



# Updating Manchester's Zoning Ordinance

Report on Community Engagement



University of  
New Hampshire  
Extension



# Acknowledgements

This community engagement effort could not have been possible without the assistance of the City of Manchester Planning and Community Development Department, Mayor Jay Ruais’s office, the Dioceses of Greater Manchester, and the Manchester School District. Most importantly, this program could not have been as successful as it was without the input and attendance of the more than 1,000 people who attended the Ward meetings. The comments received from the meetings have been collected, coded, and presented in this report ward by ward.

## UNH Cooperative Extension

Extension is at work in every New Hampshire county, making the state’s key industries stronger, developing leaders and vibrant communities, fostering healthy families and an informed and engaged citizenry, and keeping New Hampshire’s natural resources healthy and productive. Extension works in collaboration with county, state and federal governments. Extension’s mission is to strengthen people and communities in New Hampshire by providing trusted knowledge, practical education and cooperative solutions. [extension.unh.edu](http://extension.unh.edu).



## City of Manchester, NH

Manchester, often referred to as the "Queen City," is the largest city in the state and a hub of culture, industry, and innovation. Nestled along the Merrimack River, Manchester boasts a rich history stemming from its days as a leading textile manufacturing center. Today, it is known for its vibrant downtown area, which features a mix of historic architecture and modern amenities, including a burgeoning arts scene, eclectic dining options, and numerous parks and recreational spaces. The city is also home to various higher education institutions and a growing tech industry, making it a dynamic place to live, work, and explore. With its combination of small-town charm and urban sophistication, Manchester offers a unique blend of opportunities and experiences for residents and visitors alike. [manchesternh.gov](http://manchesternh.gov)



## Table of Contents

<a href="#">Introduction</a>	3
<a href="#">Key Observations</a>	4
<a href="#">Ward 1</a>	5
<a href="#">Ward 2</a>	7
<a href="#">Ward 3</a>	9
<a href="#">Ward 4</a>	11
<a href="#">Ward 5</a>	13
<a href="#">Ward 6</a>	15
<a href="#">Ward 7</a>	17
<a href="#">Ward 8</a>	19
<a href="#">Ward 9</a>	21
<a href="#">Ward 10</a>	23
<a href="#">Ward 11</a>	25
<a href="#">Ward 12</a>	27
<a href="#">Conclusions</a>	29
<a href="#">Appendix: Meeting Comments</a>	30
<a href="#">Resources</a>	63



Manchester NH neighborhood. Photo credit: Adobe Stock

## Introduction

After almost one year of planning, the University of New Hampshire Extension Community Economic Development Team (CED) in collaboration with the City of Manchester, engaged with over 1,000 Manchester community members to gather their input, observations, and concerns about the City's proposed comprehensive re-write of its zoning ordinance.

UNH Extension developed a program that consisted of citizen polling of most important topics, developing break out groups to ensure that all citizens have an opportunity to voice their concerns to city planning staff and elected officials. In addition, UNH Extension staff conducted focused one-on-one interviews with citizens and facilitated small focus groups on particular topics.

### By the numbers

- 12 community meetings
- 1,013 unique participants (not including planning staff, UNH staff or elected officials)
- 1,092 individual comments
- Participant ages mostly 30+ with most over 50 years
- Participant demographic was more than 95% white/non-Hispanic

A series of 12 community work sessions were hosted in each of Manchester's 12 wards during the summer of 2024. Extension CED Field Specialists Scott Slattery and Rebecca Levy along with State Specialist Matt Marzolo and Team Leader Charlie French, engaged residents and stakeholders through a series of exercises and activities to gather participants' input about the proposed land use code changes, ward by ward.

Upon completion of all 12 ward work sessions, Extension analyzed the collected data and prepared the following report for the City of Manchester Planning and Community Development Department, Board of Alderman and Mayor's Office to review. The report will also be available to all Manchester residents for review.

Additionally, UNH Extension and the UNH Survey Center assisted the City with developing an on-line survey for residents to provide feedback regarding land use planning and the built environment most important to them. A total of 1,499 people responded to the survey.

This engagement effort was a partnership with UNH Extension, the City of Manchester Planning and Community Development Department, the Manchester Mayor's Office, the Manchester School District, and the Diocese of Greater Manchester.

## Why is this topic important?

The City of Manchester is embarking upon a comprehensive re-write of the its Land Use Code for only the fourth time in the city's history.

The City of Manchester Planning and Community Development Department, in consultation with the Mayor's Office, recognized the need to engage the community about the changes proposed in the first draft to ensure that the adopted code will reflect the needs and desires of the Manchester community.

Beginning in July of 2024 and continuing for over 60 days, planning staff, assisted by UNH Extension, engaged Manchester residents and stakeholders through a series of 12 2-hour work sessions. Over 90 residents, on average, attended each meeting. UNH Extension received about 1,100 open-ended comments from work session participants.

Work sessions were held in each ward, and were open to anyone who wished to attend regardless of their residency. However, the majority of participants were Manchester residents.

## Key Observations

The insights in this report are drawn from a series of community forums across Manchester's 12 wards and are primarily qualitative in nature. These forums were designed to encourage open dialogue, critical feedback, idea generation, and exploration of community issues as they pertain to zoning. Ideas evolved throughout the breakout group discussions, and each group's discussions were summarized and recorded to capture the breadth of views expressed. As such, the content should not be interpreted as statistical data. Rather, the report provides a nuanced and rich understanding of diverse priorities and perspectives.

**Housing affordability** was identified in all of the wards as a critical issue. A review of the comments shows that there is significant support for granting more flexibility for residential uses in order to enable more residential developments and increase the city's number and range of housing stock. Strategies often supported included lowering the minimum dimensions for residential lots and reducing the minimum floor area required per residential unit.

Participants preferred to see more housing in the form of accessory dwelling units (ADUs), duplexes and triplexes, upper-story residential over existing buildings with street-level commercial, and smaller single-family homes. Several comments voiced the need for more apartment buildings, but some felt strongly about limiting multi-family buildings to existing multi-family districts and downtown.

There was a lot of enthusiasm for increasing the city's **walkability**. Comments supported a range of characteristics that promote walkability, such as allowing limited neighborhood businesses in proximity to residences, safe sidewalks, traffic-calming devices, and pedestrian-scale streetscaping.

Participants shared an overwhelming desire to ensure future development is compatible with the character of existing neighborhoods. Residents supported **design standards** and more code enforcement as ways to preserve and enhance the **quality and character** of the city's neighborhoods.

When considering new development, residents shared concerns over the city's **capacity** to accommodate the increased demand on services, including water, sewer, police, first responders, and teachers. Residents voiced concern about the costs required to mitigate impacts from new growth, and wanted assurance that the cost of living for existing residents would not increase in order to pay for the public improvements and services borne by new development.

While some comments indicated support for reducing minimum off-street parking requirements for new development, many residents expressed their concerns over how this would add to **already congested streets**.



*The Mill Girl Statue. Photo credit: Adobe Stock*

Participants generally expressed the importance that new development is compatible with existing neighborhood character, and occur in areas that have the capacity to serve those developments, such as the Central Business District.

There were also comments in support of **streamlining the development review process**, particularly for changes that would improve predictability, shorten review timeframes, and reduce the need to go through the variance process.

At the same time, some also expressed their desire for more opportunities to participate, engage in and be heard throughout the planning and development review processes.

# Ward 1

**Forum Date:** July 31, 2024

**Where:** Webster Elementary School, 2519 Elm Street, Manchester

**Attendance:** 137 residents



Ward 1 community meeting at Webster Elementary School. Photo credit: Rebecca Levy

## Ward 1 Highlights

212 comments recorded

### TOP 5 THEMES RANKED

1. Housing
2. City Infrastructure & Services
3. Mixed Use Development
4. Rezoning
5. Walkability

- 51 comments reflected support for increasing density.
- 18 comments reflected opposition to increasing density.
- 13 comments reflected support for expanding areas where mixed use developments are allowed.
- 10 comments reflected opposition to expanding areas where mixed use developments are allowed.

Housing was the most frequently discussed topic, with many participants expressing the need for a variety of housing types, including accessory dwelling units (ADUs), mid-sized apartments and smaller units to encourage affordability for residents in all stages of life.

Others raised issues about the impact on schools, questioning whether the city's infrastructure

could handle increased density, particularly in relation to education and traffic.

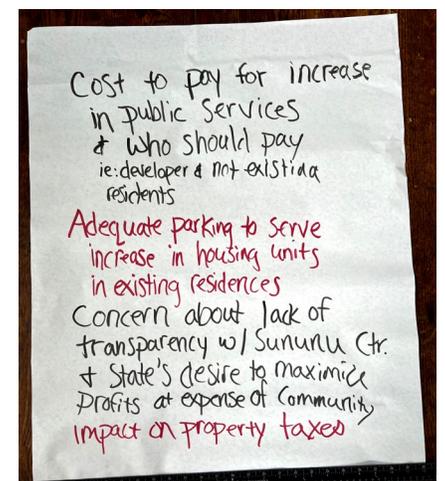
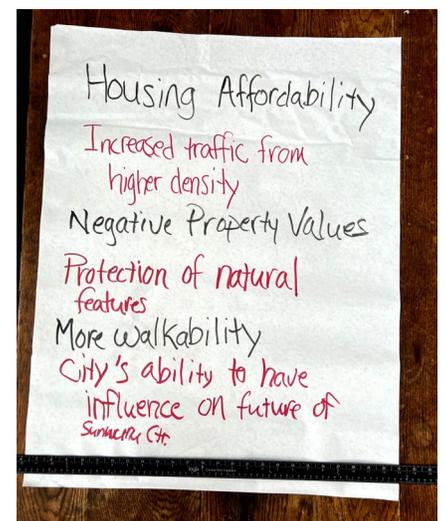
Another prominent topic was the allowing **more neighborhood businesses**, such as coffee shops and salons, closer to residential neighborhoods. Residents generally supported the idea of expanding mixed-use areas, seeing them as opportunities to enhance walkability and community life.

*"I support allowing more neighborhood businesses (coffee shops, salons, convenience stores) in more places."*

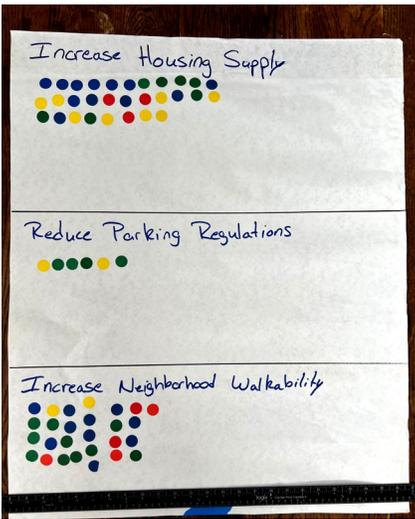
- Ward 1 Forum Participant

However, there were also concerns about the impact on parking availability if more businesses moved closer to residential neighborhoods, noting that on-street parking was already limited.

Residents expressed interest in **preserving neighborhood character and architectural quality**, emphasizing the need for stronger design standards, especially for new residential and mixed-use developments.



Ward 1 resident concerns provided during breakout group session. Photo credit: Rebecca Levy



Ward 1 dot voting . Photo credit: Rebecca Levy



Ward 1 community meeting at Webster Elementary School. Photo credit: Rebecca Levy

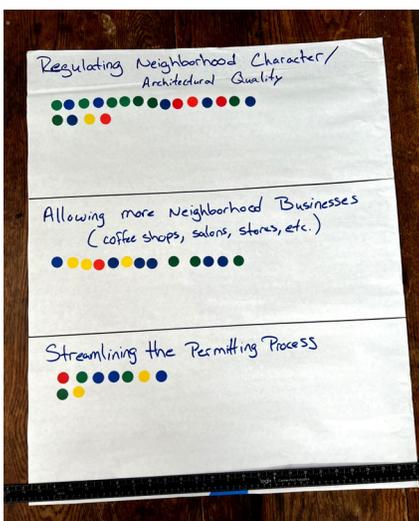
*“I’m concerned that it’ll be more difficult to build affordable housing because of arbitrary parking requirements.”*  
 - Ward 1 Forum Participant

Residents discussed neglected and abandoned properties, and the **potential for reuse**. The Sununu Center was one site in particular, where residents had diverse opinions about the how that property should be redeveloped.

Some saw it as an opportunity for housing, while others were concerned that housing would increase traffic and reduce green spaces.

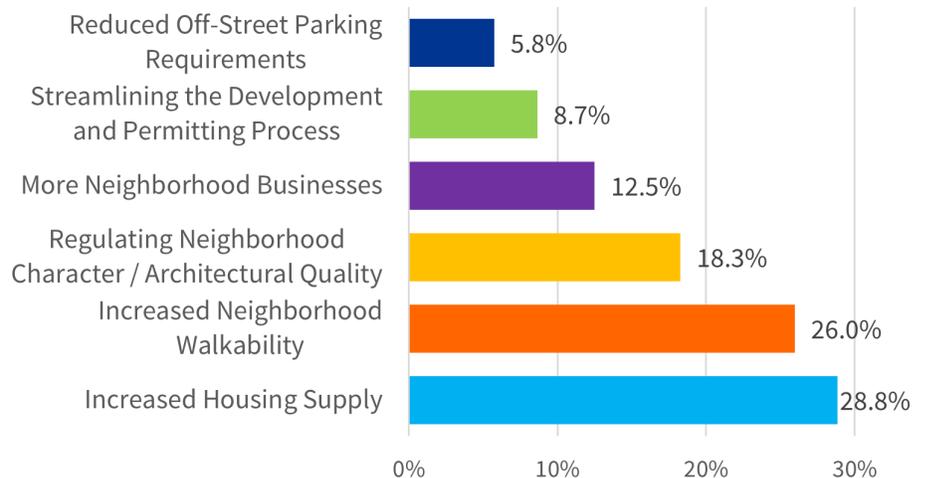
*“I want to make sure that we reuse spaces for retail businesses as much as possible. I don’t like to see strip malls empty and decaying. Want the free space to be reused before we build / expand new structures.”*  
 - Ward 1 Forum Participant

**Conclusion:** The Ward 1 forum highlighted a broad desire for thoughtful development that balances growth with maintaining neighborhood character, affordability, and not straining infrastructure and public services.



Ward 1 dot voting. Photo credit: Rebecca Levy

Figure 1: Ward 1 Dot Voting Percentage of Votes



## Ward 2

**Forum Date:** August 28, 2024

**Where:** Smyth Road Elementary,  
245 Bruce Road, Manchester

**Attendance:** 93 residents

### Ward 2 Highlights

89 comments recorded

#### TOP 5 THEMES RANKED

1. Housing
2. Mixed Use Development
3. Streets and Sidewalks
4. Parks and Open Space
5. Walkability

- 12 comments reflected support for increasing density.
- 6 comments reflected opposition to increasing density.
- 7 comments reflected support for expanding areas where mixed use developments are allowed.
- 4 comments reflected opposition to expanding areas where mixed use developments are allowed.

Site and landscaping standards were a recurring theme, with many residents emphasizing the importance of **preserving green spaces and natural features**. Some advocated for requiring landscaped buffers around high intensity uses, as well as improving streetscapes by

planting more trees, installing permeable surfaces between curbs and sidewalks, and burying underground utilities to enhance the aesthetic and improve the environmental quality of the area.

*“Protection & inclusion of green spaces, especially in MX-2 & residential areas to maintain higher quality of living & to promote climate resiliency (actual requirements for the presence of greenspaces, higher incentivization) on a city management level.”*

- Ward 2 Forum Participant

Expanding where mixed uses are allowed was a popular topic, with some participants advocating for more **neighborhood businesses** like coffee shops, bakeries, and retail spaces to **enhance local walkability** in closer proximity to residential neighborhoods.

Residents expressed a desire to see more variety of **housing types**, including ADUs, while others wanted to preserve their neighborhood’s single family residential character.

*“Impact to property value (negatively) if more income-compatible uses are allowed as well as neighborhood residential character.”*

- Ward 2 Forum Participant

Some comments reflected differing opinions about **off-street parking minimums**. Several participants expressed concerns that parking

requirements could stifle development of both housing and small businesses. Others noted that reducing parking minimums could lead to parking shortages.

*“What are we going to do for parking when increasing density?”*

- Ward 2 Forum Participant

Rezoning also generated discussion. Some residents **supported the idea of mixed-use zoning**, while others **worried about increased traffic, safety, and changes to neighborhood character** from



Ward 2 residents in a breakout group meeting. Photo credit: Andrew Sylvia

more intense uses.

Several participants voiced concern over increasing density and lowering minimum lot sizes. Some suggested limits on building heights, preferring three-story buildings over four-story structures, especially in residential areas.

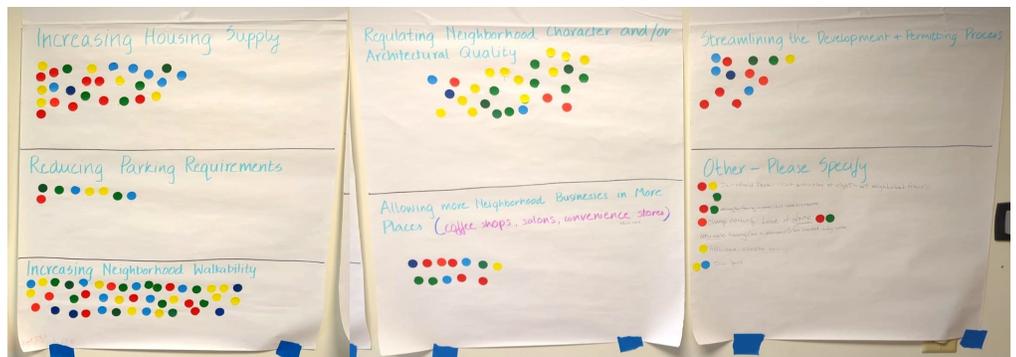


Ward 2 community meeting at Smyth Road Elementary School. Photo credit: Andrew Sylvia

Concerns about code enforcement and maintaining the quality of existing construction were also voiced.

*“City officials need to make sure that building owners keep their building safe and in good condition. If buildings are abandoned, they should be torn down.”*

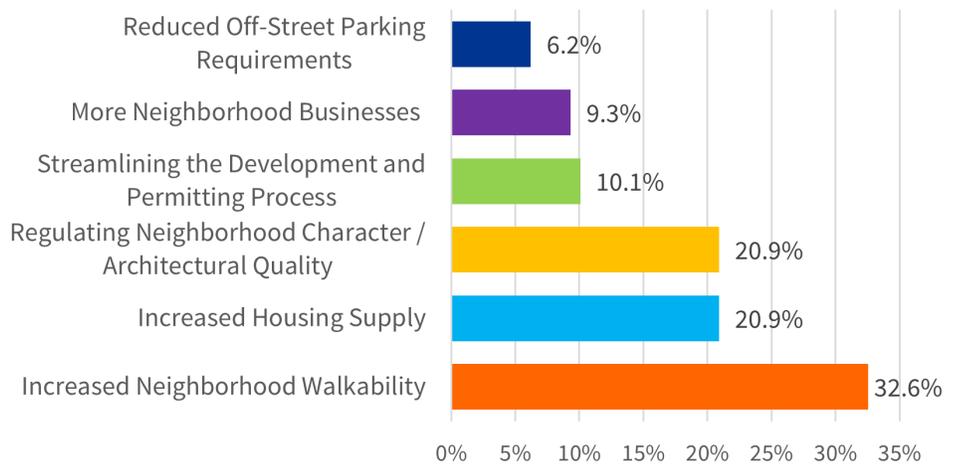
- Ward 2 Forum Participant



Ward 2 dot voting. Photo credit: Scott Slattery

**Conclusion:** Ward 2 residents expressed a desire for thoughtful, balanced development that integrates green spaces, improves neighborhood businesses, and enhances housing options, while addressing parking, traffic, and enforcement challenges. The forum highlighted the need for transparent decision-making and careful consideration of the community’s diverse interests.

Figure 2: Ward 2 Dot Voting Percentage of Votes



## Ward 3

**Forum Date:** Sept. 7, 2024

**Where:** Palace Theater Spotlight Room, 96 Hanover Street, Manchester

**Attendance:** 96 residents

### Ward 3 Highlights

120 comments recorded.

#### TOP 5 THEMES RANKED

1. Housing
2. Mixed Use Development
3. Community Character
4. Walkability
5. City Infrastructure & Services

- 50 comments reflected support for increasing density.
- 33 comments reflected support for mixed use developments.

Residents expressed appreciation for Manchester's historic charm, particularly its Millyard district, Elm Street, and historic multi-family homes. The **walkability and bikeability** of the city were highly valued, as well as **public transportation** (although participants acknowledged it is currently limited). There was also a strong appreciation for the city's proximity to natural assets, like the Merrimack River, local parks, as well as entertainment venues, like the Palace Theatre, Rex Theatre, and SNHU Arena. Residents enjoy the city's **close-**

**knit community atmosphere** and the fact that Manchester has **big city amenities** on a smaller scale.

The arts scene and food scene were also sources of pride, with some suggesting the City increase its support for the arts and expand cultural offerings.

*"I love the people, Merrimack River, Food scene, Its under-dog mentality, Palace/Rex/Currier, Fisher Cats, Millyard."*

- Ward 3 Forum Participant

The broad category of housing stock was the most frequently discussed topic. Residents discussed the need for more housing types, including townhouses, apartments, and accessory dwelling units (ADUs). There was strong advocacy for enabling developers to build smaller homes and reduce off-street parking minimums to **encourage growth in the supply of more affordable residential units**. Some participants urged for affordable housing and transitional housing to help combat homelessness. Others wanted to see denser housing developments in downtown areas, near the SNHU Arena and along Elm Street, and proposed incentives for combining small lots for larger apartment developments.

*"I would like to see just more housing of every type!"*

- Ward 3 Forum Participant

Citywide, participants support **increased housing density, mixed-use development, and the reduction of parking**

**minimums**, especially in downtown and high-traffic areas like South Willow Street. Some expressed a desire for more grocery stores, restaurants, and other neighborhood-serving commercial developments. There was also discussion about incentivizing the development of small apartments and **reducing setbacks and height restrictions** to accommodate more units.

A key concern was that the proposed **zoning changes do not go far enough to promote the development of more housing**. Some participants expressed that proposed off-street parking minimums were still too high and could hinder housing developments, particularly in the Millyard area. Several participants requested that the City do more to improve accessibility.

Several participants argued that the density requirements in the proposed draft are too low, and the City should consider **higher density** to accommodate future growth. Some also feel that the zoning changes may incentivize large-scale housing development at the expense of green spaces and family-friendly neighborhoods.

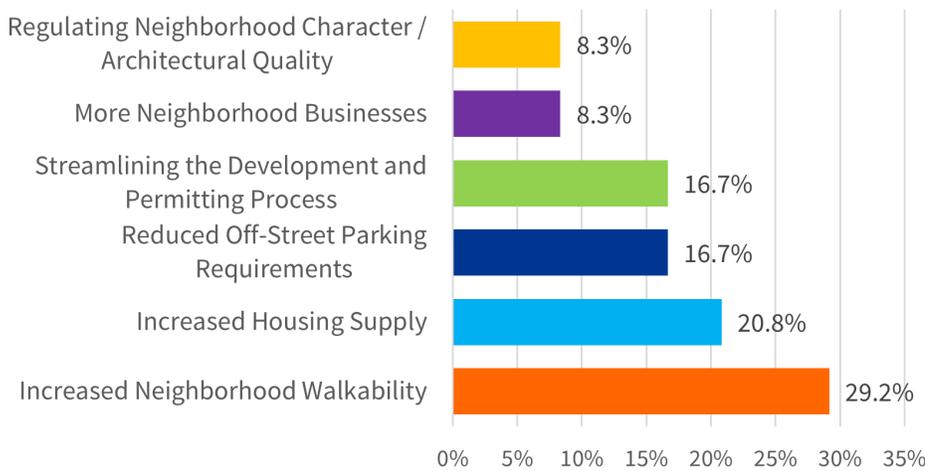
Some participants were concerned about how the proposed changes would impact the status of **nonconforming lots, structures and uses**.

Another theme was the need to **encourage mixed-use development** across the city and the **preservation of historic areas** like the Millyard.



Ward 3 dot voting. Photo credit: Patricia Prescott

Figure 3: Ward 3 Dot Voting Percentage of Votes



Some supported moving toward a **form-based code** instead of a use-based approach, which would prioritize building form and neighborhood character over regulating what uses are permitted.

Participants overwhelmingly **support mixed-use development** in Ward 3 and across Manchester. Many expressed interest in seeing more housing density, including missing middle housing, affordable housing, and higher density developments in appropriate areas. Some mentioned the

possibility of **redeveloping vacant or underused properties**, such as the former bus station and radio station, into affordable housing units. The desire for tree-lined streets and small-scale commercial developments was also mentioned.

The need for **more public transportation** options was raised multiple times, with specific suggestions like extending bus routes, especially to the airport, and offering service on Sundays. Expanding transportation could help make

new developments more accessible and reduce the need for parking.

The issue of **preserving neighborhood identity** and maintaining Manchester's **historic character** was also highlighted, with participants emphasizing the importance of avoiding "cookie-cutter" developments that detract from the city's unique look and feel.

Overall, the community feedback on the proposed zoning changes reflects a desire for Manchester to embrace higher density, mixed-use development, and a more walkable, bikeable city while preserving its historic character. There is broad support for reducing parking minimums and incentivizing affordable housing and transit-oriented development. Concerns about parking, especially for people with disabilities, and the need for green spaces could also be addressed as the City moves forward with its zoning revisions.

## Ward 4

**Forum Date:** August 21, 2024

**Where:** McDonough Elementary School, 550 Lowell Street, Manchester

**Attendance:** 67 residents

### Ward 4 Highlights

109 comments recorded

#### TOP 5 THEMES RANKED

1. Housing
2. Traffic & Safety
3. City Infrastructure & Services
4. Streets and Sidewalks
5. Redevelopment  
Tied with Walkability

- 17 comments reflected support for increasing density.
- 8 comments reflected support for expanding areas where mixed use developments are allowed.

Residents of Ward 4 **appreciate the walkability and bikeability** of the city, with special emphasis on the Rail Trail and Palace Theater as highlights. Many value multicultural restaurants, the revitalization of downtown, and the proximity to essential services like grocery stores and schools. Residents also noted **positive assets** such as Kennedy Fried Chicken, Eliot Hospital, and Manchester’s general layout, which makes it easy to



Ward 4 meeting at McDonough Elementary School. Photo credit: Andrew Sylvia

navigate. The **location of the city** itself—close to the ocean, mountains, and Boston—is another significant draw.

Residents raised concerns about the **high cost of housing** for both renters and buyers. Many are worried that the supply of housing doesn’t meet demand.

*“The city should be expanding the ability to build duplexes in all appropriate districts. And focus on how that can be done in a way that preserves character.”*

- Ward 4 Forum Participant

If density and intensity of use increases, some participants are concerned about how growth will impact **traffic congestion**. Comments expressed the need to ensure that there are adequate levels of services like police, fire, and first responders to meet the needs of a growing population.

*“Will increases in density & housing result in more 1st responders and services / infrastructures?”*

- Ward 4 Forum Participant

The issue of sidewalk safety and maintenance was raised as well,

with reports of unsafe and uneven sidewalks.

The need for improved pedestrian and bicycle facilities, including traffic calming devices on streets like Hanover, was emphasized.

The **potential loss of green space due to new development** is another concern. Residents want to see efforts to **preserve green spaces and add more trees** in the urban landscape.

Some participants stressed the importance of **enforcing existing zoning laws**,



Ward 4 meeting at McDonough Elementary School. Photo credit: Andrew Sylvia

particularly in relation to code enforcement and addressing abandoned properties. They also mentioned the need for clearer definitions in the code, specifically distinguishing between different types of accessory dwelling units (ADUs) and other types of accessory structures.

Residents expressed **support for apartment buildings, ADUs and duplexes**. There was a desire to retain urban **multi-family housing close to downtown**, ensuring that families have easy access to grocery stores, schools, and after-school programs. Comments also called for more **mixed-use developments** that integrate both commercial and residential uses., particularly in areas like Hanover Street.

Many comments reflected support for zoning changes which would allow for **denser housing** on smaller lots.

A few participants voiced the need for **public housing programs**. One comment stressed the need to transition people into permanent housing

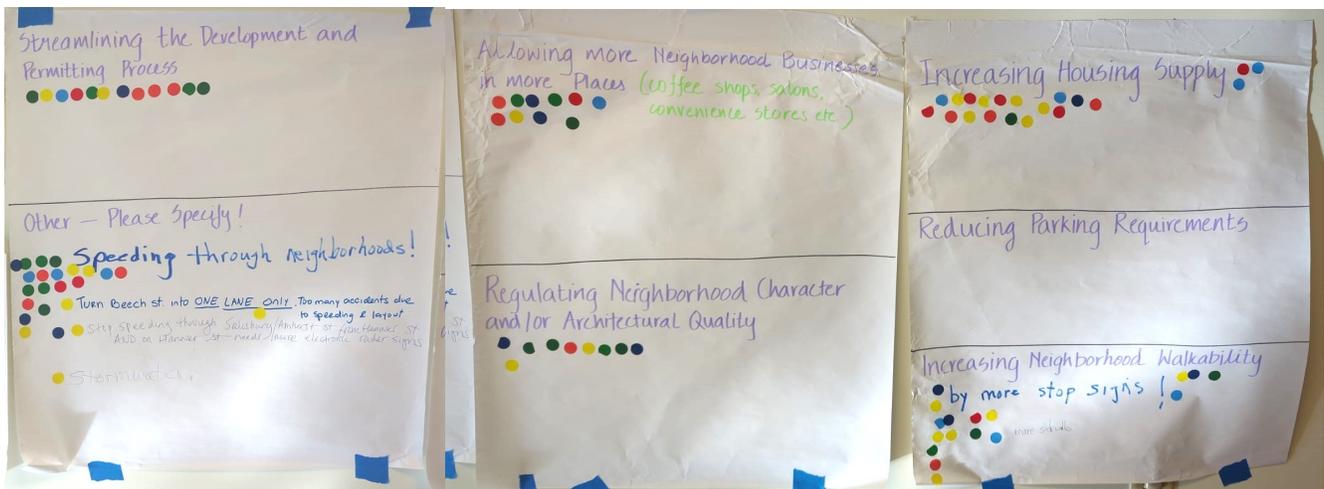
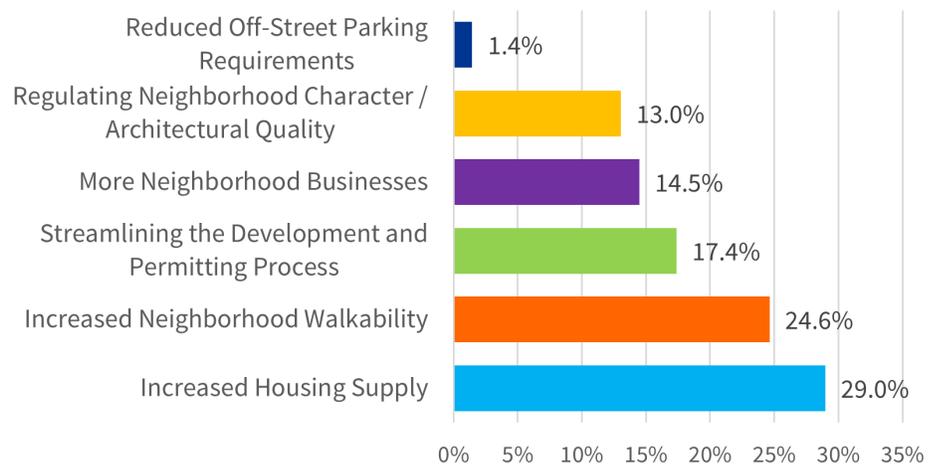
rather than rely on emergency shelters. Participants also called for better **maintenance and repair of sidewalks**, and supported policies like **inclusionary zoning** to require a percentage of affordable housing in new developments and streamlined approval processes for non-profits and developers.

*“Again, we need affordable housing and transitional housing for those who are unhoused.” ...  
“We need to get more people into permanent housing.”*

- Ward 4 Forum Participant

The feedback from Ward 4 residents revealed a strong desire for more affordable housing, safer streets, and enhanced walkability. Residents are concerned that the City’s infrastructure and public services will need improvements to support the city’s growing population. Retaining the character of neighborhoods while allowing for greater density and mixed-use development is was a frequent theme in residents' comments.

Figure 4: Ward 4 Dot Voting Percentage of Votes



Ward 4 dot voting. Photo credit: Scott Slattery

## Ward 5

**Forum Date:** August 17, 2024

**Where:** Manchester Community Resource Center, 434 Lake Avenue, Manchester

**Attendance:** 37 residents

### Ward 5 Highlights

108 comments recorded

#### TOP 5 THEMES RANKED

1. Housing
2. Mixed Use Development
3. Public Housing Programs
4. Community Character
5. Walkability

- 31 comments reflected support for increasing density.
- 19 comments reflected support for expanding areas where mixed use developments are allowed.

Many participants expressed appreciation for the **small city atmosphere**, the ability to have personal relationships with local businesses, and the diversity of restaurants and events. They highlighted the peaceful atmosphere, ease of getting around, and the vibrant community feel as key aspects they love about their neighborhood.

*“I love the city life (events, amenities, history, etc.) and being surrounded by more residential neighborhoods and communities.”*

- Ward 5 Forum Participant

Many forum participants expressed **strong support for increasing affordable housing options**, particularly for young families and working households. They suggested adding **more duplexes, multi-family units, student dorms, tiny houses, and converted garages**. However, some residents preferred maintaining the current housing stock without adding new units, emphasizing the importance of well-maintained properties.

*“The changes are overall good, concerns over congregate housing locations in residential areas.”*

- Ward 5 Forum Participant

Current street and sidewalk conditions were concerns. Residents **highlighted the poor condition and discontinuity of sidewalks, calling for better maintenance** to ensure they are passable and safe.

*“I want to make sure walkability and safe pedestrian/bike infrastructure are prioritized.”*

- Ward 5 Forum Participant

Mentions of **congestion and parking issues** were prevalent in the comments, with calls for improved pedestrian and traffic connections between neighborhoods and enhanced pedestrian and bicycle facilities to support walkability.

There was support for **streamlining the development and permitting process** to facilitate new developments. Concerns were raised about the current zoning process being cumbersome and voiced support for changes that will make the **regulations clearer and the process more predictable**.

*“I would prefer a form-based code not use based or unit # restrictions. If the footprint and facade blend in, I am all for it.”*

- Ward 5 Forum Participant



Residents of Ward 5 at the Manchester Community Resource Center.  
Photo credit: Andrew Silvia



Ward 5 dot voting. Photo credit: Rebecca Levy

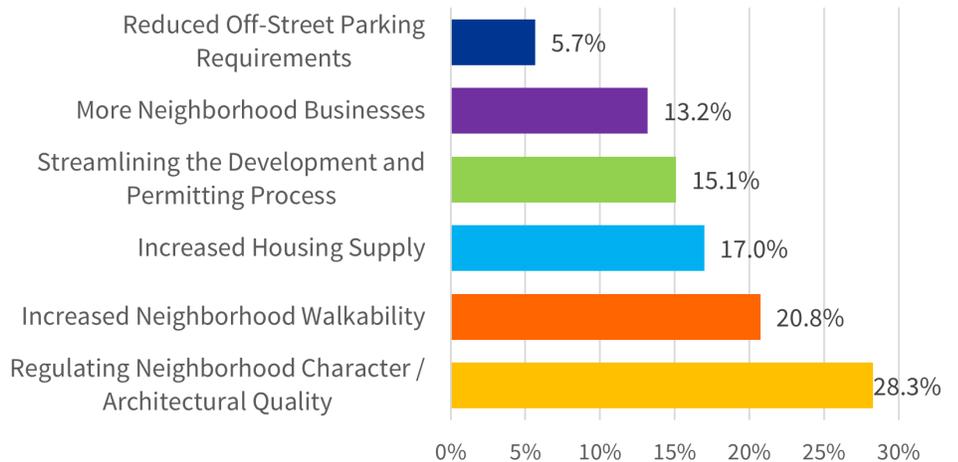
The character of the neighborhoods was another important theme. While quite a few comments supported multi-family development, a few participants stated their desire to preserve their neighborhood’s single-family character.

*“These changes will have significant negative consequences for the quality of life for residents. Especially the allowance of the BC1 and MX2 zones which allow for shelters, soup kitchens, sober houses, half-way houses and we don’t want it in our neighborhood.”*

- Ward 5 Forum Participant

Similarly, there was support for mixed-use development, some residents were concerned about its impact on **neighborhood character** and the potential for increased noise and traffic.

Figure 5: Ward 5 Dot Voting Percentage of Votes



Some residents also feared that greater density would bring **negative impacts such as increased traffic, noise, and a decline in the quality of life.**

In conclusion, the forum revealed a community that values its current character and level of services but is also open to thoughtful and well-managed growth that addresses housing

affordability and improves walkability and connectivity.

## Ward 6

**Forum Date:** August 16, 2024

**Where:** Green Acres Elementary,  
100 Jack Lovering Drive,  
Manchester

**Attendance:** 127 residents

Many participants expressed appreciation for the **city's rich history**, the pride residents take in their homes, and the opportunities available for people of all ages. They highlighted the **small-town feel with big city convenience**, the quality of life in low-density areas, and the availability of good hospitals and convenient shops as key aspects they love about their neighborhood.

Housing was a frequent topic of discussion. Many participants supported the need for **more affordable housing options**,

particularly for families. They suggested adding **more family units, duplexes, and smaller "starter" homes**, especially on South Mammoth and its offshoots like Bodwell. Some residents felt that the proposed zoning changes might not go far enough to make a significant impact on housing needs. However, there were also **concerns about the impact of increased density** on neighborhood quality of life, with some residents preferring to keep residential areas for single-family homes.

*"We need more affordable housing and support for programs."*

*- Ward 6 forum participant*

Existing conditions of streets and sidewalks were topics of concern. Residents emphasized

## Ward 6 Highlights

64 comments recorded

### TOP 5 OPEN-ENDED COMMENT THEMES

1. Rezoning
2. Traffic
3. Housing
4. Streets & Sidewalks
5. Neighborhood Character

### DOT VOTING THEMES

In Ward 6 "Increasing Neighborhood Walkability" and "Regulating Neighborhood Character / Architectural Quality" had the most number votes out of all the wards.



Residents of Ward 6 assembled at Green Acres Elementary School. Photo credit: Andrew Silvia

the need for **better street and sidewalk maintenance**, especially on Bridge Street.

There were significant concerns about traffic **congestion and speeding**. Participants called for traffic calming measures on streets like Goffstown Road and suggested the code include requiring traffic studies prior to any new developments being approved.

*“I am worried about traffic and parking, walking and driving safety.” - Ward 6 forum participant*

There was support for the proposed code’s inclusion of design standards to ensure **new**

**development is visually appealing**.

A few residents raised concern about the need for **more code enforcement of existing regulations**.

The character of the neighborhood was another important theme. Many residents expressed a desire to **preserve the residential neighborhood character**, opposing mixed-use developments that could increase activity and change the area’s feel.

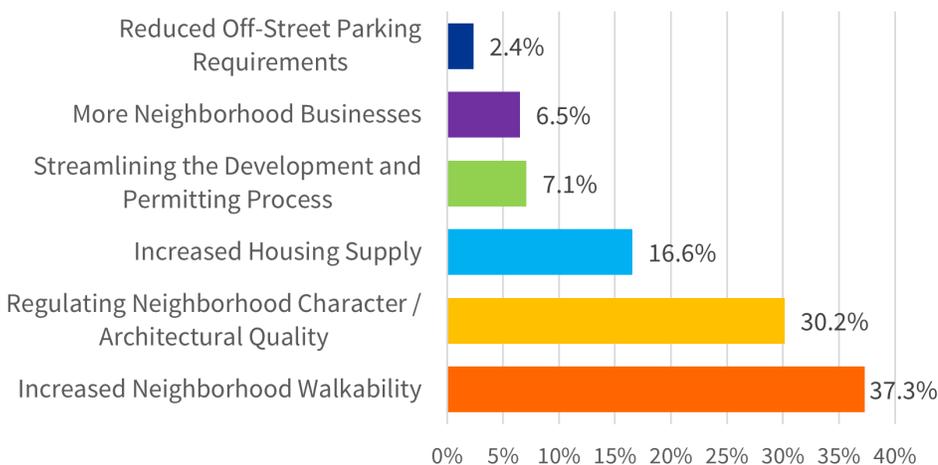
*“I do not want our neighborhood to be mixed use. If someone needs to add a business, they can apply for a variance. In the case of variance, someone would need to bring it forward for neighbors’ input.”*

*- Ward 6 forum participant*



Ward 6 dot voting. Photo credit: Scott Slattery

Figure 6: Ward 6 Dot Voting Percentage of Votes



There were also concerns raised about the **siting of transitional housing near schools** and the potential for increased noise and traffic.

Overall, the forum revealed a community that values its current character and infrastructure but is also open to thoughtful and well-managed growth that addresses housing affordability and improves walkability and connectivity.

## Ward 7

**Forum Date:** August 3, 2024

**Where:** St. Anthony Community Center, 152 Belmont Street, Manchester

**Attendance:** 40 residents

### Ward 7 Highlights

112 comments recorded

#### TOP 5 THEMES RANKED

1. Housing
2. Mixed Use Development
3. Public Housing Programs
4. Community Character
5. Walkability

- 20 comments reflected support for increasing density.
- 17 comments reflected opposition to increasing density.
- 14 comments reflected support for expanding areas where mixed use developments are allowed.
- 6 comments reflected opposition to expanding areas where mixed use developments are allowed.
- 7 comments reflected support for reducing off street parking minimums.
- 7 comments reflected support for streamlining the permitting process.

A significant number of individuals shared concerns about the **lack of available**

**housing**, and were in favor of allowing smaller units, mixed use buildings, and two and three family homes.

A few participants mentioned the need for public housing programs to support lower income households and provide shelter for homeless individuals and families.

While many statements reflect the view that proposed changes are a step in the right direction, some argue that the land use code alone is not enough to meet the city's housing needs.

*"Need new genuinely low-income housing for homeless and struggling families. Do not sweep them under the carpet so you can project a shiny new image. NIMBY is not helpful."*

- Ward 7 forum participant

There is strong support for **promoting small, local businesses** ("mom and pop" stores) over national chains. People feel that supporting small businesses will help build community and make the city more vibrant. Some worry about the impact of national chains and large commercial developments on local businesses.

*"Make it easier for mom-and-pop businesses to get started. We don't need any more chains or national stores. We have enough already."*

- Ward 7 forum participant

Residents expressed support for **increasing walkability**, seeing it as beneficial for community-building and reducing parking



Ward 7 residents at St. Anthony Community Center. Photo credit: Andrew Sylvia

needs. There is a desire for improved sidewalks and better pedestrian and bicycle amenities, along with a focus on mixed-use developments.

*"I believe increasing walkability and allowing more businesses will decrease the need for parking and will build community."*

- Ward 7 forum participant

Some advocate for **repurposing older mills** into affordable housing units, which would help revitalize underutilized areas while preserving the city's historic character.

A few oppose further mixed-use development, especially in dense residential neighborhoods, due to concerns over privacy and the desire for more space between homes.

**Concerns about over-development**, particularly large apartment buildings, arose, with some believing that increased density will negatively impact traffic, congestion, and even lead to lower property values. A few feel that the city has enough housing and do not want further residential development in their neighborhoods.

**On-street parking** is cited as a major concern. Many residents fear that increased housing density will worsen the already inadequate parking situation. The need for parking is also tied to the impact on emergency services and street maintenance. A few suggest creating more public parking options and reduce street congestion or changing policies to accommodate better parking management.

There was also a desire expressed for better **public services** such as emergency response and code enforcement to respond to impacts from increased development.

Some residents were concerned about whether the existing utilities can handle the proposed density increases, suggesting that infrastructure improvements should accompany development.

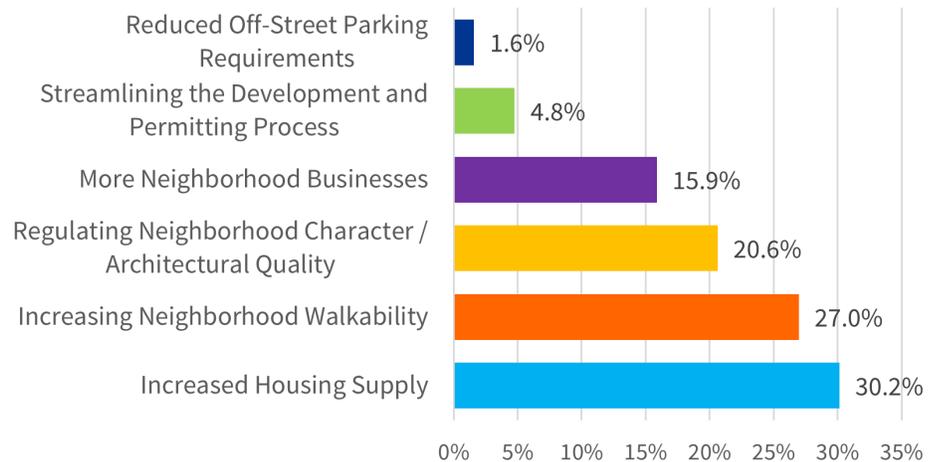
**Traffic safety**, including fatalities and safety issues at certain intersections, was also a common concern.

A few residents expressed concern about maintaining the **historical integrity** of the city amidst rapid development and zoning changes.

Generally, the opinions expressed indicate a clear desire for balanced, thoughtful growth that prioritizes local residents,

affordable housing, small businesses, and infrastructure improvements. However, there are also significant concerns about parking, traffic, overcrowding, and the impact of large-scale developments on the character of neighborhoods. Some residents feel the city needs to focus more on the needs of current residents, especially those struggling with homelessness and affordability, before expanding too quickly.

Figure 7: Ward 7 Dot Voting Percentage of Votes



Ward 7 dot voting. Photo credit: Scott Slattery

## Ward 8

**Forum Date:** July 17, 2024

**Where:** Jewett Street  
Elementary School  
130 South Jewett Street  
Manchester

**Attendance:** 97 residents

### Ward 8 Highlights

87 comments recorded

#### TOP 5 THEMES RANKED

1. Housing
2. City Infrastructure & Services
3. Traffic
4. Rezoning
5. Mixed Use

- 24 comments reflected opposition to increasing density.
- 10 comments reflected support for increasing density.
- 3 comments reflected support for expanding areas where mixed use developments are allowed.
- 4 comments reflected opposition to reducing minimum off street parking requirements.

Many people expressed support for **increasing the supply of housing** to meet current needs and accommodate the city's growing population. Specific emphasis was given to the lack of affordable housing, including smaller starter homes, low-

income housing, ADUs, and homes for seniors and young people.

*"We need affordable housing for young people and seniors."*

*- Ward 8 forum participant*

Yet a large number of comments reflected opposition to greater density, especially near existing single-family neighborhoods. Some residents feared reducing minimum lot sizes and square floor area will lead to **crowded neighborhoods**.

Many **opposed the rezoning of single-family residential (RS) area to multi-family zones** (e.g., RM), especially when it involves reductions in lot sizes or setback requirements. There were concerns about whether the zoning changes will lead to over-density and negatively affect the neighborhood.

Several people questioned whether the city's infrastructure and services will be able to handle the increased demand from new developments. There

were particular concerns about code enforcement, emergency response, **school overcrowding** and the costs to expand **municipal services**.

*"Our schools are already overcrowded."*

*- Ward 8 forum participant*

A **major concern was the potential increase in traffic and parking issues** resulting from new developments, particularly on streets like South Mammoth, Boynton St., and Mast Rd. Many residents are worried about speeding, safety, and whether road infrastructure will be able to handle the additional traffic.

Many worry that increased **development will devalue property**, especially in areas where multi-family housing is proposed.

There were strong **feelings concerning the potential destruction of natural areas**, particularly wetlands, for short-term development gains. Some



Ward 8 meeting at Jewett Street Elementary School. Photo credit: Andrew Sylvia



Ward 8 dot voting . Photo credit: Scott Slattery

participants urged the city to reevaluate zoning changes to prioritize the long-term environmental impacts.

*“The destruction of the natural environment for short term development gains is short sighted.”*

- Ward 8 forum participant

In areas near Rosegate Farm and other natural areas, there was opposition to **multi-family housing that could disrupt wildlife habitats** and create safety hazards, especially for children.

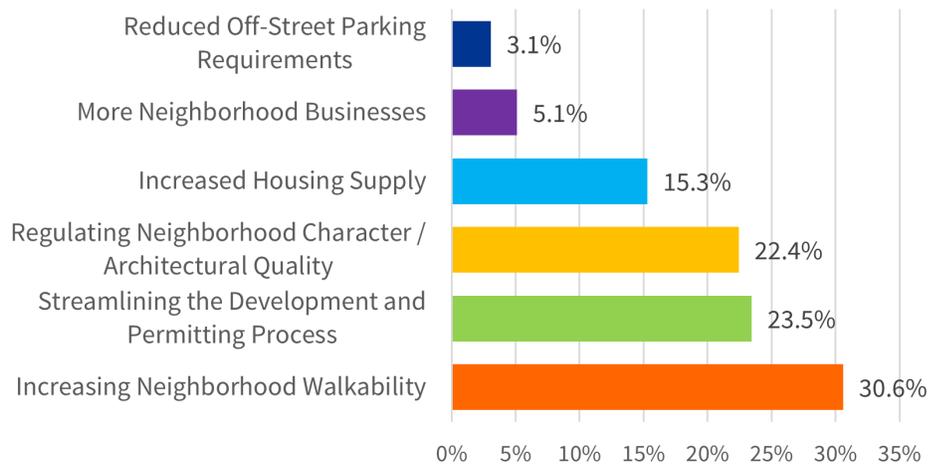
Some were in **favor of mixed-use development**, where residential, retail, and office spaces are integrated, particularly in areas like Ward 8.

*“I am concerned about the increases in density and how it will impact neighborhood quality of life.”*

- Ward 8 forum participant

Other residents valued the current **neighborhood character, citing walkability,**

Figure 8: Ward 8 Dot Voting Percentage of Votes



**low-density housing, and access to outdoor recreation.**

There was some **opposition to offering tax incentives or subsidies to incentivize large developments**, especially for multi-family projects, with some residents arguing that it creates an unfair burden on single-family homeowners.

Residents advocated for **better architectural standards for new developments**, with concerns about "cookie-cutter" homes and large-scale, low-

quality construction. There was a desire expressed for more thoughtful, community-oriented development that aligns with the existing character of neighborhoods.

A common sentiment was the desire for more community involvement and input in development decisions.

**Residents want to ensure that their voices are heard** and that development plans are sensitive to the needs of existing communities.



Mayor Jay Ruais speaking to Ward 9 residents. Photo credit: Andrew Sylvia



Ward 9 meeting at Bishop Leo O'Neil Youth Center. Photo credit: Andrew Sylvia

## Ward 9

**Forum Date:** Sept. 4, 2024

**Where:** Bishop Leo O'Neil Youth Center, 30 Elm Street, Manchester

**Attendance:** 75 residents

### Ward 9 Highlights

57 comments recorded

#### TOP 5 THEMES RANKED

1. Housing
2. City Infrastructure & Services
3. Traffic
4. Design Standards
5. Parks & Open Space

- 4 comments reflected opposition to increasing density.
- 4 comments reflected opposition to reducing minimum off street parking requirements.

While there was support for more affordable housing, there was also concern over the impacts from growth. Additionally there were **worries**

**about the affordability of new developments** and the potential for a glut of empty units.

*“Is the permitting and building of many more apartments going to create a glut of empty units when people move out for whatever reason. Is the city planning ahead?”*

- Ward 9 forum participant

Concerns about **infrastructure capacity and city services** were included in feedback, including whether current infrastructure can support increased housing and population density.

*“I have concerns over schools and infrastructure and if they can support the increased density.”*

- Ward 9 forum participant

Many comments highlighted issues with **loitering and panhandling**, particularly near schools and parks.

Residents expressed questions about how new developments will affect **taxes** and whether **impact fees** will be sufficient to cover the costs of increased demand for services.

Residents had questions about state laws, local regulations,

parking requirements, and the impact on water and sewer systems.

*“What are the repercussions of new developments (taxes, services, schools, traffic) How does the city assess these factors?”*

- Ward 9 forum participant

Many residents were worried about the **rise in traffic**, particularly in residential areas like Parkview, Brown Avenue, and Titus Street. Speeding and running red lights are common issues that residents would like the city to address.

*“We need more traffic control of speeding and going through red lights.”*

- Ward 9 forum participant

Specific intersections were noted, such as Mitchell Street and Calef Road, as needing **traffic lights to improve safety.**

Residents also expressed concern over **commercial vehicles using residential streets**, increasing noise and safety risks.

Residents called for better enforcement of traffic

regulations. Comments highlighted unsafe intersections, frequent speeding, and commercial trucks veering off truck routes and driving down residential streets.

Improvement to sidewalks to enhance walkability and safety for children, especially on Gold Street and Queen City Avenue, were desired by residents.

There were mixed opinions on **setback requirements**, with some advocating for more flexibility and others for stricter regulations.

There is interest in expanding access to recreational areas like Nutt Pond and concerns about parks being repurposed for schools.

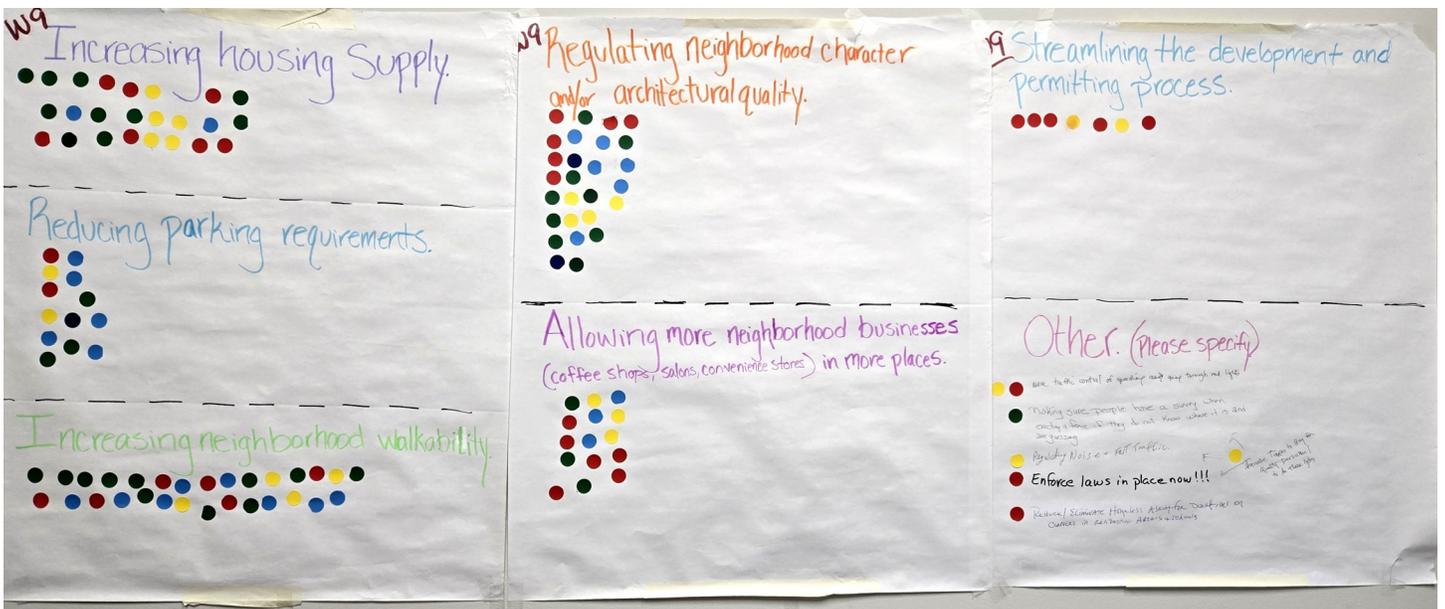
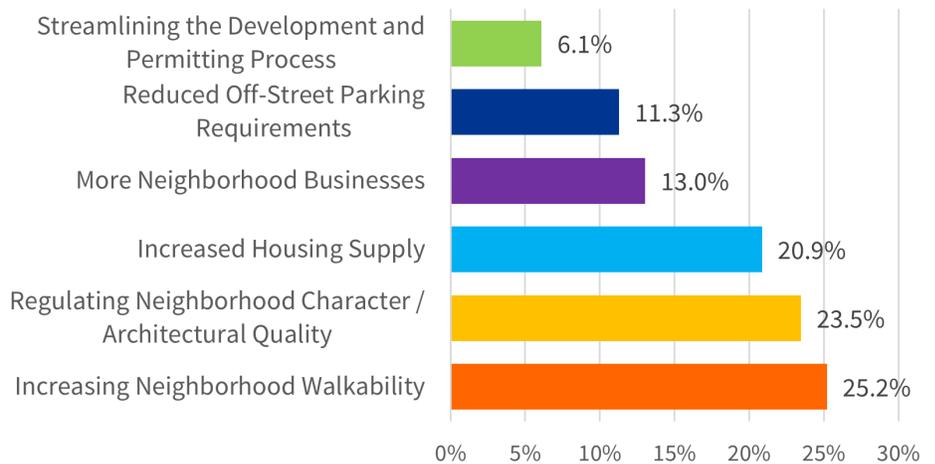
*“Are there any opportunities to expand recreational access to Nutt Pond?”- Ward 9 forum participant*

Feedback included worries about the impact of new developments on **water quality and conservation efforts**.

*“I have many concerns over the impact on conservation by all these changes. Specifically, the impact upon water quality.”  
- Ward 9 forum participant*

Overall, the Ward 9 community meeting revealed a range of concerns from residents about the impact of new developments on traffic, safety, housing affordability, infrastructure, and quality of life. Key issues include the need for better traffic control, more affordable housing, improved public services, and stricter enforcement of existing laws. Environmental impacts and the capacity of current infrastructure to support in-creased density are also major concerns.

Figure 9: Ward 9 Dot Voting Percentage of Votes



Ward 9 dot voting. Photo credit: Scott Slattery

# Ward 10

**Forum Date:** July 13, 2024

**Where:** Parker Varney School,  
223 James Pollack Drive, Manchester

**Attendance:** 91 residents

## Ward 10 Highlights

37 comments recorded

### TOP 5 THEMES RANKED

1. Code Enforcement
2. Housing
3. City Infrastructure & Services
4. Traffic
5. Streets & Sidewalks

- 10 comments reflected opposition to increasing density.
- 3 comments reflected opposition to allowing mixed use buildings in more locations.

In Ward 10 there was a strong call for **enforcing existing zoning regulations** for both commercial and residential properties before implementing new changes. Many residents felt that compliance with current rules is lacking.

Residents were concerned about **how proposed zoning changes will affect property taxes**, particularly for those moving into new zones.

Opinions were divided on development. **Few support multi-family housing and some oppose new developments altogether.**

*“I am opposed to any development at all in the ward. I can only support business development in the CBD.”*

*- Ward 10 forum participant*

Residents expressed **skepticism about new housing being affordable** and worry about the potential for increased illegal activities and nuisances associated with smaller lots and higher density.

Many comments highlighted concerns about whether Manchester's current **infrastructure**, particularly water and sewer systems, can support additional residents and developments.

Forum participants expressed a desire for a **more opportunity for citizen participation in development reviews** that involves neighbors and abutters in discussions about new projects.

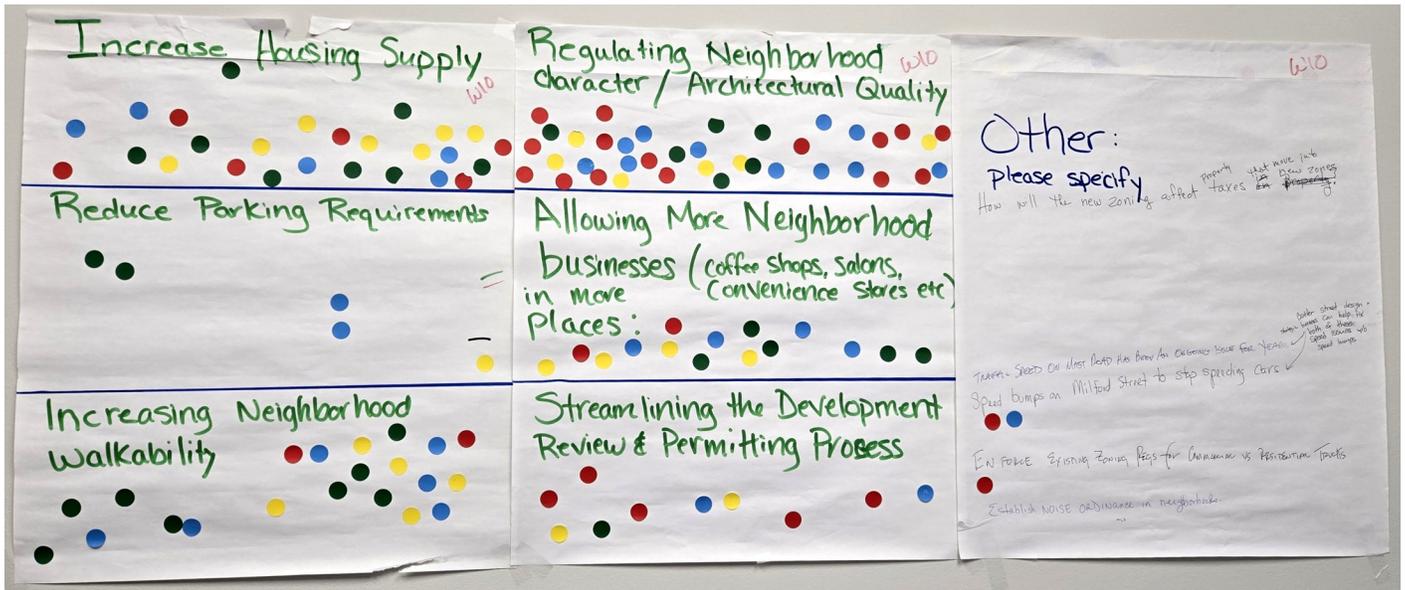
Several comments reflected a sense of diminished quality of life in Manchester, citing high taxes, homelessness, and a lack of maintenance for existing properties as significant issues.



Ward 10 residents gathered at Parker Varney School.  
Photo credit: Andrew Sylvia

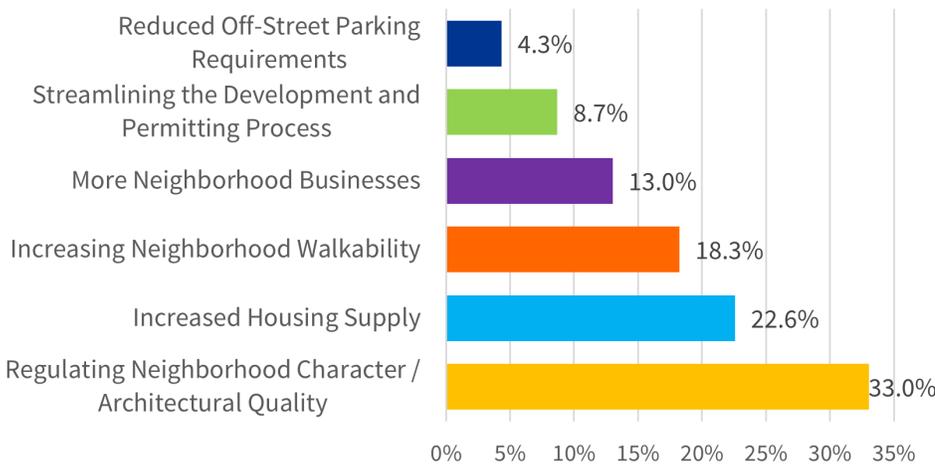


Second Street neighborhood. Photo credit: Adobe Stock



Ward 10 dot voting. Photo credit: Scott Slattery

Figure 10: Ward 10 Dot Voting Percentage of Votes



*“I would like to see more residential development but not to the detriment or aesthetics of the neighborhoods. Too many big companies own multi-unit properties that they do not maintain.”*

- Ward 10 forum participant

There is a sentiment that existing **historic properties should be preserved** rather than demolished for new developments, with calls for rehabilitation of older buildings.

The reduction of lot sizes due to new zoning regulations raised concerns about the **availability of green space and the impact on air quality** in neighborhoods.

Many residents **opposed the use of subsidies or tax breaks for housing developments**, emphasizing property rights and the need for accountability in development decisions.

*“We need to develop workforce housing for new industries.”*

- Ward 10 forum participant

Traffic congestion and speeding, especially on Mast Road and Granite Street, are persistent concerns. Residents advocated for better street design, **more traffic lights, and enforcement of speed limits** to enhance safety.

*“Smaller lot sizes will lead to traffic issues such as street parking supply challenges, increased traffic volume, speeding, safety concerns, sidewalk and bike path continuity and quality.”*

- Ward 10 forum participant

In conclusion, the comments from Ward 10 residents indicate a complex mix of reluctant support for limited flexibility and strong opposition to more intensive uses, fearing negative impact to property values, safety, and quality of life.

The community seeks clarity and enforcement of existing regulations while expressing a desire for responsible and transparent development practices.

## Ward 11

**Forum Date:** July 27, 2024

**Where:** Gossler Park Elementary School, 145 Parkside Avenue, Manchester

**Attendance:** 100 residents

Many residents expressed strong **pride in the city's beauty, historic architecture, and sense of community.** They love Manchester's scenic beauty, historic buildings, and small-town feel despite being a city. The presence of parks, rivers, and lakes contributes to a vibrant community atmosphere.

Residents highlighted the **growing diversity** in the area, which they appreciate as a strength of the community.

There was **general support for the proposed zoning changes** aimed at easing restrictions on housing developments, increasing walkability and expanding mixed use zones.

## Ward 11 Highlights

120 comments recorded

### TOP 5 THEMES RANKED

1. Housing
2. Mixed Use
3. Public Housing Programs
4. City Infrastructure & Services
5. Property Taxes

- 40 comments reflected support for increasing density.
- 3 comments reflected opposition to increasing density.
- 21 comments reflected support for allowing more mixed uses throughout the city.

A significant number of comments emphasized the **need for more affordable housing**, and supported reducing lot sizes and

minimum floor area requirements. Many felt that the current demand is not being met.

*“Owners of non-conforming properties are unfairly targeted regarding permissions, Many properties in Ward 11 are non-conforming. Requiring larger property dimensions reduces the ability to create housing.”*  
- Ward 11 forum participant

Many comments advocated for the **growth of small businesses** and supported mixed use developments that integrate residential and commercial spaces.

Several residents highlighted the need for services to **support the homeless population** and the necessity for more subsidized housing programs to address this issue.

Residents voiced concerns about **traffic congestion, safety for pedestrians and cyclists, and the adequacy of existing infrastructure.**

Questions arose regarding how zoning changes and new subsequent developments would affect **property taxes** for existing homeowners.

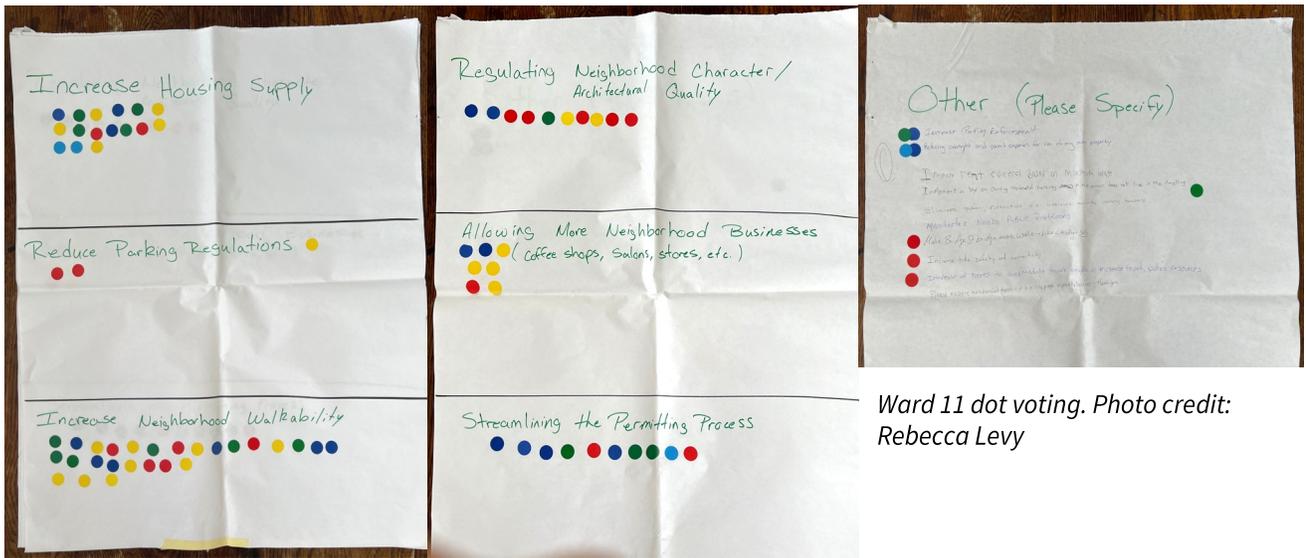
There was a call for **more community gardens, parks, and gathering spaces**, indicating a desire for more public areas that enhance quality of life.

*“Environmentally friendly development, Green everywhere.”*  
- Ward 11 forum participant

Some residents are interested in **improving public transportation** options and **expanding**



Jeff Belanger speaking to the ward 11 residents. Photo credit: Rebecca Levy



Ward 11 dot voting. Photo credit: Rebecca Levy

walking and biking trails to enhance connectivity within the city.

There are worries that increasing density in already residential neighborhoods will lead to **overcrowding and place a strain on city services.**

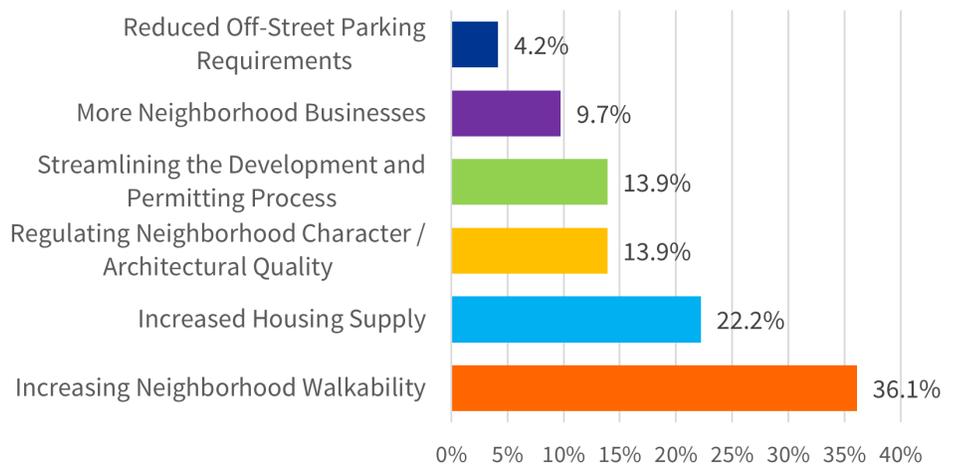
*“I am very concerned that the city is making an already dense (R3) neighborhood and making it denser.”*

- Ward 11 forum participant

One comment expressed concerns about the **impact of lowering off-street parking minimums for new developments**, especially during winter months when snow removal is necessary.

Overall, while residents appreciate the beauty and community spirit of Manchester, they are calling for thoughtful planning that prioritizes affordable housing, infrastructure improvements, pedestrian amenities and preservation of green spaces.

Figure 11: Ward 11 Dot Voting Percentage of Votes



Ward 11 community meeting at Gossler Park Elementary School. Photo credit: Andrew Sylvia

## Ward 12

**Forum Date:** July 10, 2024

**Where:** Norwest Elementary School, 300 Youville Street Manchester

**Attendance:** 76 residents

### Ward 12 Highlights

60 comments recorded

#### TOP 5 THEMES RANKED

1. Community Character
2. Traffic
3. Housing
4. City Infrastructure & Services
5. Walkability

- 4 comments reflected support for increasing density.
- 4 comments reflected opposition to increasing density.
- 3 comments reflected opposition to allowing mixed use buildings in more locations.
- 2 comments reflected opposition to reducing minimum off street parking requirements.

Residents of Ward 12 **cherish Manchester’s blend of urban convenience and sense of community**, appreciating its convenient location (close to Boston, mountains, and coast), walkable neighborhoods, bike paths and walking trails in Manchester Cedar Swamp

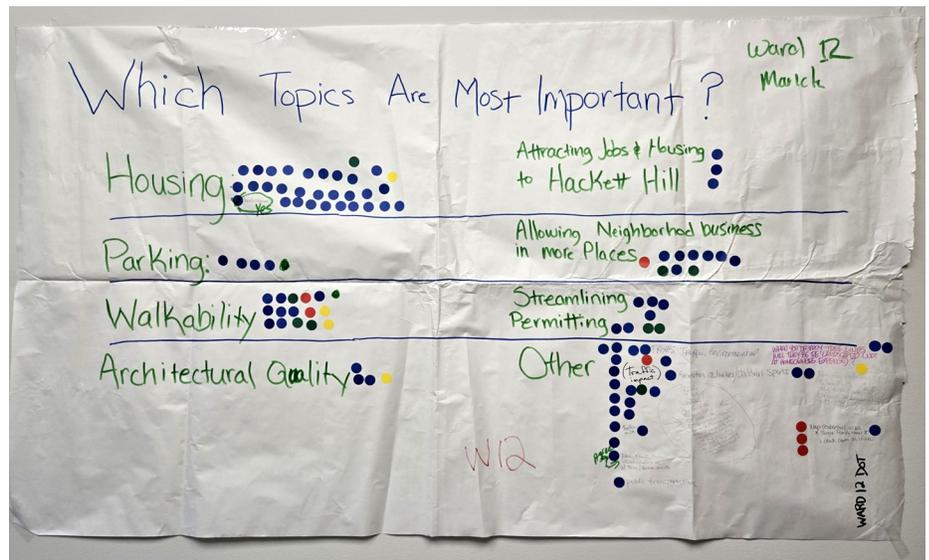
Preserve. They highlight the architecture in the Riverfront, Millyard, and downtown as important features that preserve the city it’s historic charm, while testifying to its resilience. Preserving and enhancing the qualities that contribute to Manchester’s sense of place are a top priority.

Residents expressed concern about Manchester’s current **ability to handle traffic**,

particularly on Goffstown Road, and believe that **traffic calming measures are necessary** as well as **better road maintenance**. Many expressed fears that growth will greatly exacerbate traffic safety.

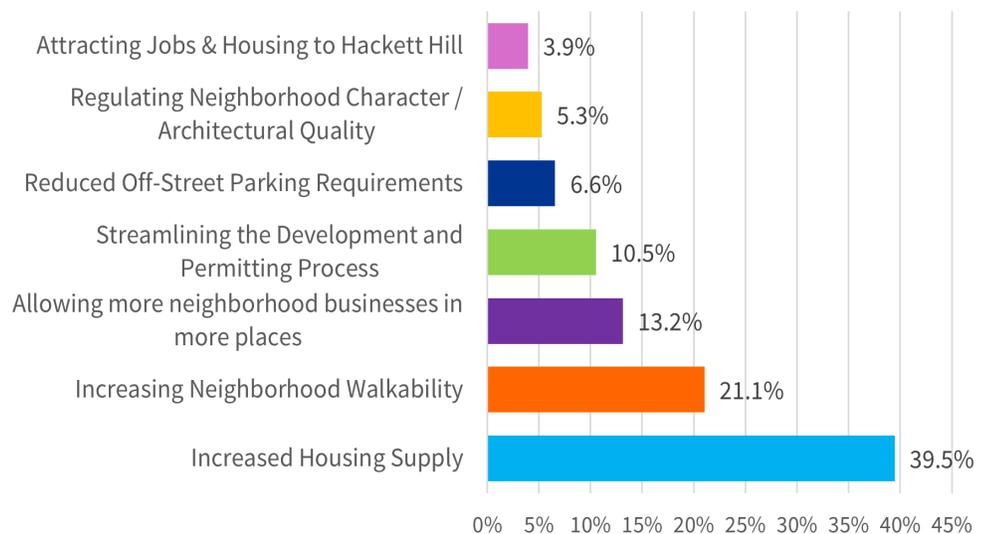
*“With more development, how will the city handle increases of traffic and speeding. We need traffic calming on Goffstown Road.”*

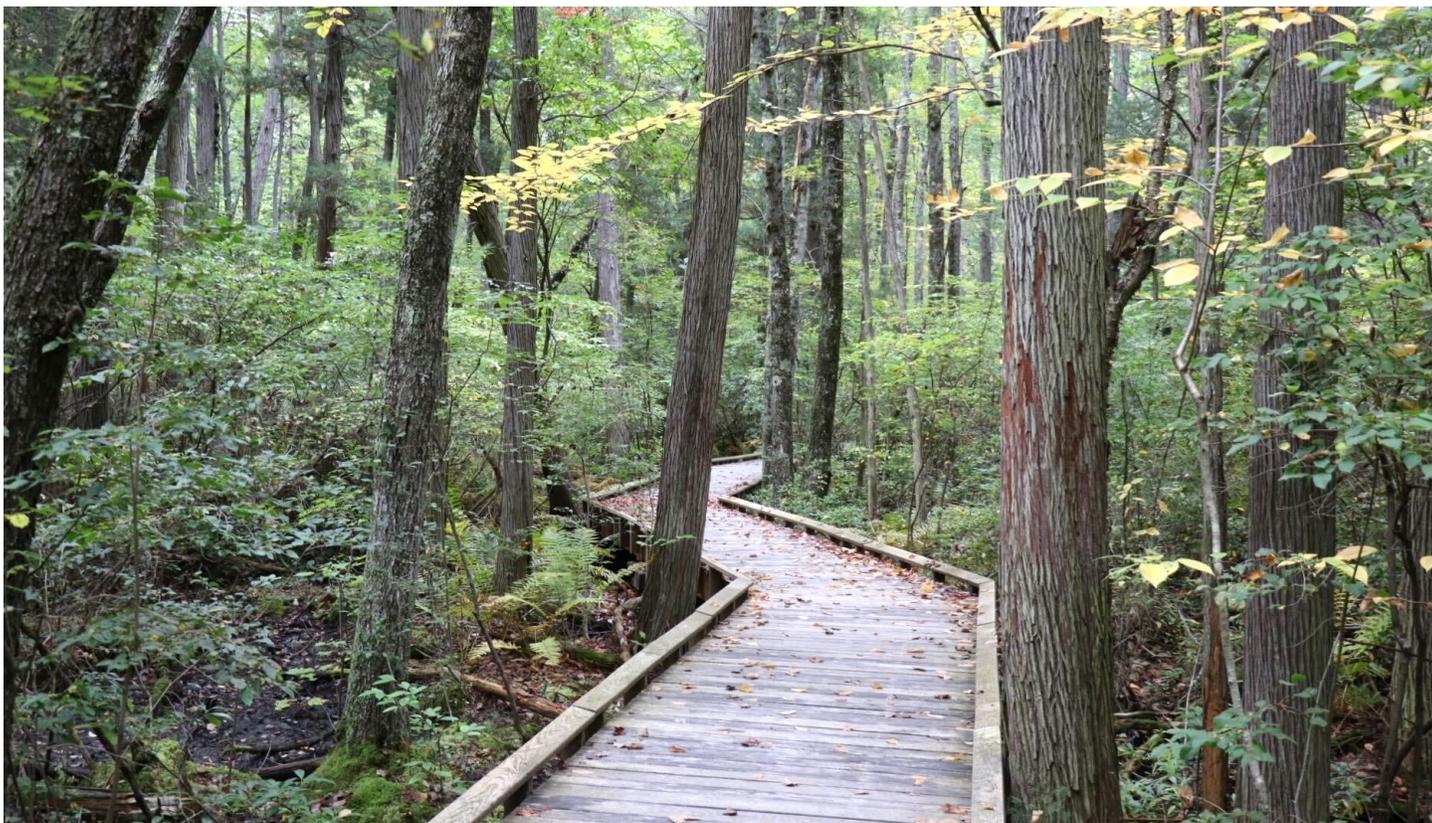
*- Ward 12 forum participant*



Ward 12 dot voting. Photo credit: Scott Slattery

Figure 12: Ward 12 Dot Voting Percentage of Votes





Manchester Cedar Swamp Preserve, a 640-acre preserve and the largest conservation area in the city. Photo credit: Something Wild, NHPR

Several participants voiced the need for alternative routes and **improved connectivity** from areas like Countryside Drive to accommodate emergency vehicles prior to allowing more housing or businesses.

Before approving new developments, **residents voiced the need for impacts studies** to evaluate potential impacts to city's roads, utilities, schools and services.

Some residents are apprehensive about the city simplifying the permitting process, and emphasized the importance of **ensuring that staff thoroughly review development proposals** for their impact to public infrastructure, services, and the environment.

Participants also expressed worry about the **effect of the proposed code changes property values and taxes** and want to understand how new land use regulations will impact their property values.

*"I am opposed to any changes until we know what the impact will be on our property values and taxes. Slow down and inform the residents."- Ward 12 forum participant*

Residents largely **acknowledged the need for more affordable housing options** to meet the needs of renters and those seeking homeownership. But some voiced concern that greater density will alter the **character of existing single-family neighborhoods**. "A few participants were in favor of

accessory dwelling units (ADUs) as a good option for increasing housing supply in a way that is compatible in existing single family neighborhoods.

Residents of Ward 12 expressed reservations about changes that would allow increased density without adequate mitigation of development's potential impacts. They recognized the need for housing, but are concerned about their ward's ability to accommodate an increase in population or greater intensity of uses. Development review processes that prioritize the needs of existing residents, and mitigate impacts to the environment, were to desired by many in order to maintain and improve livability for all stages of life.

## Conclusions

The series of 12 ward meetings provided valuable insights into the community's concerns and aspirations surrounding the City's draft Land Use Code. Manchester citizens are very engaged and care greatly about how growth will impact their neighborhoods and the city at large.

### 1. Housing Affordability

Identified as an urgent issue across almost every ward was the lack of available affordable housing. Many participants supported greater flexibility in land use regulations as a strategy to encourage the development of additional housing. Some also highlighted the need for more publicly funded housing programs in the city to help those most in need.

### 2. Walkability

Increasing walkability throughout the city was another high priority among participants at the 12 work sessions. Comments advocated for safer continuous sidewalks with amenities such as shade trees and landscaping, benches, and pedestrian scale lighting. Many also voiced the

importance of having smaller neighborhood businesses within walking distance of residences.

### 3. Infrastructure & Services

It is important to Manchester residents that the city's utilities, streets, sidewalks, parks, schools and public services have the capacity to accommodate growth. Some felt strongly that current residents should not have to pay the costs of expanding infrastructure and services to serve new growth. Others acknowledged that there is not enough housing currently to meet the city's existing needs, and recognized that new developments could increase property tax revenue.

### 4. Neighborhood Character

Residents appreciated the unique character of their neighborhoods. Many supported building design and landscaping standards in order to preserve and enhance the aesthetic qualities of the city's built environment. Residents also supported the protection of green spaces for their contribution to neighborhood character as well as the health of the natural environment.



Walkway at Bass Island Park in Ward 10. Photo credit: Adobe Stock

# Appendix A: Manchester Meeting Comments

## Ward 1 Comments

### Breakout Group

- Value of existing home with additional units, how does this affect taxes?
- What's going to happen with Stark Park
- Need boarding houses for homeless - "need to take care of our own" - 1 room units? Tiny homes? City could subsidize tiny homes
- Concerned about increased traffic - safety -> visibility, # of cars, speed
- Natural gas, utilities - North R1B no gas - Walnut
- Trash - what is proposed for new developments disposing trash? City or property owners?
- Antennae (5G on public utility poles electronic pollution
- Corporations buying up 1-family homes
- Taxes
- Traffic - Cambell
- YDC Development-Traffic
- If population grows, what about schools?
- Added school-kids capacity
- Good idea to rezone land along river from R1-A to R1-B
- Congestion in Ward 1
- What happened to the regional HS & athletic fields on the YDC property
- Adequate parking to serve increase in housing units in existing residences
- Small in-home businesses - where would they go? (Parking requirements for these)
- Do not mandate parking
- Require buffers around YDC property if developed
- Why not connect MX-2 All the way to downtown - Convert R-M along river to MX2
- Parks (Stark Park, Livingston Park) are zoned as R-S + MX-2
- Prefer to keep Sununu an open field
- Keep YDC zoned as-is
- Stark Park zoning
- Need strong enforcement of zoning violations
- Quality of Life
- Short-term rentals diminish value of existing stock & availability
- Chestnut Street - Don't want change to MX-1
- Tie transportation into Mixed Use
- Doesn't want more housing
- Good more housing in Manchester, but prefer not in my ward
- Short-term rentals
- BC-2 - can large scale commercial come?
- Aging population - no smaller homes for retirees to move into -> density bonuses for 55+ community?
- Architecture - Additions
- Steep slopes
- Cost to pay for increase in public services & who should pay i.e. developer and not existing residents
- Concern about lack of transparency with Sununu Center & states desire to maximize profits at expense of community impact on property taxes
- Housing affordability
- Transportation for anyone without a car
- Traffic on river rode in MX2 corner(?)
- 4G, 5G antennas - health and safety issue
- Increased traffic from higher density
- Sidewalks - maintenance + new ones where it doesn't exist
- Housing affordability - how?
- Public access to riverfront (utilize riverfront more)
- Lot of empty parking lots
- Public transportation
- City's ability to have influence on future of Sununu Ctr.
- More walkability

- Protection of natural features
- Negative property values
- Elm Street really wide -> slow it down with islands

**What aspect of the proposed zoning changes are you most excited about implementing?**

- Other: I want more affordable housing. If you build very expensive houses, you will end up pricing average people out of their homes
- Increased neighborhood walkability
- Increasing neighborhood walkability
- Clean up Elm Street
- Increased neighborhood walkability
- Other: with more housing, parking garages are needed but not too far that you need to take a taxi
- to get back home
- Increased neighborhood walkability
- Increased neighborhood walkability
- Doesn't go far enough
- Increasing neighborhood walkability (more sidewalks!)
- Other: Increased housing for unhoused residents!
- Other: Fix all roads in a timely manner!
- Increasing neighborhood walkability
- Comment: Your questions are so biased. You can do better. (circled the word "excited")
- Please add an easement to the river along any zoning that abuts it. So that walking the river is possible.
- Impact to all schools
- Increasing housing supply (Affordable housing!)
- Increasing housing supply
- Impact to school with this additional housing . We need another middle school & high school
- Too many housing causes problems in schools
- Affordable downsizing downtown but lacks community attractions unless it's restaurants
- That it won't be different enough to make a difference
- MX-2 Ability to convert single family / two-family to potential four family. Good but require owner-occupied to avoid absentee landlords / property managers. Multi-family units are better upkept when owner/occupied or property manager
- Increasing neighborhood walkability
- Very concerned about the changing/ introducing MX-2 to Sununu Center property. Detached
- condos would be acceptable to address aging population but multi-families are not necessary considering the high percentage of multis across the city
- Don't want billion dollar houses. Want affordable housing
- Our biggest concern or thing I'd like to address is the accidents that have happened at the end of
- Elm Street. We need to address how wide Elm Street is by adding islands, etc. We've had seven car crash into our yard at 77 Scenic Drive. Apple Maps does no
- Streamlining the Development and Permitting Process
- Other: The best way to have more affordable housing - make it less expensive. The city's role would be less fees.
- Streamlining the Development and Permitting Process
- Streamlining the Development and Permitting Process
- Increased housing supply
- Other - Affordable Housing. Housing for homeless neighbors. Flexibility for ADUs in residential neighborhoods
- Increased housing supply

## Ward 1 Comments (cont'd)

- Other: Residential 4g/5g antennas placement given health and safety concerns - zoning regs
  - Can you address how the changes would be funded? Has the city already engaged with a developer? I'm in favor of adding more housing, more mixed use, even in my neighborhood.
  - Allowing more neighborhood businesses (coffee shops, salons, convenience stores) in more places
  - I need to know more about the proposed changes!
  - The plans for the Sununu Center should require there be affordable housing
  - Regulating neighborhood character and/or architectural quality (x 5)
  - ADUs shouldn't have to be any larger than min size for other dwelling types
  - I want to make sure that we reuse spaces for retail businesses as much as possible. I don't like to see strip malls empty and decaying. Want the free space to be reused before we build / expand new structures
  - Regulating neighborhood character and/or architectural quality
  - We need more density
  - Other: I don't want my neighborhood changed. I bought my home to live in a neighborhood not a business area!
  - Increased housing supply
  - In Ward One changing a CU zone to R-2. It is a park and you need park, not more housing
  - N. River Rd speed / traffic is an issue already...proposed MX-2 will impact this. Currently there should be a sign coming down N. River headed south after Stark Park
  - YDC Land sounds like it will create HUGE traffic problems!!!!
  - We like the idea of rezoning the Sununu Center to MX-2. That being said, we living in Manning Hill
  - (Scenic Drive). We will look forward to details on how you will control traffic.
  - MX-1 implications for Brookside Cong Church property (current "exception"?)
  - MX-2 implications for YDC property and Stark Park??
  - There was a proposal to use the Sununu Center as a location for a regional Manchester High School. New zoning will eliminate this opportunity
  - Other: Not excited at all about the property (zoning) changes. NYC installed "projects" as low income affordable housing in the 1960's and they have become a drug, crime, infestation and dilapidated blights in the neighborhoods.
  - You should do a green space buffer zone around the Sununu Center / MX-2 to not impact the existing neighborhoods
  - Be sure to add public transportation and access to rail and bus with parking.
  - Other: More trees on city streets
  - I'm concerned that parking requirements will negate the opportunity for new housing & small business under the zoning rewrite
  - I'm concerned that it'll be more difficult to build affordable housing because of arbitrary parking requirement
  - Reducing parking requirements
  - Reducing parking requirements
  - Increases of crime, taxes, and unmaintained properties
  - Population density will increase with changes in zoning. Can the city's infrastructure handle a significant in population
  - Please consider incentives for trees, permeable asphalt, and underground utilities
- What do you love about Manchester?**
- Central location
  - MHT airport
  - Dorrs pond

## Ward 1 Comments (cont'd)

- It's a great city and work done to improve is good to see. Of course, it will take time to upkeep changes
- Small town feel
- Representatives accessible gov't
- Manchester Ink Link
- City amenities
- I grew up here
- The history
- NH pride & diversity
- Our Mayor
- The people living here
- Walkable downtown
- Airport
- It is quiet
- It's 45 minutes from lakes, ocean, mountains, Boston - with a little speeding
- Small city feel
- I love the small town feel and the potential that it has for the future
- Feels like a small town, yet a city
- Close to: Oceans, Mountains, Boston
- Manchester is a city on the way up
- Because of Manchester's diversity
- History
- We moved here from Auburn 5 years ago
- Being close to my neighbors
- Walkable history
- Small town vibe
- Small city with large city amenities
- Revitalized downtown
- It's history and diversity

### **What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see in your ward?**

- Residential - multi, family, truly affordable mixed use
- Mixed use, industrial if demand is there

- More recreational spaces for kids teens
- Residential

### **What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see city-wide?**

- Smart and intentional design to increase biz tax revenues
- New school for Central and West of the Sununu Center

### **What kinds of housing, if any, would you like to see added to your ward?**

- ADUs but 1000 sf or less
- Cottage businesses (but need walkability or street parking so we don't need parking lots)
- I want NOTHING added to Ward 1
- Single family
- Senior living
- None at this time
- More duplexes / triplexes
- In ward 1 the housing could be developed a bit more on the Sununu Center property and select lots over near Ward Street.
- ADUs
- Intergenerational
- None!
- None, I purchased because of the current condition of the Ward. I don't want to add housing but stuffing houses into smaller and smaller lots
- Affordable housing
- Age friendly + affordable
- More ADUs
- Mixed-use
- Opportunities for small businesses to support neighborhoods - retail, coffee shops, sandwich shops, bakeries, etc.
- 3-4 story building with retail on 1st floor and apts on above floors if the quality of the building were above "builders grade" would

## Ward 1 Comments (cont'd)

- be a plus
- Mixed area that includes expanded public transit
- Just residential, no businesses
- Smaller, lower cost residential units
- Mixed use - neighborhood housing + small businesses to support such as small stores, coffee shops, sandwich shops, bakeries, etc.
- None - I would like to see the existing businesses on Webster St. to be improved. The existing properties are not well cared for.
- I am content with residential
- I am open to all of the above, and I believe mixed-use will add more housing and jobs and make housing more affordable. I think the zones listed on the map look good
- Higher quality residences
- I would like the height of mixed-use are buildings to be 3 stories not 4
- I want Nothing added to Ward 1
- I would not repeat NOT want to change the zoning in Ward 1. Why do you have the change the zoning to match what is built their, what happened to "grandfathered".
- Tear down the old crappy buildings build new ones
- Increase tax base from businesses + decrease property tax on fixed incomes. MX-2
- Industry producing well paying employment with benefits
- Train line to Boston like we used to have
- New businesses at the millyard is wonderful and using locations that is already set up
- I would like to see improvements to existing properties that need to be improved. Tear down the buildings that are falling down versus taking away green space.
- Rezoning the Sununu center is acceptable
- MX2, MX1
- 3-4 story apts. With retail on the 1st floor - spruce them up so they're not boring cheap SQs

- Impact housing on schools in area

### What kinds of housing, if any, would you like to see added city-wide?

- None at this time
- Apts. Mixed retail/ apts
- Affordable housing - expensive houses will eliminate affordable housing
- We need more ..... (*incomplete response*)
- I think some of the old multifamily in rough shape, be torn down and new ones built (pick a street with shabby looking units - those streets)
- Small, Safe units that single, young people, can actually afford on Manchester wages
- Elderly housing
- Efficiency units
- Well maintained multiple family, affordable housing with a fair property tax base
- Affordable single family homes and smaller multi-family
- Affordable apartments
- Affordable housing for low income folks

## Ward 2 Comments

### Breakout Group

- Worried about traffic and speed on Maple St.
- Some areas the grass is [not legible]
- The Eastern side is largely staying the same - why?
- ADU's are easier to build
- Building looks nice is a part of fitting in, more important than the use
- How does ordinance improve property values and nicer neighborhoods
- Concerned about loosing trees and losing landscaping
- MX-2 shouldn't allow commercial - will not benefit housing prices, may make it harder to sell

## Ward 2 Comments (cont'd)

- What else is in a place to Reduce housing costs
- Does zoning make recommendations as to whether how streets + sidewalks should be?
- Like the light ordinance
- What is being done to support more walkable building -> sidewalks, bike lanes, ADA
- Salmon & Beech parking issues - sight line issues - enforcement
- Gas station - don't allow drive-thru
- Neighborhood doesn't want drive thru - going through court process
- Take out drive thru from BC-1
- Reducing parking restrictions
- Increase density the right way
- Tie in housing affordability in certain areas
- Don't cut trees for parking
- What is the future plans to change / update zoning?
- Look at Bedford's affordable housing and commercial - high rises, office building
- Can you pave your entire lot and use it for parking
- Landfill - how is it addressed?
- Are the planning board members appointed?
- With parks being allowed anywhere in the city a change from the previous ordinance?
- If we require parking as per the number of units how can we not regulate green space in a lot?
- Is there a federal movement for the state to override city laws?
- If a building receive variance and the zoning changes would the administrative process be less to make changes.
- Does adding density help keep the green spaces intact
- Push out MX-1 up to Belmont
- Denser area is getting more dense
- What are we going to do for parking when increasing density?
- Why has MX-1 not extended to maple street - to webster - where commercial already exists
- Are there parking minimums for commercial building? Even for coffee shops?
- Why does R-M not support coffee shops, etc.?
- Is there consideration to promote green spaces + parks
- With more housing going into the area, will the taxes be reduced?
- The large companies that buy up houses - do we treat them differently?
- Does Manchester have infrastructure to support the density we're trying to put on it?
- Traffic resulting from the apartments zoning in ???? -> How is it going to be handled?
- Reservoir avenue being made one way bring traffic towards Belmont. There should be traffic light at the Jerome's Deli intersection. (Belmont + Bridge Street)
- How do schools handle the increase in density?
- Let's get more community spaces to hang out in + free + walkable
- Impact to property values (negatively) if more incompatible uses are allowed as well as neighborhood residential character
- Excited that not much has changed
- Other people in the group support the proposed changes
- Would like to see child care allowed in more neighborhoods
- This group doesn't want to see changes proposed in new code
- Recommend keeping variance process vs. new ordinance
- Excitement generally
- Younger families need affordable housing
- Negative impact (safety, noise, nuisances) on neighborhoods from increasing density, congregate housing & businesses mixed into residential neighborhoods
- Housing density will increase parking

congestion

- Support change that economic opportunity for existing Manchester citizens as long as population (migration) does not increase
- Changing the rules to legitimize & expand a few existing nonconforming uses undermines the rules & allows the exception to spread by-right
- Neighborhood walkability - safety, sidewalk continuity
- Traffic on side street that transect Bridge St.
- Add more lighting to crosswalks, blinky lights
- Accidents on Beech, Salmon, Maple after street has re-organized
- Would rather see housing + increased use / activity go where infrastructure and decaying commercial / ind. is

**Tell us any of your concerns regarding the proposed zoning changes?**

- Failure to provide "red lined" drafts that highlight the changes handicaps the ability to understand changes. In respect to the maps - the overlap may should be prominently featured on the website
- Overall increased density will cause both greater parking congestion as well as increase traffic at choke points
- More mixed-use, increase it to Belmont!
- Feels somewhat conservative, a lot of expanding zones to meet existing non-conforming but rarely further. Why not build in more flexibility? Especially given low vacancy rate and how existing non-conforming lots have mostly been totally fine
- Blurring the distinction between residential + business zones while also increasing housing density will harm quality of [illegible] By introducing substantially more activity into otherwise quiet residential areas which makes them desirable. Being quiet & safe d [illegible]

**What do you love about Manchester?**

- A convenient location
- Ability to walk/bike everywhere
- Mature trees throughout Ward 2
- Lots of stuff to do - restaurants, rail trails, somewhat easy to get around by walking or biking
- The increasing bike accessibility - bike lanes, bike racks

**What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see in your ward?**

- More MX-1 & MX-2 zoning in the ward, understanding that the generations that will comprise the majority of the workforce in coming years are disadvantaged in the housing market
- If I had to pick one, it would be more residential. Right now, Wellington Road is heavily travelled
- and the speeds are very high. If businesses moved into the area, it could impact the traffic with speeds still high
- Mixed use increased to cover all R-2 and R1-B
- More single family homes

**What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see city-wide?**

- More housing and mixed use by right
- Family friendly, middle class desirable - meaning single family moderate to low density
- More commercial main streets. Make Bridge St. walkable w/ businesses to go to
- Use the buildings that we have!
- MX - increasing housing & allowing for small commercial businesses (coffee shops, art galleries, farm stands) that provide benefit to the neighborhood (belmont and westward)
- City-wide I would think commercial. We need

to select businesses that will benefit the city that would bring in more revenue.

**What kinds of housing, if any, would you like to see added to your ward?**

- SIDEWALKS. Also, sidewalks need to be maintained so they stay passable. I don't want to have to email the city to mow down the brush so sidewalks are passable. This is especially important in Wellington Rd.
- More duplexes, multi-family
- Single family - esp. off Wellington Rd. Families w/ children need room for them to run. Seniors want quiet, not "dense mixed use activity"

**What kinds of housing, if any, would you like to see added city-wide?**

- Middle/upper income single family - socioeconomic demographics are a forecast of the city's future.
- Dense downtown. I would like to see more townhouses.
- With the homeless issue we need to provide affordable housing for them. Not sure what that looks like.
- City officials need to make sure that building owners keep their building safe and in good condition. If buildings are abandoned, they should be torn down.
- For large apartment complexes, having a mandatory percentage of section 8 housing can help increase affordable housing and promote equity.

**Ward 3 Comments**

**Tell us any of your concerns regarding the proposed zoning changes?**

- Is the city considering doing anything above what is required by ADA laws.
- I think the proposed changes don't go far enough. The vast majority of the city remains

zoned for single family, which is a key driver of segregation. The parking minimums remain untouched.

- parking req. too onerous; need to prioritize housing supply; concern re: transit & walk/ bikeability
- There was a mention in the R-3/IR-M district (includes Eliot Pl) of making childcare easier to build.
- Could we do this across the city? Wondering if zoning can be used as a tool to encourage clean energy development in Ward 3 or across City. There is a Re (*illegible*)
- It's use-based, I prefer form-based with NO use restrictions
- Sqft and unit # limits. Give flexibility of internal use. Regulate footprint and height and façade materials for uniform form. New zoning reflects current uses that don't match current ordinances but how do they allow future innovation?
- Are there any landscaping restrictions in the new ordinance.
- Downtown 1 should not have height restrictions
- Density requirements in the ordinance does not allow flexibility.
- I like the diagrams and maps, but do not like the architectural restrictions.
- Incentivize building of parking garages
- There should be no parking minimums in the changes.
- Will the ZBA be updated on all of these changes? Will they become more restrictive on variances?
- How variances work with the zoning ordinance changes?
- Keep neighborhood identities or revive old ones! i.e. Janeville, Bakersville
- Prefer a form-based code as opposed to situation based.
- Does not go far enough, allow more floors, more apartments, less parking

## Ward 3 Comments (cont'd)

- I am now in a DS district, don't want too much large housing, no place for kids to play as it is, any chance for a park near us
  - Parking requirements still too high, density requirements still too low, I don't think that there should be parking requirements in the mill yard
  - Too much red tape for new development
  - How will changes impact variance process
  - I am happy with the changes, it is reflective of what is already on the ground.
  - Seems like the new zoning is to bring existing conditions into compliance. The hope is bring more properties into compliance less reliance upon variances.
  - Are the changes proposed going to create more encumbrances for property owners.
  - Concerns over lack of parking esp. for disabled, what happens in winter?
  - Enforcement of parking is not happening.
  - I have concerns over parking with all this new housing and development
  - Stronger parking requirements
  - Parking and ADA requirements
  - Need to stop destruction of trees - 7 trees cut down at the parking garage by the arena. Ruins the shady summer walk up Granite Street. We need nature/oxygen. Need to stop construction of ugly buildings. The Red Oak Apt bldg across from Market Basket is hi
  - How come non-conforming use are allowed to stay
  - We should have more meetings frequently
- What do you love about Manchester?**
- Walkability, any chance to increase pedestrian access is a good idea.
  - Walkability and bikability
  - The density, potential for walkability + bikability, the historic character
  - Not sure - history, big immigration in history, good bus system, good doctors, low living in
- Strawsold home, meeting people on the streets, the fact that so much of the millyard was on seneed (sp?)
  - It's historic beauty
  - Elm St, Historic multifamilies
  - People, Merrimack River, Food scene, Its underdog mentality, Palace/Rex/Currier, Fisher Cats,
  - Millyard
  - Help valley Amesbury
  - Love the small community feel
  - Traffic and congestion on Granite St. especially with events at ballpark or arena
  - One lane major arteries, traffic, congestion.
  - What can planning do to incentivize sidewalks? Sidewalks are just as important as public transport.
  - We are a Manchester legacy family who have lived here all of our lives, we love Manchester.
  - I would like to see more arts downtown
  - MX1 and MX2 are like the area but we may be able to reduce the parking requirements as most
  - Increase walkability and livability
  - Walkable grid, CBD
  - Walkable downtown, access to nature/rail trail, historic millyard
  - I love the feel of a big city but on a smaller scale
  - What are the plans for the old bus station
  - Convenience, location, proximity to parks, entertainment - Palace & Rex Theaters, arena, etc.
  - Preserve the Millyard. Poll of breakout group 2/3rds support preservation of Millyard.
  - There is no more room for parking in the Millyard
  - How quickly can public transportation be ready to meet demand from all the housing and development
  - 2/3rds of the breakout group report having

ridden the bus in Manchester

- The lack of demand for public transportation is driven by parking minimums.
- Public transportation is lacking, too expensive and routes too limited
- Millyard is a jewel, parking is a major challenge in the district. Do away with minimums.
- Walkability (really), neighborhoods

**What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see in your ward?**

- More housing availability to assist individuals going from homelessness to housing
- Mixed use properties around Granite Sq westside; Residential closer to industrial (Ward 3); Foster smaller communities
- Residential, mixed use, commercial - yes, industrial possible with some reservations
- mixed use
- Thoughtful execution of RAISE Grant. Thoughtful balance between riverfront development (such as with river conservation in Arms Park). More mixed use development (housing w/retail)
- Mixed use, tree streets
- I support more mixed use
- Higher density and heights in relation to the airport.
- Mixed-use Ward 3 (xxx and pine)
- More missing middle housing, mixed use, more ground floor commercial
- I like the mixed use; can not take advantage of this because of limited if undo, love building in the windows of the 5 mall businesses as I walk the city, I walk this section on and off of the city all the time
- Mixed use! All wards but downtown
- All
- Bus needs to run on Sundays to airport. Use smaller vans that may be less expensive to

run.

- Prices are fine, but need more routes to connect to more areas of the city.

**What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see city-wide?**

- More residential, mixed use, small scale commercial
- Mixed use properties; I like Ward 2 a lot; more sidewalks & trees!
- More availability of shopping: more grocery stores, restaurants
- All types of development
- Residential and mixed use
- Mixed-use; Recreation - walking/biking
- All
- More residential city-wide
- Love the new zoning to include day care
- Mixed use
- Mixed use, less parking & small/no setback requirements, tree streets, downtown S. Willow, along old rail

**What kinds of housing, if any, would you like to see added to your ward?**

- Missing middle, no industrial, ADUs by right w/no parking requirements, four-plexes
- All
- (Ward 2 from Belmont West) More multi family, less parking lots!
- More availability of apartment buildings
- Just more housing of every type! The city should get out of its own way to allow more housing, more density everywhere. The lack of housing is hindering economic growth.
- Real low income housing, work (?) NeighborWorks
- Midrise apartments, more units in current buildings, (tree streets)
- Mid rise ward 3

## Ward 3 Comments (cont'd)

- Town houses, mid-rise apartment buildings (outside of downtown)
- High-density; near SNHU arena to NH Liquor store stretch of Elm St.; Near NH Armory - I believe there's an empty lot there; Former RDV
- Would love to see the previous bus station and radio station be turned into units of affordable housing. It seems to be currently vacant.

### What kinds of housing would you like to see added city-wide?

- More help for the homeless and low income families
- Let the market and developers determine the number and types of development. Putting restrictions on the number of units gets in the way.
- The proposed rezoning of the corner of Edward T Ray Dr and Wellington Rd to allow drive thrus.
- The neighborhood has enough against that change for years. The zoning board denied the proposal and appeal for it. Superior Ct. ruled against it and its appeal.
- Town houses, mid-rise apartment buildings (outside of downtown) Downtown large apartment building
- Real low income housing, work (?) NeighborWorks
- ADUs by right, Overall I like the simplification + change in the zoning ordinance, I just think it can go further to make higher density more feasible
- Housing for homeless; tiny houses?, can be 3D printed for \$5000 or unused/brownfield sites more density
- Housing is being built for the affluent and low income, what about the middle class
- How can we encourage development of more affordable housing.
- We need more housing and commercial

development in the downtown which would allow for

- I would like to see the city go as high as possible for housing in the urban core
- No more HOAs; single family housing w/out HOAs
- More density for apartment
- Incentivize small lots to combine for larger apartment development
- For MX2, in the 10,000 sq. foot lots don't have restrictions on the number of units
- All
- Build, build, build
- As much quality, affordable housing w/in mixed use development as possible
- High-density & multi-family housing; Ward3/Ward9 border - area near Valley St. Jail and going into Will St. seems ripe for development; Near Derryfield School/SYSC - could have more density;
- Former RDV
- All types, everywhere. Eliminate parking minimums, set back regulations, height restrictions, single family zoning etc. I understand the need for incremental progress, but it seems like the
- NIMBYs keep winning simply b/c they are loud.
- More availability of apartment buildings
- Has the city considered using inclusionary Zoning to have more affordable housing.

## Ward 4 Comments

### Breakout Group

- Is the city prepared for onslaught of permits to add additional units in areas where it is allowed, particularly w/ changes to be state laws (e.g. sprinkler systems) making development easier
- Positive: Rail Trail - Love
- Concern from R-3 to MX-2 limited on #'s of

## Ward 4 Comments (cont'd)

uses (@new max)

- Longer lease terms to protect from rent increases
- #'s of units allowed on a lot
- More opportunities as "a right"
- Would like to live next to a large apt building than a husk of a house on a small lot that can't be redeveloped
- Parking
- Taxes from upzoning
- general taxes
- Great job. More housing
- Concerns about density gradient. How does the city prevent inequities (e.g. access to food, support for schools, escalating property values. Need to be thinking of implications ten years out
- More density - less focusing on parking
- Concern about how zoning change could result in additional units
- Dev in the Ward (paper cut off here)
- What are the factors that impact the cities regs around ADUs. How can those barriers be removed? (parking requirements, renter restrictions, etc.)
- It would encourage ADUs if parking requirements were removed
- Why doesn't the city just remove parking reqs in all districts?
- If we are talking about parking requirements, we also need to talk about public transportation
- How can the city encourage walkability? (through appropriate uses, mixed use, etc.)
- The city could benefit by talking about how proposed zoning changes impact the city's tax base.
- How does it alleviate the tax burden?
- The city should be expanding the ability to build duplexes in all appropriate districts. And focus on how that can be done in a way that preserves character.
- Push the envelope a little bit to ensure responsibility / ability to build duplexes is spread across the city
- Another perspective is that the proposed changes need to be realistic so it gets passed
- The data-request for permits, variances, etc. should inform zoning so it is living/breathing policy
- Zoning should encourage easy access to grocery stores, transit, and other services
- Planning out impact of zoning and potential disparities will be key
- Concern: Traffic easing features
- Positive: Walkability vs. Bikeability
- Positive: Multicultural restaurants
- Positive: Revitalization of downtown
- Positive: Palace Theater
- Positive: Street Layout - easy to get around
- Positive: Close to Services
- Positive: Kentucky Fried Chicken
- Concern: Less absentee / out of state landlords
- Concern: Sidewalks - widen / leveling
- Concern: Clean up what we have (trash, improve infrastructure)
- Concern: Housing - code enforcement
- More housing of all types
- Concern: Better traffic regulation / enforcement
- Positive: Schools (close to them)
- Concern: Road D. etug (?) / urban landscaping
- Concern: Loss of green space - add trees
- Concern: Mixed use
- Concern: Housing costs - too expensive & lack of purchasing options
- Concern: Changes in occupancy - landlord - owner occupied used to be the norm
- Concern: City-owned land for land trusts and community occ.
- Concern: Inclusionary zoning - approval w/ %

## Ward 4 Comments (cont'd)

- of affordable housing
  - Concern: need incentives for non-developer incentives for buyers
  - Concern: More incentives for non-profits
  - Concern: Supply does not meet demand
  - Concern: Streamline approval process
  - Concern: Abandoned property
  - Support zoning change - some R-2 areas have more units
  - Robust transportation system
  - Inclusionary zoning
  - Positive: Convenience to services
  - Parking issues on Hanover St.
  - Positive: Lived in 51 years - life long
  - Traffic concerns on Hanover St. - Speeding on "No thru traffic"
  - More businesses = more traffic
  - Turn MX-2 along Hanover St. back into R-1B only residential
  - Short-term rentals are taking up the rental market
  - Need more hospitals
  - School gets approval from community and ??? Is applied to ?? Users
  - Keep safety and fire requirements
  - Sidewalks are unsafe so people ??? Street and have to dodge cars
  - DPW avoids plowing some sidewalks because of broken sidewalk break equipment
  - Concern over triangle property on Hanover St. - what is happening?
  - Concern for transient shelter use in BC-1
  - Merrimack and Chestnut - wondering what is happening - affordable housing - support
  - How does more development effects Taxes, Infrastructure, Schools
  - Add speed cameras on Hanover to Mail Tickets
  - Shift MX-1 east to Wester / Wellington
  - Police needed Page St Hanover & Lake - racing at Hannaford Market
  - Decline in neighborhood
  - Positive: Walk Downtown
  - Positive: Park & services
  - Concern over current zoning duplexes / multifamily
  - Examine building code standards allow more units w/ less safety standards
  - Safety walking in certain areas
  - A complaint hotline
  - Concerns over homelessness, drugs, needles, violence
  - Absentee landlords, out of state owners not po(???) their properties
  - Will there be increases in police as housing expanded
  - Rockingham rail trail concerns over safety
  - Congestion / speed on Hanover St.
  - How can we manage sidewalks
  - As housing density increase how to address parking - 1 1/2 spaces per unit
  - Lot at Hanover & Cake St What's happening?
  - Will increases in density & housing result in more 1st responders and services / infrastructures
  - Changes in ordinance should include provisions for abandoned and blighted properties
  - Make sure definitions are accurate i.e. ADUs vs. Sheds
  - Housing Costs - too high for renters and owners
  - Need to enforce current zoning (i.e. code enforcement Bld Dept.
  - All trail safety
  - Positive: Eliot Hosp.
- Tell us any of your concerns regarding the proposed zoning changes?**
- The proposed zoning changes will require the construction of more units in lots. How will

this impact current residents. Also, how are you going to ensure that property managers who want to build in Manchester will employ equitable practices when renting

- Not going far enough - do more!

#### **What do you love about Manchester?**

- Location Location, Location! 45 min to ocean, 45 min to mountains, 60 mins to Boston, 15 mins to

#### **What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see in your ward?**

- I would like to see more apartment complexes that are affordable for individuals and families. I
- would also like to see transitional housing for individuals who are unhoused. We need to help get people off the streets.
- MX-1 should extend up to the top of Hanover
- More residential and mixed use/commercial. The Hannaford on Hanover has way too big of a parking lot

#### **What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see city-wide?**

- Again, we need affordable housing and transitional housing for those who are unhoused. We
- done need emergency shelters. We need to get more people into permanent housing.
- Sidewalks repaired, uniform utility taxes and fair assessment based on units vs. value.

#### **What kinds of housing, if any, would you like to see added to your ward?**

- We definitely need to retain the urban multifamily housing that's closer to downtown for families to get to after school programs, grocery stores and other businesses.

- Ward 4 is well mixed.
- State streets: Rhode Island - page could easily be multifamily and/or mixed

### **Ward 5 Comments**

#### **Breakout Group**

- Need more quality affordable housing for existing residents
- Will short term rentals be regulated? - limits, location, etc. Definition
- Ward 5 needs better ped/traffic connections between neighborhoods and infrastructure needs to be addressed in coordination with growth/development
- Ward 5 developments need to consider walkability, and sidewalks are haphazard and not continuous
- Spruce & Maple DANGEROUS - more local input on traffic hazards
- Proposed ordinance is still too restrictive to make an impact on housing needed
- Housing is not affordable
- Ensure that pedestrian facilities are meeting the safety and comfort needs as more mixed use zones are established
- Currently too many variances are granted
- Sign clutter
- Activate alleyways

#### **General Comments**

- Let's face it, the city's goal is more housing and they don't care how or where it is going.
- We need to find a way to restrict out of town or absentee landlords.
- There should have been a list of terms and definitions for unfamiliar participants.
- The UNH on line survey was flawed to say the least. A person could easily enter numerous responses and squew the results. This should not be the case, it should have been restricted by ISP address.

## Ward 5 Comments (cont'd)

- The dot voting should have occurred after the presentation.
- Clean up the alleyways.
- My property rights are intertwined with zoning rules. I entered into a contract with the city when I bought my property and in my opinion the city has broke this contract with these changes. I bought in a specific neighborhood with specific zoning and now
- The city has known about these outside "infiltrators" and has allowed them to participate. This should never have happened. They are an organized group that wants to bring more shelters, sober houses, half-way houses, etc..
- The city needs to clean up the sidewalks and walkways. They also be widened to accommodate for HC access. Fix them up! Should have been discussed prior to any of this changes being drafted.
- They are changing the rules after the fact!
- The UNH on line survey asked leading questions.
- The rent is too high for lower income families.
- These changes will have significant negative consequences to the quality of life for residents.
- Especially the allowance of the BC1 and MX2 zones which allow for shelters, soup kitchens,
- sober houses, half-way houses and we don't want it in our neighborhood
- Mixed use maximizes walkability for all residents, multi-generational this must be a coordinated effort.
- I object to the entire process. Outside parties should never have been allowed to attend let alone vote and have input as they are not residents.
- To be sure that any building is quality.
- I am concerned about the expansion of R2 into R1 areas.
- I would prefer a form based code not use based or unit # restrictions. If the footprint and facade blends in, I am all for it.
- Limits in the number of units allow and restrictions.
- Affordable housing is an issue but not the only issue in the ward.

### **Tell us any of your concerns regarding the proposed zoning changes?**

- Not enough density, need to remove parking minimums. We need the city to be less car focused.
- The changes do nothing to assist me with the fact I have been trying to have a general mixed use
- business with office space.
- The changes are overall good, concerns over congregate housing locations in residential areas.
- Residential needs to stay residential. I am opposed to any changes
- The city is packing us in with no relief.
- The zoning changes are only to catch up what the city has allowed through variances for far too long.
- Fix the zoning process, cumbersome for residents.
- I am opposed to the cap on numbers of units from 20-9
- I do not like the community separation that this will cause. I would draw everything together with all people together.
- I fundamentally object to the changes and all of the should be shelved. There is an ignorance at the city level about what the community wants and needs. We need to keep residential residential.
- I want to make sure walkability and safe pedestrian/bike infrastructure are prioritized.
- Clean up what we have already. There has to be accountability for what we have.

### **What do you love about Manchester?**

- High density, mixed use.
- I love the culture, brick buildings, history, working class history.
- Walkability
- multi-cultural
- I love the small city vibe and the ability to have personal relationships with small businesses in my neighborhood.
- I love the nearby schools and shopping. Everything is close by. Hospitals and various businesses.
- Very convenient to get around.
- The peaceful moments, easy to get around driving or walking, Diversity in restaurants and events.
- I love the city life (events, amenities, history, etc.) and being surrounded by more residential neighborhoods and communities.
- I love my neighbors.
- Density without bad traffic
- Bike trails.
- I love the businesses and the restaurants.

**What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see in your ward?**

- Affordable housing and reasonable convenience stores.
- The MX 1 and MX2 districts will certainly spill over to the other zones.
- Community and youth centers.
- I support bringing appropriate small businesses into the ward such as child care, salons, etc.
- Everything with little or no limitations except truly egregious noise late at night
- Gas stations, electric vehicle charging stations. Also municipal charging stations for folks to charge their personal devices.
- Mixed use both new and existing.
- More national branded businesses.

- Residential and mixed use
- What is the plan for parking mitigation?
- None we need to clean up the current properties in the ward.
- I would like to see more multi-family housing with sidewalks, bike paths, recreation activities with the goal of quality and traffic calming.
- Yes all!
- Would like to see more development especially more mixed use just not in my ward!

**What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see city-wide?**

- I would like to see more multi-family housing with sidewalks, bike paths, recreation activities with the goal of quality and traffic calming.
- Big apartments in S. Willow
- Can the city infrastructure manage all this proposed new development
- Divert on street parking to garages to create more space for safe sidewalks and bike lanes.
- I would like to see more businesses and recreation activities.
- No more transient housing in the ward. We don't want any more sober houses, half-way houses, illegal boarding houses. It is not safe for kids to go to the park, There is a vagrant invasion in the ward.
- Yes, all
- Use empty parking lots more effectively.
- Gas stations, electric vehicle charging stations, Also municipal charging stations for folks to charge their personal devices.
- Preserve green spaces and promote walkability.
- Larger development in the CBD with corresponding housing. Keep the neighborhoods out of it.

## Ward 5 Comments (cont'd)

- Mixed use, Local shops in the north end.
- Mixed use, high rise apartment buildings with garage space for tenants.
- Mixed use with higher density. No mixed use in residential areas where there are just homes.
- Limit mixed use properties.
- Less banks

### **What kinds of housing, if any, would you like to see added to your ward?**

- Mixed use but only on Portsmouth Ave.
- Yes, all except for government subsidized apartment buildings.
- Two -families
- Tiny houses allowed along with converted garages.
- Student dorms and working family apartments in the style of current architecture
- Regulate the quality of housing (safety and structural) on the tree streets and west side.
- Only single family homes with duplexes already in service allowed to remain.
- None, only well-maintained current housing stock.
- near hospitals and near shopping plaza's.
- More affordable housing options for young families to be able to purchase a home
- Duplexes, 4 plexes, everywhere. Townhouses, apartment buildings
- Duplexes up to 3-4 bedroom units
- Create units in existing buildings.
- Multi-family for elderly and veterans only.

### **What kinds of housing, if any, would you like to see added city-wide?**

- Multiple duplexes with 3-4 bedroom units.
- We do not need "very large", tall buildings, Need to build smaller 6-10 unit housing complexes with 2-3 floors.

- The city needs to look at vacant industrial property to build housing especially for subsidized, low-income, etc...
- Affordable for the working low income including elderly, disabled and veterans.
- Some subsidized housing for families and individuals making less than 70% of the area median income through community land trusts.
- Regulate the quality of housing (safety and structural) on the tree streets and west side.
- Yes, except for government subsidized units.
- Multi story high rise apartment buildings with garage space.
- More affordable apartments.
- Apartments above shops and restaurants.
- ADU's.
- Multi-family for elderly and veterans only.
- Homes that are affordable, rent to own opportunities

## Ward 6 Comments

### **Breakout Groups**

- I do not want our neighborhood to be mixed use. If someone needs to add a business, they can apply for a variance. In the case of variance, someone would need to bring it forward for neighbors input.
- I really like being given this opportunity to offer input into the zoning changes and I believe it is good to update it.
- We need better buffer zones for water and protected areas.
- The walk path at Rosecliff, seems like a developer bait and switch.
- Safer walking on Bridge St. especially when cars speed often on the road and there are many walkers, runners and bikers in the community.
- I also concerned about housing/affordable housing.

## Ward 6 Comments (cont'd)

- Sidewalks on Bodwell and traffic needs to slow down. Excessive noise from speeding vehicles.
  - I would like more walkable space in Ward 6. Sidewalks on Bodwell
  - In Ward 6 we already have crunched space. E.G. increased traffic from the waterworks, airplane traffic, and East Industrial traffic.
  - Making sure that all residents know what is going on in BC1 so all have a say in the process. Have to have more open and transparent city officials to be open to all residents.
  - Rose Cliff - The community was told that there would be a path and public park. Residents of Garden Walk and Rosecliff Drive are not supportive of this.
  - Concerns over Candia Rd. congestion especially at Garvin Ave.
  - At what point does a stop sign need to be changed to a street light?
  - Can we legally have a conservation zone as part of the LUC?
  - Can we legally suppress specific uses across the city?
  - Cobblestone sidewalks being used. Who has a say over this? How can the public have more input into the DPW and PCD departments.
  - Does zoning change speed limits?
  - How do we encourage businesses to open paths to the public?
  - Can we remove items in BC-1? Answer is yes.
- Tell us any of your concerns regarding the proposed zoning changes?**
- There are 55 homes in the neighborhood, how would one have a yard sale?
  - How and why did this zoning process start.
  - Opposed to the r1-A dropping the square footage requirement by 250 feet
  - The change to BC1 is opposed. The district definition and allowed uses is too broad.
  - The neighborhood has significant concerns over the change to BC1 and was parking considered?
  - Does the new BC1 allow for on-street parking?
  - The ward has serious concerns over BC1 and certain uses allowed such as congregate housing.
  - Why cant the YDC property be repurposed for congregate housing?
  - I am not in favor of rezoning for mixed use purposes. Ex. BC1 on Hanover/Candia.
  - Concentrating more objectionable behavior is a concern. I.E. half-way houses.
  - BC-1 adding Conditional use permissions from some uses not currently allowed.
  - We would like to see the city provide guidance on how these changes will impact values and taxes.
  - Please be aware of zoning that allows transitional housing near schools
  - What is the status of the Rosecliff and Garden Walk? Owned by a private entity and wondering what the story is?
  - Need to get more residents involved and knowledgeable.
  - We opposed the re-classification of Lakeside Dr. parcel is still in R1A
  - We are opposed to the BC1 changes without knowing what the impacts will be upon property values and taxes.
  - Too much density has multiple potential impacts; congestion, noise, use and assessing of natural resources, Need for increased infrastructure.
  - I am worried about traffic and parking, walking and driving safety.
  - Rezone of Candia/Hanover to BC-1. The city should leave it zoned as it currently is and not allow growth of more businesses in a res area.

- People do not understand that they have a say in the zoning changes.
- What would be allowed in the new BC1? Need to think about improve/walkability in current high traffic communities and areas not only in new communities and developments. I.E. S. Mammoth, Corning, Bodwell and Bridge St. Extension. Hanover/Candia Roads BC-1

### **What do you love about Manchester?**

- The history, people take pride in the home. Opportunities for all walks of life young and old. Too much negative in the news, we need the city to say the positive.
- I love the history, I used to love Elm Street with quality restaurants, we do not feel safe downtown after 8PM. Would love to see that change.
- It is mostly safe
- Make it more walkable like Portsmouth.
- Small, big-city feel. Ease of access to my areas of interest. job, home, shopping, dining, and leisure activities.
- The resources offered in the city. Good hospitals, convenient shops
- Community and low density areas for our neighborhood. Quality of life is important to us for neighborhood without mixed use.
- Affordable for families and community.

### **What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see in your ward?**

- I would to see a breakfast/lunch place under businesses like Hot Rize in Merrimack.
- Residential, not in favor of the BC1 rezone to include these new uses.
- The Hanover/Candia Road's area feels more like a MX district.
- Was traffic studied and considered when making changes to mixed use areas?
- We need more affordable housing and support for programs.

- It is mostly residential and we like it this way.

### **What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see city-wide?**

- More mixed use
- BC1 - Make it all residential with nothing over 30 feet in elevation. Mixed use doesn't have to be on both sides of Candia Rd.
- Walkable and interesting downtown development with restricted and re-routed to vehicle traffic.

### **What kinds of housing, if any, would you like to see added to your ward?**

- I live in a townhouse built in the 1980's with significant structural deficiencies that "passed inspection". Any new development must be visually appealing and meet the building code.
- Duplexes and smaller "starter" homes on South Mammoth and it's offshoots, Bodwell
- More family units. Maybe duplexes.

### **What kinds of housing, if any, would you like to see added city-wide?**

- Duplexes and smaller starter homes for families.
- Affordable housing in a city that doesn't allow aggressive, loud, obnoxious vehicles and driving.
- I.E. Wheelies on South Willow St. and more policing.
- City-wide, we do need more affordable housing but please make it beautiful.

## **Ward 7 Comments**

### **Breakout Group**

- How is the current infrastructure going to support all the new development.
- The biggest issue is parking. We have a

## Ward 7 Comments (cont'd)

parking crisis coming, With decreases in lot sizes and increases in bike lanes along with smaller parking spaces, this will reduce parking city-wide.

- Improve the condition of the sidewalks for walkability.
- The bureaucracy of the Manchester Planning Board has played too much of an influence on decision making for development projects.
- I want to maintain the historical integrity of the city.
- The process for building permitting for repairs is extensive.
- I want to see variances reduced.
- There are a lot of non-conforming lots that exist, what is the percentage
- More driveway parking, less restrictions.
- There is not enough street parking. Propose the city do a study of it.
- The ward needs more resources and care given to it.
- We need more bike lanes and walkability improvements in the ward.
- I am concerned about the impact on property values.
- Infrastructure capacity, maintenance, and quality
- Need more improvements to the streets to encourage safety and walkability
- Parking in front of houses should be allowed. City could buy small lots for parking. This could be a problem with the changes proposed. City could change or expand laws for parking on their property.
- "it is a mess"
- Concerns over safety at intersection of Candia and Mammoth Roads
- We need more police presence in the ward.
- What is happening with the two defunct schools.
- Zoning changes will not solve the housing shortage (part of a much larger problem). We need less government involvement.
- ZBA granting variances should not be done to allow such a great disparity between what the ordinance allows and what is granted.
- Sidewalks are terrible and need to be maintained.
- Fatalities from traffic is a concern.
- Existing regulations are not being enforced - specifically parking.
- Concern about adequate public services and infrastructure
- There is already too much change, crime, homelessness and density.
- We need to encourage small business development.
- I like the fact that commercial space is capped at 3000 Sq. Ft. in the new mixed use areas.
- Allow More businesses
- I think that the change to the MX 1 is a good idea.
- MX-2 can go up to 9 units, does this reflect what is already here?
- How does this change address affordable housing.
- I am glad to see the city addressing "missing middle housing"
- Increase the supply of housing
- We should allow more tiny homes to address the homeless crisis.
- I am opposed to allowing congregate housing projects near residential.
- Will the proposed changes for housing actually meet the needs.
- I am against short-term rentals especially while the vacancy rate is so low
- The current and proposed code does not/will not adequately address the real housing needs.
- The city needs to prioritize quality housing for workforce and fixed inc.
- With new housing coming in, we need to make sure we are taking care of our current residents before emphasizing people coming in.

- How will all these changes effect housing values and property taxes.
- I only would support increases in residential development.

### General

- The intersection of Somerville and Taylor streets has a garage/repair shop that should be removed. The owner does everything possible to park wherever he wants. This is a residential area not commercial.
- The priority for housing should be for obtaining housing for unhoused people already in Manchester. Don't just supply housing to people moving in while continuing Manchester's neglect of the homeless.

### What do you love about Manchester?

- The city still has many small neighborhood "feeling". Further density of the city will cause a loss to this feeling.
- Historic elements
- I love the fact I can participate and voice my concerns
- I love that Manchester is not Boston.
- I loved it before. Now it's crazy - too much traffic.
- Small town feel with bigger city elements/ convenience
- It hasn't totally become a mini Mass
- I love the community I have found teaching here, and I love that my husband is from Manchester
- The blue collar feel it once had
- Convenience, shopping, travel, etc.
- The diversity, helpful police presence where needed, walking trails
- I love the size of Manchester
- Large enough to have decent city services, small enough to be navigable without a car
- Used to love Manchester but now too much

traffic.

- The people and character of downtown
- I love the downtown shops and restaurants

### Tell us any of your concerns regarding the proposed zoning changes?

- There is not much change planned through the zoning re-write, needs to be expanded.
- My biggest concern is traffic and parking, we need to have sufficient parking which does not prohibit streets from being maintained. I.E. plowing, emergency vehicles.
- I am concerned that the changes will bring in more outsiders from other cities and make us more like Boston.
- Don't be in such a rush to expand our city that the struggling people who are already here fall through the cracks.
- I am not sure of the benefit of the zoning re-write. Is it political?
- Biggest concern is over current street parking congestion and the impact on emergency vehicles.
- Missed opportunity to cultivate more small walkable businesses.
- I am happy with no changes in my area R1-B I would support one extra apartment in an existing building under variance but not larger multi-units.
- Increasing more housing does not make for a better city. We do not live in Boston.
- Increased housing density will only make street parking worse.
- There will be impacts upon current housing values because of new density
- No more changes to R1-B in Ward 7
- Feel overall the changes are good for the city.
- We don't want large multi-family units taking away from our property values.

### What kinds of new development (residential, mixed-use, commercial, or industrial), if any,

**would you like to see in your ward?**

- Refurbish and repurpose older buildings as part of a larger effort to have new tenants become part of and revitalize the community.
- No mixed use or commercial or industrial use development
- No commercial or industrial or mixed use in the R1-B zone.
- No more industrial in Ward 7.
- Why in MX-1 are businesses allowed in specific corners. Foot traffic should be considered in this.
- No more mixed use especially in dense neighborhoods. Residents need privacy in their homes and on their properties.
- Needs more mixed use for housing, specifically more R-3 zones.
- I do not support any new housing in my ward.
- I just do not want too many multi-family dwellings in Ward 7
- I do not want to see any new housing allowed in my ward.
- Need new genuinely low-income housing for homeless and struggling families. Do not sweep them under the carpet so you can project a shiny new image. NIMBY is not helpful.
- I would like to see more development in the mills for housing.
- I appreciate the current lineup of housing in my current zone R-1B
- Need more affordability, stop pandering to the young professionals from Mass.

**What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see city-wide?**

- Stay within the normal constraints of these neighborhoods.
- I don't want to see any new development in Ward 7 or city-wide.

- I am not in favor of any new development; it just means more taxes to support those who do not work.
- Fix the streets, especially potholes.
- I would like to see more walkable communities and public transport.
- Make it easier for mom and pop businesses to get started. We don't need any more chains or national stores. We have enough already.
- Reduce national chain stores in favor of small "mom and pop" stores Encourage mixed use with businesses on 1st floor and housing above.
- I do not support increases in industrial uses in the city.
- Manchester has every type of housing available today so there is no need to see additional types of housing added city-wide.

**What kinds of housing, if any, would you like to see added to your ward?**

- We need to increase the housing supply.
- I would like to see tiny homes allowed.
- Need sufficient space between houses.
- I want to see more residential development with reasonable rents.
- Opposed to more than 3 units per building, not sure where it should go but current houses are already too close to one another.

**What kinds of housing, if any, would you like to see added city-wide?**

- Both political parties have forsaken the homeless and I have no faith that the new mayor will implement the good ideas he had when he was running for mayor. Taking advantage of the vile decision from the supreme court has revealed his true colors.
- We need more multi-family housing and smaller housing/tiny homes and more density for younger and smaller families.
- No new housing, too much traffic already.

## Ward 7 Comments (cont'd)

- Would like to see a mixture of building types with emphasis on larger apartment buildings,
- townhouses, mixed use on all floors
- Are there rules about who can live in an ADU?
- I do not want to see any kind of housing built. There are too many now.
- Need more smaller affordable homes for working families.

## Ward 8 Comments

### Breakout Group

- Are traffic patterns a consideration when you are addressing walkability
- As parking is limited, many are forced to park in city garages. What is the city's plan to keep these places safe?
- Has anyone examined possible property devaluation?
- How are parks and city owned lots going to be effected.
- How do impact fees work?
- How do we know if a property is going to be developed - Abutter notice.
- How will code enforcement change with the zoning changes.
- I would like to see bus transportation on S. Mammoth St. especially if the proposed additional housing units are built, it could continue up
- Our schools are already overcrowded.
- Renters and absentee landlords do not take care of their property.
- The city needs to re-evaluate the Corning/Lucas/South Mammoth because there is so much wetland not reflected on the map.
- The destruction of the natural environment for short term development gains is short sighted.
- Walkability is great but where will everyone park. Everyone drives here.
- We need more and better public

transportation.

- What is the percentage of renters to owners in Manchester.
- What is the plan to serve all the new kids in the schools with increased development
- What's the impact on property values and taxes
- Where are the homeless expected to go?
- Why change the line when the water works already owns the land.
- Will water and sewer capacity be increased to accommodate all this new development.

### What do you love about Manchester?

- The nice, walkable neighborhoods, low key vibe, easy to get to outdoor recreation

### Tell us any of your concerns regarding the proposed zoning changes?

- Also our schools are already overcrowded.
- Can all the increases in development be handled by infrastructure.
- Don't change single family zoning to allow multi-family.
- I am concerned about encroachment of development into wetlands.
- I am concerned about the increases in density and how it will impact neighborhood quality of life.
- I am opposed to the change or R1B to R2
- I do not support the change from 7500 required sq. feet setback to 6000 sq. feet.
- I do want to see multi-family housing increased as well increases in development regarding traffic and parking. There have been 4 fatalities at the intersection of S. Mammoth and Corning.
- Increases in housing/populations will lead to increased traffic. I am particularly concerned about traffic on Boyton St. and speeding on Milford Rd. Also traffic on Mast Rd. and Rockland Ave.

- My biggest concern is parking and school capacity.
- No more development on undeveloped land between Corning Rd. to the Londonderry line.
- Parking on the street will certainly increase with additional housing and development.
- Parking restrictions will only get worse with increased development
- R2 was zoned single family. I want this to stay this way.
- The changes in setback requirements. Will this lead to over-density?
- The city needs to examine traffic and unsafe intersections when determining changes in Ward zoning.
- The proposed change in lot size reduction from 7500 sq feet to 6000 square feet seems extreme.
- Can the city water and sewer infrastructure handle this?
- The proposed change to RM on a property adjacent to me in RS zone
- The proposed wetland buffer still seems inadequate.
- Lack of emphasis on neighborhood walkability.
- Traffic control.
- What are the impacts on property values and taxes
- What is the capacity of city infrastructure? Higher density (water, sewer)

**What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see in your ward?**

- ADU's - I would want them to be owner or owner's family occupied.
- All municipal services will need to increase. What is the plan to prevent existing homeowners from having to bear this burden?
- Developments is not fair to single family

home owners.

- I am against tax incentives to developers, specifically multi-family
- I support increases in housing especially for families as our school enrollment is significantly decreased.
- I support mixed use in Ward 8.
- I would like to see community input into all development projects.
- Mixed use is my preference
- The zoning changes will impact traffic and speeding.
- We are not near stores, banks, public services and transportation.
- We need access to services that families need.

**What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see city-wide?**

- Can empty store fronts be used for development and/or housing
- I would like to see better architectural quality of new developments.
- I would like to see restriction on illuminated signs especially on S. Willow Street.
- Mixed use
- Mixed use is my preference but what is the plan to fill the empty store fronts currently
- Single family homes. too many renters lowers the tax base plus most renters do not take care of the property.
- What is the plan to manage traffic with increased development. Is it based upon data? Is enough accurate data being compiled.
- Workable/protected bike lanes.

**What kinds of housing, if any, would you like to see added to your ward?**

- Affordable single family homes. you need to increase housing in a respectful way to the

## Ward 8 Comments (cont'd)

- people already living in the area.
- Allowing multi-family housing near Rosegate Farm would destroy our wildlife that area. This proposal would also de-value our homes and put our children at risk. We need increased security and safety issues
- Can we use empty strip malls for housing, they are already near services and transportation.
- Duplexes and single family homes
- Grant variances for smaller homes and smaller lots, maybe tiny homes and ADU's.
- Housing high rises would be best in the CBD
- I support creation of ADU's in the ward and city-wide
- Increased housing would further strain on our infrastructure.
- Large scale housing is best in the downtown.
- Low-middle income affordable homes.
- Mass will be moving in as the costs are cheaper in NH.
- No multi-family housing development in the Rosegate Farm area near Corning and S. Mammoth Streets.
- No new housing, no way
- No tax breaks or subsidies for large developers.
- Rent is too expensive, regular working families cannot afford the rent
- Smaller affordable homes on smaller lots.
- Smaller single family homes.
- Smaller starter homes on smaller lots. over apartment buildings.
- We are already over saturated by multi-family housing.
- We need affordable housing for young people and seniors.
- We need housing specifically for very low income and homeless.
- We need more affordable rental housing.
- We need more housing of all types city-wide

- We need quality construction not just cookie cutter homes on huge lots.
- We need smaller starter homes that people can afford.

## Ward 9 Comments

### Breakout Group

- How do ADU's work for parking? Requirements?
- Is the permitting and building of many more apartments going to create a glut of empty units when people move out for whatever reason. Is the city planning ahead.
- Is the congregate housing regulation changing?
- Will there be sufficient water supply with new development.
- I support adding housing such as R-2 to allow for more duplexes and multi-family housing.
- I object to changes in the Ward that will allow duplexes.
- I have serious concerns over the homeless issue near parks. Safety.
- I have many concerns over the impact on Conservation by all these changes. Specifically, the impact upon water quality.
- I have concerns over schools and infrastructure and if they can support the increased density.
- I have concerns about the set back requirements for R1-B
- Is there a possibility of tiny homes coming to Manchester?
- How will services be sustained with all the development.
- In addition to water and sewer. I have concerns over the capacity of 1st Responders
- How can the city develop affordable housing? Needs to be in the right area to address density, safety, etc...
- How are taxes going to be affected with the

## Ward 9 Comments (cont'd)

new ordinance?

- How are in-law units going to impact zoning mainly in the R-2. There are square foot limits, etc.
- Can the state override ADU requirements?
- Can Nutt Pond be cleaned up and made usable? or filled in?
- As a sanctuary city, what burden might new residents out on housing?
- Are there any opportunities to expand recreational access to Nutt Pond?
- Are parking requirements changing?
- Any single family can have an ADU.
- ADU's - What is the state law? What is Manchester's rules? What are the water and sewer implications by allowing more ADU's in the city. What are the parking space minimums and max for ADU's.
- How will the east side of Brown Ave. change with zoning...
- There is a serious traffic problem especially on Brown Ave.
- Why do single family homes being developed have the highest fee?
- Why are we suddenly talking about zoning. It has been a while since the last update.
- What is the relationship between the current traffic problems and zoning? There are some bottlenecks.
- What are the repercussions of new development (taxes, services, schools, traffic) How does the city assess these factors.
- What are the impact fees for all these new developments?
- We need extra capacity for the hospitals right now.
- I recommend a change in the setback requirement from 25 to 50 feet in the new ordinance.
- Traffic is bad, particularly streets like Titus. Lots of speeding, not much enforcement, there is a school on Titus.
- Is there enough infrastructure (schools, public works, etc.) for all the additional development that zoning will enable/encourage.
- There are unsafe intersections on Mitchell St. and Calef Rd. Needs a light.
- There are issues with disc golf taking over an area and parking.
- There are concerns that zoning allows large buildings with multiple units on narrow streets. E.G.
- Sundial. What is the oversight of permits?
- Nursing homes - How is it changing?
- We need a plan to improve the sidewalks and roads, specifically, Queen City Ave.
- My neighbors and I have serious concerns about traffic safety. Specifically, traffic on Parkview and it being used a cut through to South Willow St.
- The parking issues in the ward need to be addressed. On street parking and over-loading residential yards for parking.
- Panhandlers.
- Part of the intent of the zoning change is more affordable housing. But there are still many who cannot afford what is being built.
- Please take a look at the setbacks. I am pro side yard setback total with as much flexibility that one side could go down to 5 feet.
- Taking parks for schools is not acceptable. Sheridan Park for Beech St. School.
- The city has too much congestion and this is a safety issue.
- The city needs to address current issues before embarking upon all these changes.
- The neighborhood has significant concerns over commercial traffic in residential areas. The city not only need to look at volume of traffic but also the type of traffic. I.E. Commercial vehicles in res areas.
- It doesn't feel like traffic is getting better.

**What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see in your ward?**

- We need to improve sidewalks for walkability. Specifically, Gold St. toward Brown Ave. There are a lot of kids in this area.
- There seems to be a fine line between commercial and residential and I suffer in my area.

**What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see city-wide?**

- Expand South Willow Street.
- More people, more apartments equal more problems, crime, graffiti, and panhandling.
- I would like to see the downtown area to Elm St.
- I am all for improving Manchester's neighborhoods to increase quality of life
- I am across the street from Bakersville School (15 Elm St.) There are 4 lanes of traffic and problems in my area. Panhandlers, crime unsafe conditions for children. Keep residential...residential

**What kinds of housing, if any, would you like to see added to your ward?**

- I think that increasing housing down near Riverdale is fine. The kids in Elmwood need a safe place to live and grow

**What kinds of housing, if any, would you like to see added city-wide?**

- I am pleased with the housing downtown. Beautiful high-rise buildings that attract visitors.

**Ward 10 Comments**

**Breakout Group**

- I support multi-family developments and duplexes.

- There will also be an increase in illegal activity with smaller lots and increased housing such as drug manufacturing, use, and distribution, Increased problems with sober houses, property maintenance, junkyards and overall nuisance properties.
- There needs to be no subsidies or tax breaks for housing
- There needs to be a transparent process for development review for neighbors, abutters.
- The city should expand the hours for code enforcement officers, parking enforcement and all together support more enforcement
- Smaller lot sizes will lead to traffic issues such as street parking supply challenges, increased traffic volume, speeding, safety concerns, sidewalk and bike path continuity and quality.
- Sidewalks are too narrow and unsafe. How can this be walkable actions
- I used to love Manchester but lately not much due to high taxes, homelessness and diminishing quality of life.
- Traffic, Traffic, Traffic
- I have concerns over infrastructure capacity, specifically water and sewer capacity.
- I am opposed to any development at all in the ward. I can only support business development in the CBD
- How will the zoning changes effect property taxes that move into a new zone
- Establish a noise ordinance in the ward.
- Enforce existing zoning regulations for commercial and residential tracks
- City needs to examine locations of certain businesses in proximity to schools, such as vape shops, adult orientated businesses.
- Better street design and strategic barriers can help fix speed issues.
- I would hope the city would consider downsizing our area of the ward to MX2?
- We need to develop workforce housing for

## Ward 10 Comments (cont'd)

- new industries.
- We need to enforce current zoning before changing things.
- Traffic, Speeding on Mast Rd. has been an on-going issue for years.
- Too much traffic on Granite Street. Need more street lights for safety.

### **Tell us any of your concerns regarding the proposed zoning changes?**

- There is not much that I love about Manchester, the city is very degraded, quality of life has diminished, homelessness, and high taxes. I miss the way it used to be

### **What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see in your ward?**

- I only support expanding businesses in the CBD, not in res districts.
- I am not in favor of any new development in Ward 10 or the city as a whole. There were several agreed comments in this one.
- I am seriously concerned about impact upon property values with the proposed changes in the zoning ordinance.
- I would like to see more residential development but not to the detriment or aesthetics of the neighborhoods. Too many big companies own multi-unit properties that they do not maintain.

### **What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see city-wide?**

- What about green space? If the lots are now smaller, this means fewer trees to help the neighborhood healthy air quality.
- We need to respect current property owners' rights.
- People already do not abide by the current zoning rules. We need to get compliance with existing before worrying about expansion.

- Manchester's infrastructure cannot support more people moving here.

## Ward 11 Comments

### **General Comments**

- Need more sidewalks and better lighting.
- I really appreciate this planning process and engagement.
- I would like to see rent control being enacted in the ward and the city.
- We need to expand the walkability of our trail network.
- Make Bridge St. more walkable, increase bike safety and connectivity
- Free public housing like Vienna or Berlin.
- Manchester needs more public restrooms.
- Implement rent control based upon the minimum wage.
- Please reduce residential property taxes.
- The city should look into a condo ownership option with the municipality sponsoring an eligible tenant.
- Walkability is an issue.
- We need more services for the homeless, such as porta potties at Amoskeag Rotary.

### **What aspect of the proposed zoning changes are you most excited about implementing?**

### **What do you love about Manchester?**

- Sense of community.
- The multi-use trails.
- The city is beautiful, Rock Rimmon iron work, old houses, Currier, bike paths, rail trail
- Central location to mountains, beach, Boston and New England.
- Small town feel, growing diversity.
- Quiet, I love the pride and diversity
- Pride
- I love the rivers and lakes nearby. There are

lots of restaurants. I can walk my child to school. No skyscrapers. City with a small town feel.

- I love that it is self-contained and everything is here.
- Historic architecture (x 2)
- Forests and open space, downtown walkability and shops, diverse cultures, walking around, good restaurants, friendly neighbors.
- Taco Tour, Queen city bike collective, central location.

**Tell us any of your concerns regarding the proposed zoning changes?**

- With all the variances granted previously, how will these changes effect current business and homeowners especially those living or working in non-conforming structures.
- With increases in housing there will inevitably be an increase in crime, traffic, drugs, etc.
- I don't see any information about tiny homes, we need these.
- I like so far what I have heard about the proposed zoning changes. It is based upon research and listening to resident's feedback. I am wondering how the city plans to increase walkability. What are the plans for public transportation? Recommend use of roundabouts to reduce traffic.
- What is the impact upon my taxes with these changes.
- What is the impact on permitting and timing and expense to home-owners for use on my own property.
- Variances to allow for building into the setbacks.
- Will there be an opportunity for residents to have input into the development of the former
- Sununu center?
- Traffic congestions

- I think my concern is more about what happens next? I like this plan, especially more mixed use areas. I worry that will be removed or scaled back too much. Concerns politics will get involved
- I am very concerned that the city is making an already dense (R3) neighborhood and making it more dense.
- I am very concerned about the impact on reducing parking requirement especially as it relates to snow removal and sidewalks.
- Being able to re-build after a fire without needing a variance.
- Concerned over the capacity of infrastructure especially traffic and parking.
- Congestion, accidents, and increases in pedestrian and bike traffic and concerns over safety.
- Doesn't go far enough, need more affordable housing.
- Traffic congestion, the city needs to sync the streetlights.
- Concerned large corporations buying up property and losing local ownership
- There does not seem to be any more street sweeping anymore. The bushes/tree/shrubs are all overgrown.
- The city should charge a supplemental fee to new development to create a fund for affordable housing.
- The city needs to enforce parking laws.
- The city needs to do a better job of regulating signage on windows.
- Parking at Gossler or Parkside schools is dangerous especially at student drop off and pick up times.
- Increase taxes to accommodate more people. I.E. increased trash and police services
- Implement a tax on owning residential properties when the owner is not residing in the property.
- The city desperately needs more affordable

## Ward 11 Comments (cont'd)

housing.

- Eliminate parking reduction via variance for multi unit buildings.
- Improve walkability and bikability.
- Too much density
- The city is not going far enough. We need dense affordable housing to meet current demand.
- How will all this new development effect my taxes.
- Stop allowing parking on sidewalks.
- Reducing parking requirements will help increase the amount of and affordability of housing.
- Long-term investment in public transportation and affordability of housing.
- Owners of non-conforming properties are unfairly targeted regarding permissions, Many properties in Ward 11 are non-conforming. Requiring larger property dimensions reduces the ability to create housing.
- Has the city gotten more homeless from other cities.

### **What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see in your ward?**

#### **Mixed use, walkable neighborhoods.**

- What impact will the changes have on the city sewage treatment facility? Any funds available to plant upgrades.
- Community organizing spaces, "free" third places for socialization.
- Full size grocery store.
- Less setback, more usable land.
- Mixed use, Esp. commercial that is walkable. Amory, Putnam, Bremer
- Walkable community with local grocery options. Walkable neighborhood
- Mixed Use.
- We need to consider the needs of the

homeless with these changes.

- We need food stores and community gardens
- Town houses, duplexes
- There is little sidewalks along Blucher Street for walking
- Small businesses that fit with the neighborhood.
- More green space/parks. A grocery store on the west side.
- Residential - affordable housing.
- More small businesses.
- More mixed use but worried about corner stores where drug dealing is done.
- More mixed use zoning and higher density housing. I would love to see more small business presence with residential mixed use family housing.
- More affordable housing.
- Small Businesses
- We need plenty of low-income housing including tiny homes.

### **What kinds of new development (residential, mixed-use, commercial, or industrial), if any, would you like to see city-wide?**

- More community gardens.
- More residential especially within the city core.
- More small businesses.
- Residential affordable housing, allow for mixed use everywhere.
- Small businesses.
- What about public transportation.
- More apartment complexes.
- Mixed use throughout
- Tiny homes, Ward 11 is a food desert.
- Affordable housing.
- Mixed use throughout all higher density neighborhoods.
- I would like to see rent control being enacted in the ward and the city.

## Ward 11 Comments (cont'd)

- Housing coops, free public/social housing.
- Housing affordability - both rental and ownership
- High tech
- Environmentally friendly development, Green everywhere.
- Affordable senior housing.
- More affordable housing.
- Mixed use with parking.

### What kinds of housing, if any, would you like to see added to your ward?

- Resident owned housing,
- Affordable tiny homes so people can afford to purchase and be vested in the property and city instead of renting or being absentee land-lords. This should be allowed everywhere regardless of property dimensions.
- Cooperatives
- More housing of all types and costs.
- Smaller lots for smaller homes
- The city should use eminent domain to seize abandoned buildings to be used for housing the homeless.
- We need housing of all types. The current unaffordability crisis is totally out of control. Housing is unreachable for low income, seniors. Due to this lack of housing, we are not attracting young people.
- Co-ops instead of landlords.

### What kinds of housing, if any, would you like to see added city-wide?

- ADU's In-law apartments, and family dwellings.
- Smaller lots for smaller homes
- Need more missing middle units.
- Need more housing at all levels
- More multi unit apartment complexes that people can afford.
- More low-income housing, we must take care

of everyone in our city.

- More higher-density housing. More than just 3 unit buildings.
- Less restrictions are more?
- I'd especially like more lower-income housing created to help address homelessness and housing insecure families.
- Affordable, everywhere if possible.
- Can we get landlords city-wide to accept Section 8?

## Ward 12 Comments

### Breakout Groups

- Less Graffiti
- The city needs to crack down on crime.
- The residents of the ward would like to see more visibility of city elected officials. Tonight is the first time I have seen any elected officials in the ward.
- What is the impact on Climate change with taking of land for development?
- When you destroy the tree lines, will they be re-landscaped (not at the homeowners expense)
- A second comment with several checkmarks indicating agreement about speeding in the ward and specifically Goffstown Rd.
- Better road maintenance is needed.
- How will any of the proposed changes impact Countryside Drive where there already is a major exiting concerns especially for first responders.
- Just like municipal infrastructure. What is the impact on local schools going to be. Larger classes? More students? Less ratio?
- Keep residential areas for single family homes.
- My concerns are traffic, taxes and environmental
- Need better maintenance of current infrastructure. Specifically roads and better

## Ward 12 Comments (cont'd)

- pot hole mgt.
- Sounds like there will be a streamline process for permitting. Is the due diligence going to suffer? I.E. rubberstamping developments
- The biggest concerns are loss of recreation space especially for children's sports.
- The city failed to take into consideration the impact on the north end of the west side. The
- changes at the Amoskeag Bridge Exit 7 293
- The infrastructure is poor now especially on Bremer St., The city needs to address this as any increases in housing or businesses will have an impact.
- Traffic Impact
- Traffic on 3A
- We desperately need another exit from Countryside Dr.
- What is the impact upon the water and sewer infrastructure. Is capacity an issue? Has anyone studied this? Is this information available to the public?
- With more development, how will the city handle increases of traffic and speeding. We need traffic calming on Goffstown Road.
- Big City, Small town feel.
- Everyone is connected like family and friends
- Family, Friends and Lifelong connections
- History, Trees and the Urban landscape
- I love the cedar swamp. It is a great place for walking and for educating children and is a serene place.
- It feels safer than other cities.
- Location - 1 hr. to Boston, Mtns, and Coast.
- Location convenient for work transit.
- Low Noise, Good neighbors.
- Market Basket and the Liquor Store
- Recreation
- Resurging downtown
- Riverfront, Millyard, Downtown
- Small businesses, small coffee shops
- Sort of a community
- The affordability of MY home.
- The history is rich
- The Manchester Ink Link
- Walking and biking path or lane on Front St. to Eddy Rd.
- Walking trails - Cedar Swamp
- The proposed density changes are concerning. What is the possibility of utilizing more industrial areas for housing.
- We need housing, I am a renter but would love to own. I cannot afford to buy a house and am barely able to afford rent.
- I am opposed to any changes until we know what the impact will be on our property values and taxes. Slow down and inform the residents.
- We need to provide opportunities for "other housing" including ADU's and others like that.
- What are the density changes in Ward 12. I want to see opportunities for ADU's, In-laws.
- What are the septic requirements with any ADU's and in-law apts.
- With increased development in the ward, the city needs to provide a new exit from Countryside
- Drive especially for emergency vehicles. This is especially true with the large complex development
- Before any increases in development are allowed, we need a traffic and speed study on Goffstown Rd.
- I am concerned about the environmental impacts by all the proposed increases in development.
- More public transportation opportunities
- Traffic is out of control. How could the planning department not work with DOT (proposed Exit 7 pan) How could they move forward without working with and consulting with DOT. This is an irresponsible way of making these massive changes.

### *Ward 12 Comments (cont'd)*

- We need more housing in the entire city. The homeless problem is a serious one for the whole city.
- What are the implications on conservation, water supply and quality.

## Resources

### City of Manchester Land Use Code

[www.manchesternh.gov/landusecode](http://www.manchesternh.gov/landusecode)

### Manchester Ink Link

[www.manchester.inklink.news/planning-departments-community-tour-ends-with-look-at-proposed-zoning-ordinances-downtown-details/](http://www.manchester.inklink.news/planning-departments-community-tour-ends-with-look-at-proposed-zoning-ordinances-downtown-details/)

### UNH Extension Community & Economic Development

[www.extension.unh.edu/community-economic-development](http://www.extension.unh.edu/community-economic-development)

## UNH Extension

### Scott Slattery, Field Specialist

Hillsborough County

Community & Economic Development

### Rebecca Levy, Field Specialist

Sullivan County

Community & Economic Development

### Matt Marzolo, State Specialist

Community & Economic Development

### Charlie French, Team Leader

Community & Economic Development

### Patricia Prescott, Program Manager

Community & Economic Development

### Cover Photos

Front - Merrimack River in Downtown Manchester (top), Manchester neighborhood; Photo credit: Adobe Stock

Back - Waumbec Mill (top), Pulaski Park (bottom). Photo credit: Adobe Stock



University of  
New Hampshire  
Extension

The University of New Hampshire Cooperative Extension is an equal opportunity educator and employer. UNH, U.S. Dept. of Agriculture, and New Hampshire counties cooperating. Our programs and policies are consistent with pertinent Federal and State laws and regulations prohibiting discrimination on the basis of race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, familial/parental status, income derived from a public assistance program, political beliefs, reprisal or retaliation for prior civil rights activity. Direct Inquiries to [unh.civilrights@unh.edu](mailto:unh.civilrights@unh.edu).

[extension.unh.edu](http://extension.unh.edu)



**University of  
New Hampshire**  
Extension

