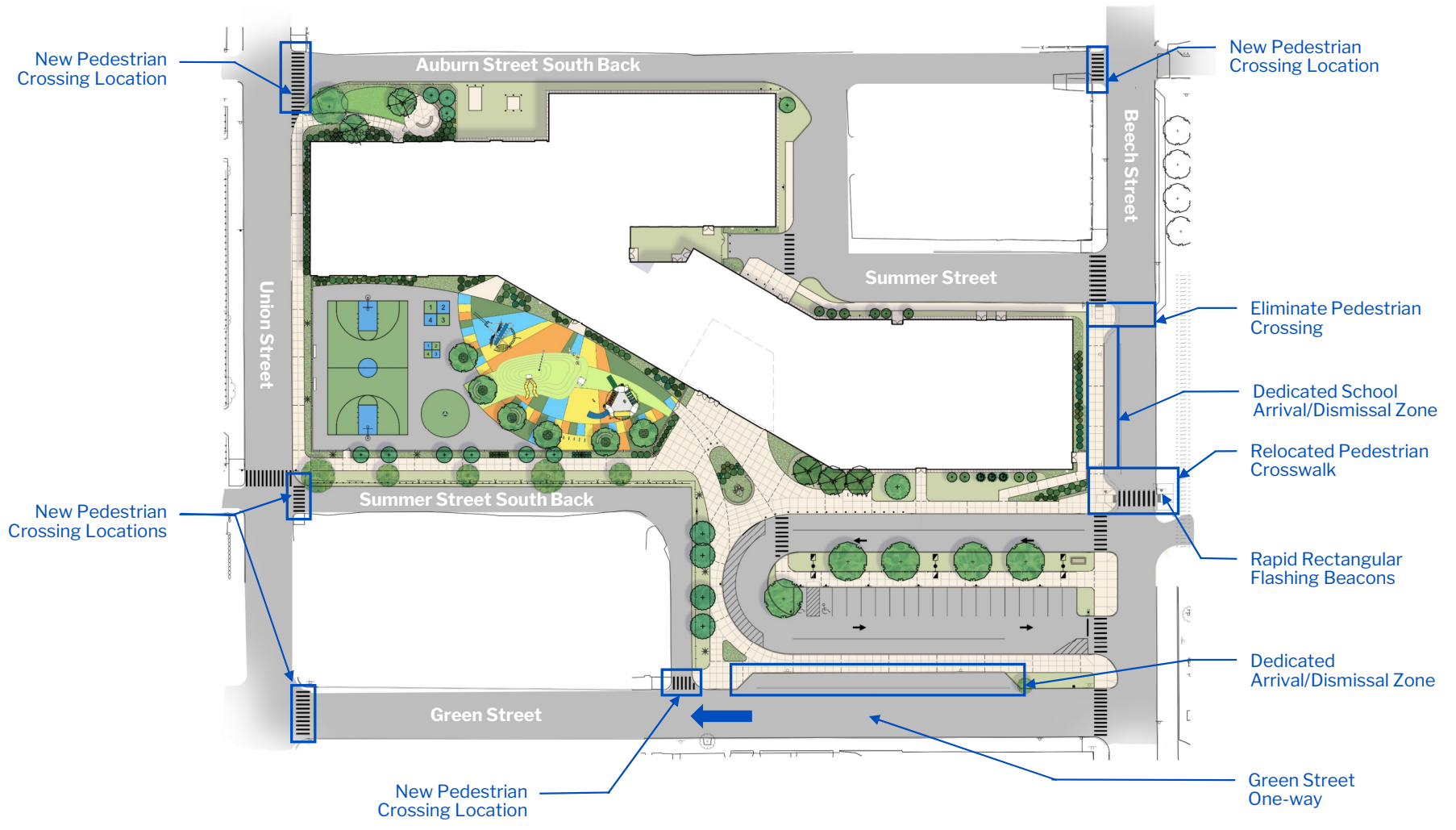
# Off-Site Traffic Improvements

**smma**

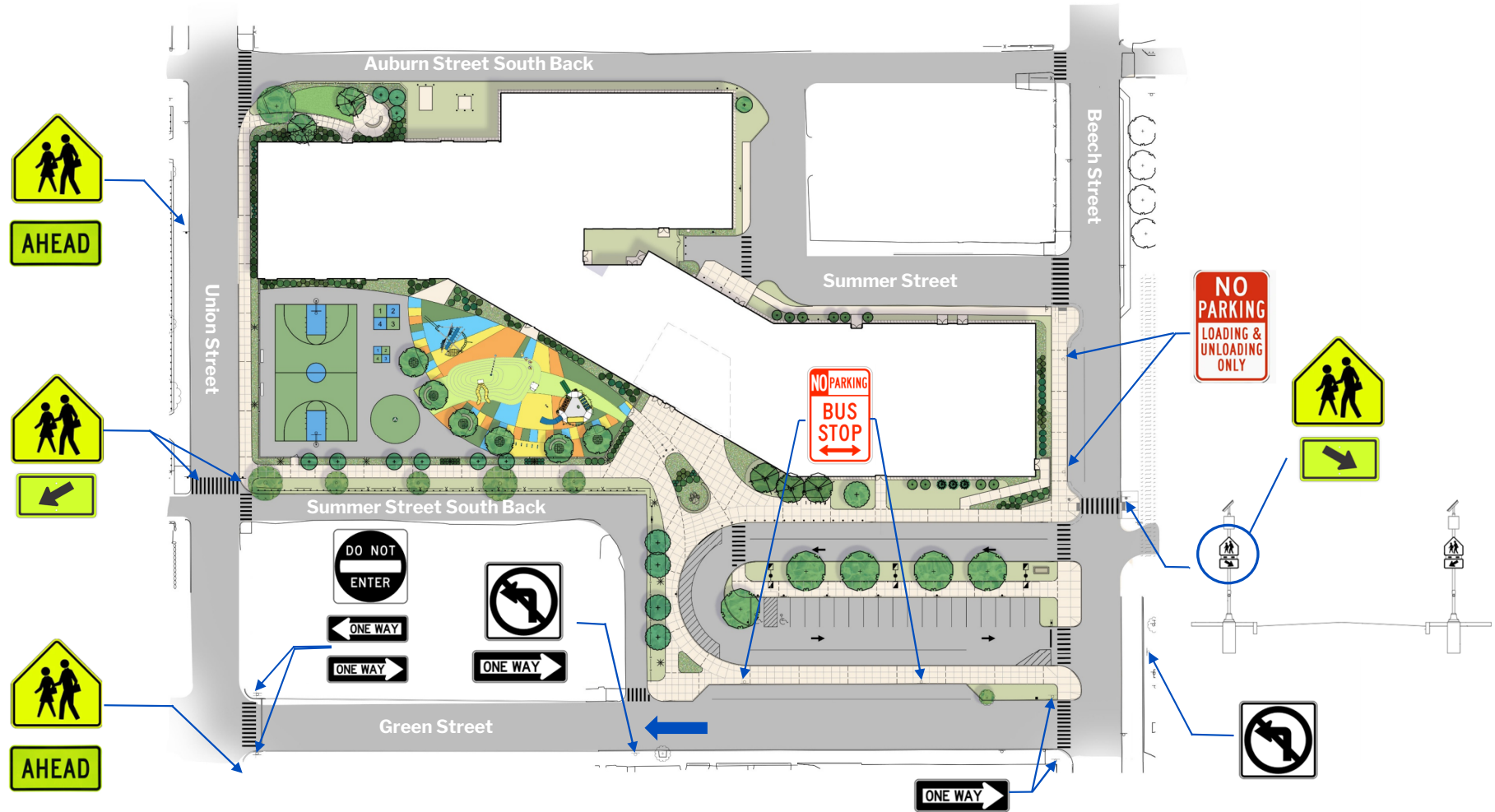
# Existing Conditions



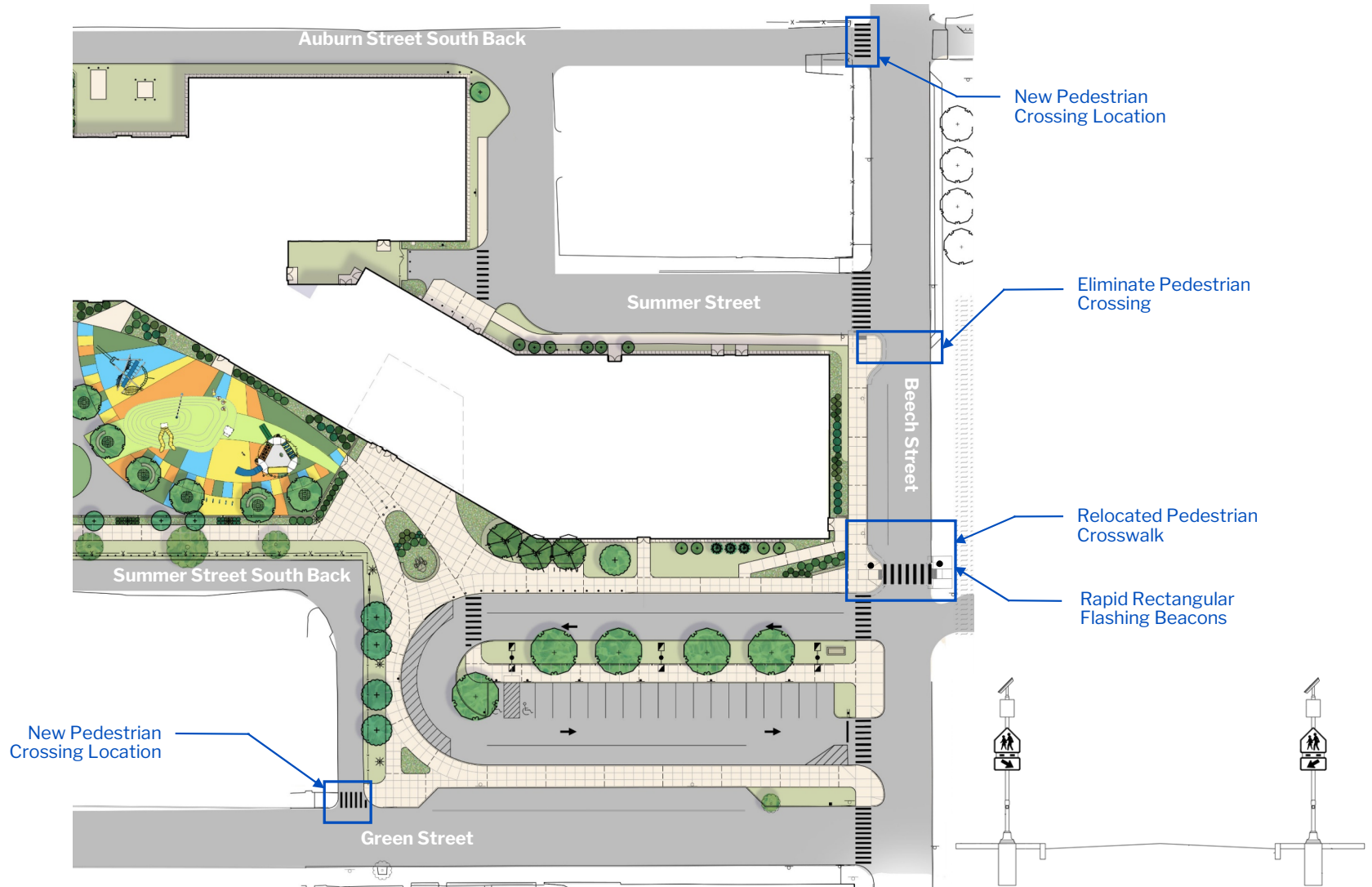
# Off-Site Traffic Improvements/ Site Plan



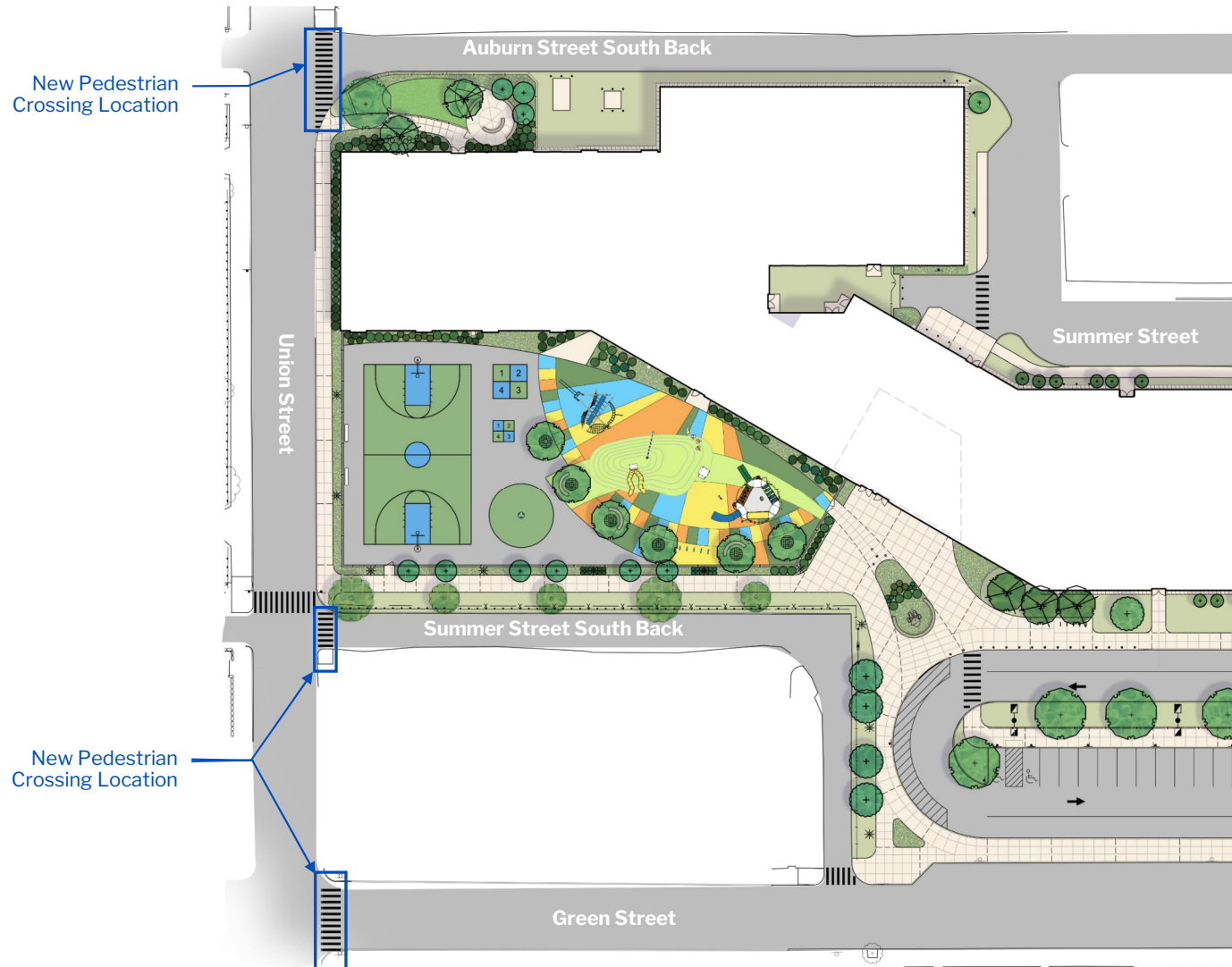
# Off-Site Traffic Improvements/ Signage Plan



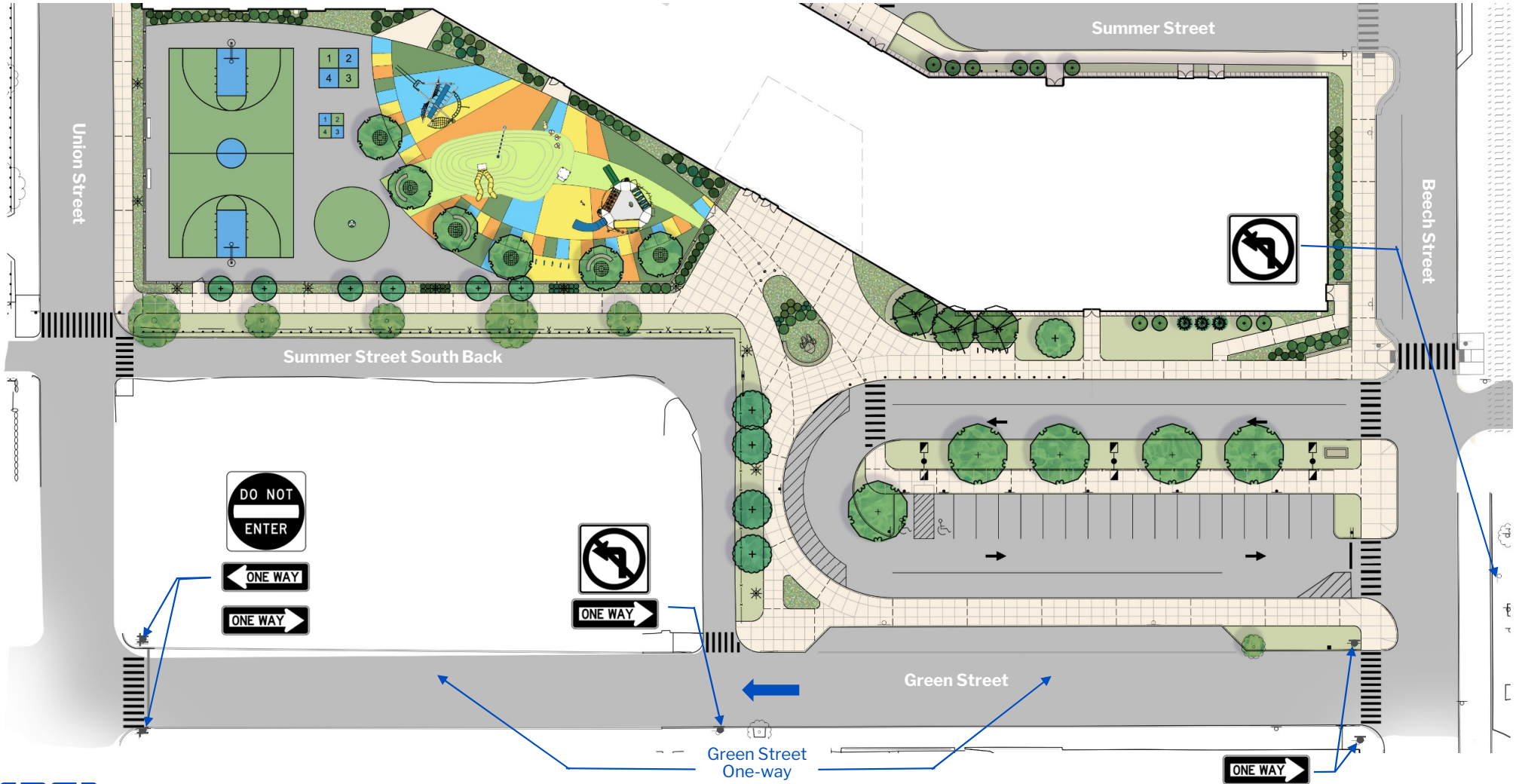
# Off-Site Traffic Improvements/ Pedestrian Crossings – Beech Street & Green Street



# Off-Site Traffic Improvements/ Pedestrian Crossings – Union Street & Auburn Street South Back



# Off-Site Traffic Improvements/ Green Street One-Way



## Off-Site Traffic Improvements/ Dedicated Arrival/Dismissal Zones



# Thank you!