

# City of Manchester, New Hampshire

## Completed CTAP Community Planning Assessment Summary Report & Questionnaire



Prepared on Behalf of the City of Manchester

By:

The Southern New Hampshire Planning Commission



**SNHPC**

# City of Manchester, New Hampshire

## EXECUTIVE SUMMARY

### Community Planning Assessment Report

This report is a summary of the CTAP Community Planning Assessment which was completed using the gathered information from the Community Planning Assessment Questionnaire. This questionnaire is attached at the end of the Final Summary

#### **History and Purpose:**

The Community Technical Assistance Program (CTAP) is in the second year of a five-year process. The New Hampshire Department of Transportation (NHDOT) initiated CTAP to provide support to communities projected to experience growth as a result of the Interstate 93 Expansion Project which stretches from Salem to Concord. The goal of the first phase of the program is to conduct Community Planning Assessments of those municipalities designated by the NH DOT as most likely to be affected by the expected increase in population. There are 26 CTAP-designated communities along the I93 corridor and a Community Planning Assessment has been conducted for each town. Eleven of these municipalities are located within the Southern New Hampshire Planning Commission Region and include Auburn, Bedford, Candia, Chester, Deerfield, Derry, Goffstown, Hooksett, Londonderry, Manchester, and Raymond. The primary purpose of the Community Planning Assessment is to identify the policies and regulations these municipalities currently have in place to effectively prepare and manage growth.

#### **Process:**

The Community Planning Assessment consists of more than 100 questions. The survey is centered around the following four major planning themes:

- Theme A. – Community Infrastructure and Regional Cooperation
- Theme B. – Environmental Protection, Land Use, and Open Space
- Theme C. – Downtowns, Village Centers, and Community Vitality
- Theme D. - The Local Economy

The CTAP Steering Committee determined that the questions developed from these themes should address most of the growth concerns of municipalities affected by the Interstate 93 Expansion Project. The attached Community Planning Assessment for the Town of Manchester, New Hampshire was completed through a review by Town officials, Planning Board members, and staff at the Southern New Hampshire Planning Commission. The results are intended to provide community leaders and municipal officials with a basis to make decisions concerning the implementation of policies to address potential growth issues. These results are identified in this Executive Summary.

# **City of Manchester, New Hampshire**

## **Findings:**

The major planning needs and weaknesses identified by the Community Planning Assessment prepared for the Town of Manchester, New Hampshire are listed as follows:

## **Key Recommendations:**

- 1. Define affordable and workforce housing in the city's land use regulations and Master Plan**
- 2. The city's current regulations should be amended to encourage energy conservation**
- 3. The city of Manchester should explore providing tax exemptions for alternative energy installations.**
- 4. The city should also explore requiring best management practices in its drainage, sedimentation, and erosion control measures to assure the integrity of important land areas as well to protect surface water resources.**
- 5. Mapping of prime agricultural soils should occur**
- 6. An agricultural inventory should be created**
- 7. A zoning district should be created, or an existing one amended to allow for agricultural uses**

## **CTAP COMMUNITY ASSESSMENT REPORT**

### **Part I**

#### **Introduction**

The Community Technical Assistance Project (CTAP) was implemented in an attempt to help member communities grapple with potential growth issues due to the expansion of Interstate 93. The first phase of the five-year process was to conduct Community Planning Assessments of those municipalities most likely to experience growth due to the expansion of I-93. The ultimate goal of the Community Planning Assessment process is to determine whether communities have policies and regulations in place to manage potential growth effectively.

The I-93 expansion is projected to last until 2012. In an effort to minimize the effects of potential growth, the New Hampshire Department of Transportation (NH DOT) identified 26 municipalities stretched out along the I93 as areas most likely to be impacted.

Some of the potential growth impacts that the CTAP communities could experience include, increased population, traffic, and a greater demand for housing. Consequently, if

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growth does occur in some or all of these areas, increased demand in municipal services across the board will be expected. CTAP communities will have to plan accordingly.

More than 100 questions were developed by professional planners and municipal officials involved in the CTAP process in an effort to determine if CTAP communities have policies and regulations in place to adequately address potential growth issues. These assessment questions were answered by reviewing existing town web sites, ordinances, regulations and city policies. The assessment questions were also answered with assistance from the municipal planners and other officials in each community.

Many of the assessment questions provide insight as to the status of the community's growth policies and the vision of the CTAP community towards its future development. The questions deal with many different planning issues including land use and mixed-use policies, zoning, minimum-lot requirements, historical preservation, open space, environmental protection, housing, water quality, economic development, and transportation. Furthermore, the assessment is designed to gauge the level at which public participation is present in each of the communities.

Prior to the publication of this report, municipal officials and Planning Board members of the Town of Manchester were asked to review the preliminary findings of the community planning assessment and any possible growth issues that may have come to light as a result of the survey. This was accomplished at a regular scheduled meeting of the Manchester Planning Board. The assessment questions provided discussion venues where municipal officials and planning board members could voice concerns and ask questions.

In developing this report, the SNHPC considered the insights, concerns, and recommendations offered, as well as other communications provided throughout the process and has included these where appropriate. As a result, this report should be viewed as a starting point or as a guide for future planning activities and goals. A copy of the Community Planning Assessment prepared for Manchester is attached.

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## Part II

### Theme A

#### **Community Infrastructure and Regional Cooperation**

The purpose of this theme is to determine how CTAP communities have planned for the future in terms of the provision and funding for municipal services. This may include new facilities and other infrastructure improvements to help meet these needs. In addition, Theme A considers how effective CTAP communities have been, and will be, regarding regional cooperation with other local municipalities in an effort to better serve constituents. Special attention is given to communication strategies and cooperation initiatives between communities within the region.

Theme A generated 42 questions dealing with the funding and delivery of municipal services, regional cooperation among local governments, housing, and transportation.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

#### **Goals**

- Promote the establishment of consistent funding approaches to help pay for improved and expanding public infrastructure and services. Local governments should make certain that their funding strategies are adequate to meet the new level of service provision to meet projected growth needs.
- Evaluate the need for regional cooperation between local governments. Regional approaches can often embellish the delivery of public services and environmental quality, avoid the possible duplication of services, and better allocate financial resources.
- Plan for an adequate supply of housing. The housing stock should reflect local needs and priorities and include housing for a range of income levels.
- Implement strategies to promote safe and efficient multi-modal transportation systems.

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### Findings:

- The City of Manchester has municipal agreements with surrounding towns for water service through Manchester Water Works and sewer service through the Environmental Protection Division.
- The city has an updated C.I.P. which is included with the Community Improvement Program each year
- The city has seven census tracts that were recently dedicated as Community Reinvestment Opportunity Zones (CROP) by the State of New Hampshire.
- The city has Impact Fees which are enumerated in Section 13 of the city Zoning Ordinance
- Planning for the provision of future utilities is extensive and includes picking the ideal location for a Fire Department, increasing school capacity, repairing library and school computers, and maintenance and expansion of future utilities as outlined in the Master Plan and Community Improvement Plan (CIP)
- The city's current regulations do not encourage energy conservation, there will be a focus on this issue in the Master Plan update
- The city has tax exemptions for the elderly
- There is no specific Inclusionary Housing Ordinance
- Existing Master Plan and land use regulations do not define affordable and workforce housing. A working definition was laid out in the 2002 "Action Strategy for Housing" prepared by the Manchester Housing Task Force
- The Planning Board has encouraged traffic calming measures in certain areas
- Alternative transportation is encouraged in the Central Business District (CBD) and the Amoskeag Mill Yard Mixed Use District (AMX) as described in Section 4 of the city zoning ordinance

### Recommendations:

The City of Manchester has accomplished extensive planning for future transportation and land use needs and the vibrance of the city's economic, cultural, and social life is a reflection of this accomplishment. Where the city could benefit in future planning initiatives is in the area of defining specific criteria for affordable and workforce housing. A clear definition for what affordable and workforce housing are can help the city accurately assess its' needs for it's this community of workers. An inclusionary housing ordinance would be a beneficial corollary to this planning initiative. The city's transportation planning has been extensive, and multi-modal transportation is encouraged through the use of MTA buses and expansion of bike and pedestrian paths across the city.

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## **Theme B**

### **Environmental Protection, Land Use, and Open Space**

The purpose of this theme is to determine how CTAP communities have planned for the protection of land in a way that is consistent and compatible with future growth trends. To achieve these goals communities must focus on future land use strategies and determine how these would help to promote the preservation of natural resources, open space, and environmental protection.

Theme B generated 38 questions dealing with natural resources, green infrastructure, parks and recreational opportunities, rural character, and the preservation of agricultural lands and forests.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

#### **Goals**

- Promote the preservation and protection of natural resources when addressing the economic needs of the community and region.
- Protect natural resources and the environment including ground water, aquifers, wildlife, and wildlife corridors.
- Establish and conserve an interconnected green infrastructure and ensure public access to open space, parks, and other recreational opportunities.
- Maintain rural character whenever possible especially forests and farms.

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### **Findings:**

- **The existing Master Plan is from 1993 and out of date. A new Master Plan is being developed currently**
- **The zoning ordinance has several innovative land use techniques in use such as; Impact Fees, Environmental Characteristics Zoning, and accessory dwelling units**
- **The city's land use regulations require minimum densities as well as a range of lot sizes**
- **The city has several zoning districts that allow for mixed-use, residential, and commercial development such as the Redevelopment District which focuses on mixed use in the areas lying between the Central Business District (CBD) and the Residential Multifamily Districts (R-3, R-SM). The Amoskeag Mill yard Mixed Use District (AMX) is intended to provide for a diversity of uses**
- **The city of Manchester does not provide a property tax exemption for alternative energy installations**
- **The city's land use regulations do not require best management practices in its drainage, sedimentation, and erosion control measures**
- **The city does have a stormwater ordinance**
- **The city has inventoried and mapped Prime Wetlands and surface water as an important surface water resource and is protected with the Lake Massabesic Overlay District**
- **The city has used several different funding mechanisms for acquiring open space such as; existing funds from Manchester airport and Manchester Water Works, general obligation bonds, tax revenues, and LCHIP**

### **Recommendations:**

**Energy Conservation will be an issue of fundamental importance as the population increases and energy supplies become more taxed. The importance of alternative energy installations and alternative energy sources will become more apparent in the coming years. The city of Manchester should explore providing tax exemptions for alternative energy installations. The city should also explore requiring best management practices in its drainage, sedimentation, and erosion control measures to assure the integrity of important land areas as well to protect surface water resources.**

# **City of Manchester, New Hampshire**

## **Theme C**

### **Downtown/Village Centers and Community Vitality**

The purpose of this theme is to determine how the CTAP communities have planned for the development and preservation of vibrant community centers which would include an extensive array of cultural and recreational resources. The overall intent is to enhance public participation by establishing areas for community activities around the downtown or common community village center which would add rural character and promote a sense of vitality to the village center.

Theme C generated 16 questions dealing with the development of village center districts and the promotion of walkable downtown areas in an effort to maintain the small town New England community tradition. Special emphasis was given to the development of main streets, historic preservation, and landscaping.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

#### **Goals**

- Develop or enhance downtowns and village centers through the reuse of existing infrastructure and the rehabilitation of buildings with historic value.
- Promote the development of walkable downtown areas which are consistent with historic patterns.
- Enhance Main streets and promote a small, New England town atmosphere.

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### **Findings:**

- **The city’s zoning puts great emphasis upon redevelopment for mixed usage in the CBD and Mill Yard area**
- **The city has a sign ordinance which is Article 9 of the city zoning ordinance**
- **The city has nominated Commercial Street and the entire Amoskeag Mill yard as a “Cultural and Scenic Byway”. This has been approved and funding has been granted to accomplish improvements in the area**
- **The city’s Subdivision/Site Plan regulations encourage the preservation of existing trees within the right-of-way of existing and proposed roadways via section 4.4**
- **There are numerous neighborhood associations that participate in planning and community development**
- **The city Master Plan update spawned a Steering committee working with the Planning and Community Development Department that met with community members and citizen interest groups and the city also had a website survey to help facilitate community participation**

### **Recommendations:**

**The city of Manchester has done extensive work in redeveloping the Amoskeag Mill Yard for mixed commercial and residential use. This area is protected through a historic overlay district and redevelopment has spawned job growth in the city in a diversity of industries. This mixed use area is also walkable and has public transit availability through MTA. The city’s public involvement efforts have been noticed in the current Master Plan update and future planning should continue to involve interest groups, neighborhood associations, and concerned citizens. Expansion of mixed use development is recommended and should continue to drive job creation and opportunity for workers of varying skill levels and backgrounds.**

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## Theme D

### Local Economy

The purpose of this theme is to determine if the CTAP community has enacted policies that promote economic viability, foster a prosperous business environment, and support agricultural development. The development of a strong local economy should result in increased local employment opportunities and livable wages.

Theme D generated 15 questions dealing with the development of economic development strategies, commercial and agricultural development, and tax incentives to attract new business development.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

### Goals

- Support sustainable and balanced economic growth that reflects the current tax base.
- Strengthen local agriculture and forestry through the support of related infrastructure and economic systems.
- Support the development of new jobs and livable wages.

### Findings:

- **The city recently contracted with Angelou Economics of Austin, Texas to create a Global Economic Development Strategy. It is available on the city website**
- **Most commercial expansion is along South Willow Street and Elm Street**
- **The downtown area (Central Business District and Mill yard) have become the vital anchors with such strong civic centers as the Verizon arena and the Fisher Cat ballpark**
- **The 1993 Master Plan had no specific section on strategies pertaining to farmland protection. Although farmland is sparse in this urban environment, protecting prime agricultural soils should still be a priority**
- **The Conservation District and the Lake Massabesic Protection Overlay District set aside land for forest and water protection**
- **Lack of Agricultural Inventory**
- **No mapping of prime soils**
- **No districts for agricultural use**

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### **Recommendations:**

**The City of Manchester has planned extensively for economic growth, allowing for several mixed use zoning districts and investing heavily in recreational centers such as the Fisher Cats ballpark and Verizon arena. While good job opportunities abound in the city, quality of life is a major pull factor that assures future growth. The quality of life is enhanced by the city's investment in historic preservation; the arts in general, open space, and transportation diversity and infrastructure improvements. One area of vital environmental concern as the city continues to grow is preservation of prime agricultural soils and zoning to protect these areas. Investment in local agriculture is an important link to other energy independent initiatives since much of our Nation's large scale agribusiness has been dependent upon petrochemicals and petroleum in general. Small scale, human intensive, agriculture should be a part of the region's future planning initiatives and Manchester should keep that in mind.**

### **Summary**

#### **Overall Findings:**

- 1. Define affordable and workforce housing in the city's land use regulations and Master Plan**
- 2. The city's current regulations should be amended to encourage energy conservation**
- 3. The city of Manchester should explore providing tax exemptions for alternative energy installations.**
- 4. The city should also explore requiring best management practices in its drainage, sedimentation, and erosion control measures to assure the integrity of important land areas as well to protect surface water resources.**
- 5. Mapping of prime agricultural soils should occur**
- 6. An agricultural inventory should be created**
- 7. A zoning district should be created, or an existing one amended to allow for agricultural uses**

# City of Manchester, New Hampshire

## City of Manchester, New Hampshire Community Planning Assessment Template

### **Theme A: Municipal Services/Facilities & Regional Cooperation**

*High quality municipal and educational services and facilities and effective regional cooperation and communication*

#### **A-1 Funding and Delivering Municipal Services and Regional Cooperation**

##### *Goals*

- Assist local governments in establishing stable, consistent funding approaches for public infrastructure and services.
- Ensure continuation of strong municipal services and schools so that they continue to provide quality services and meet projected growth.
- Develop and support new methods of regional cooperation that enhance local government delivery of public services while ensuring environmental quality.
- Allocate financial resources on a regional basis.

##### Specific Assessment Questions:

Is your community a member of an RPC?

*Yes, Southern New Hampshire Planning Commission*

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Do you have appointed commissioners who regularly attend?

*Yes, Ray Cement, Peter Capano, Daniel O'Neil, Henry Thibault*

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Is your community a participant in any mutual aid agreements for police, fire, water and sewer, solid waste, etc?

*Yes, the City participates in Mutual Aid for public safety services.*

Does your community participate in any regional service agreements, including SAUs?

*Yes, the City has intermunicipal agreements with surrounding towns for water service through the Manchester Water Works and for sewer service through the Environmental Protection Division. The City School District also provides services to certain towns for High School students.*

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Does your community participate in other regional municipal cooperative efforts?

*The City participates in the Metro Center program through the Chamber of Commerce for regional economic development efforts.*

Do you have an existing procedure for incorporating regional impact into the plan review process?

*Yes, the Planning Board reviews each application it receives for "regional Impact" pursuant to the State Statutes.*

Does your community have an updated Capital Improvements Program in place and if so, when was the CIP last adopted?

*Yes, the City includes the Capital Improvement Program within its Community Improvement Program each year. For the last three years, the BMA has adopted the CIP but not a 6-year program.*

Does your community use Tax Increment Financing, community development funds, or Community Reinvestment and Opportunity Program (CROP) zones to provide infrastructure improvements in specific areas?

*No, the City does not have any TIF districts in accordance with State Statutes. The City has developed certain downtown projects such as the MerchantsAuto.com stadium through a TIF like structure although they are not identical to a TIF. Seven Census Tracts in the City of Manchester were recently designated as a Community Reinvestment Opportunity (CROP) Zone by the State of New Hampshire. New and existing businesses within this Zone, which includes the Downtown area and the Airport area, may be eligible to apply for tax credits against the New Hampshire Business Profits Tax and/or the Business Enterprise Tax. To qualify, projects within the CROP Zone must expand the commercial or industrial base, create new jobs, and meet one of four investment criteria. (City website)*

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Does your community have impact fees and if so, for what type of facilities/services?

*Yes, for any new development. Section 13 of the city Zoning Ordinance enumerates the different reasons for impact fees and contains a table of the city's impact fee Schedule. Some age-restricted housing is exempt from school impact fees and commercial and industrial developments are exempt from school and fire impact fees (Section 13 Zoning Ordinance)*

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Does your community charge exactions (or off-site improvements) and if so, for what type of facilities/services?

*Yes, the Planning Board on certain applications will require fees for off-site public facilities. An example is in the South Willow Street area where negotiated fees have helped traffic flows on South Willow Street and provided traffic calming measures on residential streets adjacent to South Willow.*

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Has your community planned for the provision of future utilities?

*Yes, picking ideal local for Fire Department, increasing some school capacity, repair library and school computers, maintenance and expansion of future utilities as outlined in Master Plan and Community Improvement Plan (CIP).*

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Does your community require underground installation of utilities?

*Yes, all new utilities, distribution and collection systems, including those for water, sewer, electricity, telephone, and gas shall be underground*

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Does your community have an outdoor dark skies lighting ordinance? If so, what ordinance is it a part of?

*No. The Planning Board does promote, however, light containment policies as part of its review of Site Plans.*

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Are streetlights required or encouraged in any areas?

*Yes, streetlights are encouraged in most urban locations.*

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What long-range plans has your community made for meeting its future water supply needs?

*The City of Manchester owns Manchester Water Works which is responsible for providing drinking water and fire protection to the City of Manchester and portions of Auburn, Bedford, Derry, Goffstown, Hooksett and Londonderry. While current supplies are adequate, the MWW is looking to supplement Lake Massabesic with water from the Merrimack River.*

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What are your current arrangements for septage disposal – does your town have a specified site and corresponding contract?

*Within the Department of Public Works is the Environmental Protection Division: Responsible for the treatment of wastewater for the City of Manchester as well as portions of Londonderry, Goffstown and Bedford. This division operates as an enterprise, completely supported by user fees and grants. (City website) The City treatment facility also accepts septage from area towns.*

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Has your community planned for its solid waste and recycling needs?

*On March 1, 2006 Corcoran Environmental Services took over as the City's recycling and yard waste contractor. Recycling collection is now weekly, on the same day as trash collection. The program is commingled; all containers together & all paper together but separate from one another, they go in different compartments of the collection vehicle. Curbside pickup of recyclables is available to any resident who normally has curbside pickup of household trash by the City. (City website, Public Works Dept.)*

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# City of Manchester, New Hampshire

## A-2 Housing

### Goal

- Ensure an adequate supply of affordable housing stock for a range of income levels that reflects regional and local needs and priorities.

### Specific Assessment Questions:

How has your community planned for future housing needs?

*The City of Manchester has a Regional Housing Plan in their current 1993 Master Plan (section c-12) and will be updating this information in their current Master Plan update. The City also worked with a Housing Task Force to develop a housing strategy. The Strategy was completed in the summer of 2002 and has provided a basis for subsequent City actions. A major focus of the Strategy was on the provision of affordable workforce housing.*

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Are the population and employment projections within your Master Plan consistent with regional and state projections?

*The City's last Master Plan is from 1993 and is out of date. The city is currently updated and creating a new Master Plan which will have updated employment and population projections.*

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Does the community's Master Plan reference and/or make use of the regional housing needs assessment in evaluating the housing needs within the community?

*Yes, section C-13 of the 1993 Master plan.*

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Where within your community is new residential growth occurring?

*New residential growth is occurring in many areas in the city of Manchester. The highest density residential growth that is currently occurring is in the northwest quadrant of the city in the areas along and adjacent to Hackett Hill Rd/Countryside Boulevard. (source; Manchester Planning Department, Pam Goucher).*

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## City of Manchester, New Hampshire

Do the community's land use regulations provide for a wide range of housing types (single-family, duplexes, manufactured homes, apartments, etc.)?

*Yes, the Zoning Ordinance of the City of Manchester provides criteria and specifications for the development of a wide range of housing types*

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Are accessory apartments permitted/allowed?

*Yes, Article 8.21 of the city zoning ordinance delineates the specific criteria for accessory apartments.*

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Does the community's land use regulations allow multi-family (> or = 2 units per dwelling) residences?

*Yes, multi-family units are allowed in several zoning districts in the City of Manchester, with specific criteria for density and setbacks*

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Does your community have an age-restricted housing ordinance? If so, it is limited to 55+ or 62+?

*Yes, it was enacted in 2001; ordinance supports 55+ as well as 62+. There were 602 A.R. units in the city of Manchester in 2006. (Source: SNHPC Age Restricted Housing Summary report).*

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Do your community's regulations encourage energy conservation?

*No specific ordinance related to energy conservation. Energy conservation will be a focus of the Master Plan being developed.*

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Do your community's regulations encourage housing that meets disabled and/or universal design standards?

*No specific regulation or ordinance that encourages disabled housing.*

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## City of Manchester, New Hampshire

Has your community taken any steps (such as tax relief programs) to help senior citizens remain within their own homes?

*Yes, the City of Manchester provides age specific exemptions as follows; Age Groups:*

*65-74 years of age are allowed \$133,700 assessed value deducted from total assessed value. 75-79 years of age are allowed \$181,450 assessed value deducted from total assessed value. 80+ years of age are allowed \$238,750 assessed value deducted from total assessed value (source: City of Manchester website, Assessing Dept.)*

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Do your Master Plan or land use regulations define affordable and workforce housing? If yes, how are these terms defined?

*No, again it may be incorporated into the Master Plan that is being drafted currently. Affordable and workforce housing was more fully evaluated in the 2002 "Action Strategy for Housing" prepared by the Manchester Housing Task Force.*

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Does your community have an inclusionary housing ordinance or provide bonuses for affordable and workforce housing?

*No specific inclusionary housing ordinance. There is support for this type of housing through the community improvement program which allows matching funds for H.U.D. There are no density bonuses; the city in general allows high density housing. There are certain incentives within the Zoning Ordinance, such as the reduction of parking requirements for senior housing.*

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What steps has your community taken to provide and preserve affordable and workforce housing?

*The major tool for funding of this type is through Community Development Block Grants. The City, has worked with several partners to create a number of major affordable housing projects throughout the City. Partners include: Manchester Housing and Redevelopment Authority, Neighborworks, the Way Home, Southern New Hampshire Services, and the Families in Transition. There are currently three affordable housing projects currently under construction.*

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# City of Manchester, New Hampshire

## A-3 Transportation

### Goal

- Promote safe, efficient, accessible, and diverse multi-modal transportation solutions for services and goods.

### Specific Assessment Questions:

Do the provisions of the master plan and zoning ordinance encourage a continuous street network? How is the connectivity of new streets ensured?

*The city zoning ordinances generally states that in several of their zoning districts "Access shall be designed for safe and convenient movement of traffic into and out of" park, business district, major arterials, etc... The current update of the Transportation section for the new Master Plan has stated that a top priority is to "Efficiently Manage Traffic" The 1993 Master plan does not specifically lay out a plan for street connectivity. The connectivity of new streets is assured through section 4.1 (B) of the City's Site Plan and Subdivision Regulations which states that "Proposed streets shall be planned in such a manner as to provide safe and convenient access to proposed lots and with due consideration for accomplishing an attractive layout and development of the land within the subdivision. Local streets shall be planned where appropriate to provide for continuation of existing streets in adjoining areas and for projection into adjoining properties when subdivided. Proposed streets or rights-of-way which terminate in temporary dead-ends may be projected into adjoining properties, but shall be carried to the boundary line. No reserve strips shall be permitted."*

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Are cul-de sacs addressed (in the context of the street network of the town) in your regulations? If so, what aspects are regulated?

*Yes, in the City's Subdivision and Site Plan Regulations Section 4.1 states, "A permanent cul-de-sac street shall be no longer than six hundred (600) feet. If a dead end street is of a temporary nature, a temporary facility for turn-around shall be provided and provisions made for future extension of the street. The cul-de-sac and temporary turnaround shall be designed according to the Standard Specifications." The Planning Board may waive the maximum length of a cul-de-sac. (Section 1.6 of the Subdivision and Site Plan Regulations.)*

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Does the Planning Board permit design waivers for reduced pavement width and the installation of Cape Cod curbs?

*Under Section V of the Subdivision and Site Plan Regulations, the Planning Board may reduce the required pavement width to 30 feet. This is normally done in consultation with the Director of Public Works. The standard for street curbing is vertical granite curbs.*

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Are dead-end streets permitted and if so, what is the maximum street length allowed?

*The only standard that would be close to a dead end street regulation is Section 4.1E of the subdivision and site plan regulations pertaining to Cul-De-Sacs.*

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Do the community's road standards reflect the character and topography of the existing area in terms of slope and sight distance?

*Yes. Sections 4.1 C and D of the Site Plan Regulations and Subdivision Regulations enumerate sight distances and topographic change. "All changes in grade shall be connected by vertical curves of sufficient length to provide a smooth transition and proper sight distance. All horizontal curves shall be designed according to acceptable engineering standards."*

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Do road standards vary depending on anticipated traffic volumes?

*Yes, in section 4.1 of the Subdivision and Site Plan Regulations Arterial, Collector, and Local streets are divided by high, medium, and low volume and speeds of traffic, there are no specific quantitative ranges or threshold criteria such as average daily traffic (ADT) numbers or estimates. Where traffic impact studies are required, ADT numbers are collected.*

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What is the community's policy for issuing building permits on Class VI roads?

*The City has very few Class VI roads remaining and many of these are owned by the Manchester Water Works. Any permits for building would require the issuance of a variance from the Board of Adjustment.*

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## City of Manchester, New Hampshire

Has the community considered bicycle or pedestrian transportation on a town-wide scale in the Master Plan or other planning documents?

*Yes, the city has commuter bus service through the MTA and will be looking at the feasibility of bringing commuter rail back to the city as well as promoting pedestrian pathways and bike routes. A goal for the Transportation section in their new Master Plan will be to develop a comprehensive trail system, connect across the city to various neighborhoods and the downtown, connect to regional trails such as the heritage trail and the seacoast trail and promote development that encourages People Streets. (Source: City of Manchester website). The City has recently completed the South Manchester Rail Trail between South Beech Street and Gold Street. It is beginning construction of the Hands Across the Merrimack pedestrian bridge and will begin construction of a major portion of the Piscataquog trail from its current end point on South Main Street to the Piscataquog River.*

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Do the land use regulations require sidewalks or bicycle paths or other pedestrian paths *within* new residential or commercial development?

*Yes, several parts of the Arena Overlay District section of the city zoning ordinance (section 7.09) mention encouraging pedestrian flows and walkways in design requirements. Also, Section 5.5 of the Subdivision and Site Plan Regulations address pedestrian walks.*

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Are trails or other pedestrian connections required or considered *between* developments in the plan review process?

*Yes, section 5.5 of the Site Plan and Subdivision Regulations states that, "The Planning Board may also require construction of sidewalks in single-family and duplex subdivisions in the following instances: 1) Where sidewalks already exist in the neighborhood and sidewalks would be necessary for continuity; 2) Along school walking routes; 3) Where a street is designated for sidewalks under the Master Plan or a special streetscape plan adopted by the Board; 4) Where the subdivision abuts a high traffic volume street; or 5) sidewalks are necessary to protect pedestrian safety. Where required, sidewalks shall be a minimum of four feet in width and constructed of impervious and durable materials and include provisions for handicapped access at corners and crosswalks."*

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## City of Manchester, New Hampshire

Do parking requirements in the community vary by use classification or zoning district? If so, what are they?

*Yes, section 10.04 of the city zoning ordinance has a large table which enumerates the parking requirements by land use type. This table delineates minimum parking spaces required per unit of measure and what the particular unit of measure is as it pertains to land use type.*

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Does the community permit/ encourage or require sub-compact parking spaces? *Minimum dimensional requirements for parking areas are shown in table 10-1 of the city zoning ordinance. Currently, there are no standards for sub-compact parking spaces.*

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Do the community's parking regulations include maximum as well as minimum parking requirements, i.e., setting a limit on the amount of parking allowed? *Yes, as stated above section 10.04 of the city zoning ordinance sets minimum requirements and throughout section 10 various parking limitations are enumerated. In some cases, limitations may be waived by a conditional use permit by the Planning Board.*

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Do the community's regulations and transportation planning practices encourage the implementation of traffic calming techniques? *Yes, the Planning Board has encouraged traffic calming measures in certain areas and the City has built in traffic calming measures in the reconstruction of certain streets. Examples of the two include traffic calming along Jobin Drive off South Willow Street and traffic calming included as part of the reconstruction of Stark Street between Elm Street and Canal Street.*

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## City of Manchester, New Hampshire

Do the community's land use regulations require the submission of traffic impact studies or analyses for new and enlarged developments? If so, when is a study required?

*Yes, section 7.2 of the Site Plan and Subdivision Regulations describes development situations where a traffic impact study is necessitated. It states that, "Traffic studies are required when projects will have a measurable traffic impact on the street system. Projects which would automatically require a study would include fast food restaurants, strip shopping centers, and residential developments over 50 dwellings units. Projects expected to have a negligible impact on the system, as determined by the staff, do not require a study unless special circumstances such as a sight distance problem warrant it."*

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Does your community encourage alternative transportation? If so, is this accomplished through the land use regulations or other means?

*Yes, alternative transportation is encouraged in the Central Business District (CBD) and the Amoskeag Millyard Mixed Use District (AMX) as described in Section 4 of the city zoning ordinance.*

If transit or other transportation alternatives exist, does your community encourage or allow transit-oriented development?

*Yes, MTA currently provides service throughout the City and to the Town of Bedford. The city is currently assessing whether it should expand MTA services to other adjacent communities. Special Transit Services Inc. also provides service to selected groups within the City. There is also a feasibility study concerning commuter rail that is in process. Public transportation is being encouraged in a strong way by many officials, especially due to population growth pressures and the corollary growth in residential development and traffic problems stemming from the single occupant automobile.*

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Does the community have access management standards? Are they restricted to a specified area in the community or to specified uses?

*There are no specific access management standards enumerated in the Site Plan and Subdivision Regulations.*

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## City of Manchester, New Hampshire

Does the community have a memorandum of understanding with the DOT regarding driveway access on state highways?

*Virtually all roads within the City are under City control. The City cooperates with the NH DOT for the few other areas.*

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# City of Manchester, New Hampshire

## Theme B: Environmental Protection, Land Use, and Open Space *Strengthened protection and expanded access to natural resources and open space*

### Environmental Protection, Land Use, and Open Space Protection

#### Goals

- Protect natural resources in harmony with meeting economic needs of the community and the region.
- Protect natural resources and environmental health, including ground water and aquifers, wildlife, and wildlife corridors.
- Establish and conserve an interconnected green infrastructure.
- Ensure convenient and nearby public access to open space, parks, and recreational opportunities.
- Maintain unique and diverse rural character of the community and region by protecting and preserving farm and forestlands.

#### Specific Assessment Questions: *Land Use*

Does your Master Plan have a vision chapter and a land use chapter?

*The 1993 Master Plan does have a Land Use Chapter but no "Vision" chapter, that chapter is known as "Community Profile". The current Master Plan update being worked on has a prospective Land Use chapter, but no specific chapter under the rubric of "Vision" has been determined.*

\_\_\_\_\_ Has your community updated your Master Plan within the last five years?  
If not, how old is your plan?

*No, the available Master Plan is from 1993. A new Master Plan is being updated currently.*

\_\_\_\_\_ In what ways is your zoning ordinance consistent/ or not consistent with the recommendations and projected land uses in the Master Plan?

*The Zoning Map of the City is generally consistent with the Master Plan after the zoning rewrite adopted in 2001 by the Board of Mayor and Aldermen.*

## City of Manchester, New Hampshire

Does your community's zoning ordinance allow innovative land use techniques as listed in RSA 674:21? If so, which ones?

*Yes, the zoning ordinance lists Performance Standards for numerous areas such as High Hazard Uses, Manufacturing, and Industrial Uses, and within the Redevelopment District adjacent to the Central Business District. The zoning ordinance also has Impact Fees (Section 13/Article 13) established pursuant to RSA 674:21 m, which are intended to assist in the implementation of the city of Manchester Master Plan. The city also has Environmental characteristics zoning; section 4 of the zoning ordinance delineates the features of the city's Conservation District and Floodplain District. There is also planned unit development under Section 5.12 of the city zoning ordinance. In addition, the City's zoning ordinance allows for residential accessory dwelling units, (Section 8.21), as well as conditional use permits. (Article 12).*

---

Do the community's land use plans and regulations establish minimum densities to promote efficient use of land?

*Yes, minimum densities are established for single family attached (townhouse) dwellings (Section 8.01). For manufactured housing parks the maximum density shall not exceed five units per gross acre (Section 8.02B). There are also minimum density requirements for Multifamily Dwellings within the RSM, C-1, R-3, B-1, RDV, CBD, and AMX zoning districts (see table in Section 8.04 of zoning ordinance).*

---

Does the community have different land use plans for villages, town center districts, other neighborhoods, and open, less dense rural areas?

*No, the Master Plan is the city's comprehensive plan. It is the document upon which land use zoning is based.*

---

Do your community's regulations provide for a range of lot sizes? If so, what are they?

*Yes, minimum lot sizes vary depending upon which base zoning district and what the principal use of the lot is. The table of dimensional requirements in Section 6.07 of the city zoning ordinance delineates the lot size variations.*

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## City of Manchester, New Hampshire

Does your Master Plan and land use regulations encourage higher density development where water, sewer, and other infrastructure currently exist?  
*Yes, section 6.01 of the city zoning ordinance states that "Where the lot is not served by a municipal sewer system and an on-site subsurface disposal system is required, the lot size shall not be less than the area required by the New Hampshire Water Supply and Pollution Control Division or as specified in the Table of Dimensional Regulations (Section 6.07), whichever is the larger".*

---

Does the community's Master Plan encourage, and the zoning ordinance provide, for at least one or more zoning districts that allow a mix of residential and commercial uses?

*Yes, due to the City's population and density of commercial and industrial usage in the downtown and Central Business area, mixed use development exists and is encouraged. The Redevelopment District focuses on mixed use in the areas lying between the Central Business District (CBD) and the residential multifamily districts (R-3, R-SM). The Amoskeag Millyard Mixed Use District (AMX) is intended to provide for a diversity of uses.*

---

Do the community's land use plans encourage traditional neighborhood development or the development of new villages?

*There is no mention of villages or traditional neighborhood development in the city zoning ordinance. The 1993 Master Plan has no section relating to a village plan or village planning. While not specifically identified as such, the regulations of the City do reflect what is considered traditional neighborhood development.*

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Does your community's zoning ordinance allow backlots?

*While the City has a number of "rear" lots that presently exist, the current zoning ordinance does not have separate standards allowing for the creation of backlots.*

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## City of Manchester, New Hampshire

Does your community's zoning and/or development patterns locate nonresidential uses along major roadways or are those uses concentrated at intersections of major roads in a "village" or node?

*The zoning ordinance locates nonresidential development in the CBD and AMX along the major roadways of Elm St., Highway 293 and the Merrimack River, which is a major transportation corridor for the city. Additional nonresidential uses are located in the Business Districts of the City, which primarily follow other collector streets in the City.*

---

Does your community have an historic resources inventory? Historic district(s)? Demolition delay bylaw?

*Yes, the city has two Historic Overlay Districts: The Amoskeag Millyard Historic District Overlay and the Amoskeag Corporation Housing District Overlay. The Manchester Historic Association has a historic resources inventory which is made up of a vast catalog of over 600,000 documents and artifacts. (Source: Manchester Historic Association) The City also has an in depth historic resources inventory which was completed in tandem with the Master Plan and is still considered valid.*

---

Are there any brownfields located in the community and does the community have any local plans to redevelop them?

*There are no specifically identified brownfields in the City. The NH DES has an extensive database of such items as underground storage tanks and sewer system outfalls.*

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Does the community provide a property tax exemption for alternative energy installations per RSA 72:61-74?

*No*

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## City of Manchester, New Hampshire

### Specific Assessment Questions: Natural Resources

What strategies and actions is the community taking to protect natural areas?  
*The City has undertaken several natural area protection efforts. These have been focused in the Hackett Hill area in the northwest of the City and in the Crystal Lake area of the Southeast. In the Hackett Hill area, the City has created a 600 acre nature preserve which has been given to The Nature Conservancy. This area includes wetlands that have a unique combination of Giant Rhododendron, Black Gum trees and Atlantic White Cedar trees. In the Crystal Lake area, efforts have been made in conjunction with the Crystal Lake Preservation group to buy land for preservation in order to protect the water quality of the Lake.*

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Does the community have a Natural Resources Inventory? If yes, when was the last inventory conducted?  
*The City has completed inventories as part of its 1993 Master Plan and as part of its Urban Pond Restoration project (report completed in 2006).*

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Are there any local boards or commissions active in environmental protection?  
*The City of Manchester's Heritage Commission, Conservation Commission, Water Commission, and Parks, Recreation, and Cemetery Commission are active in environmental protection.*

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Does your community participate in the National Flood Insurance Program?  
*Yes, the City has participated in the program since 1981.*

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Does the community's land use regulations prohibit development within the floodplain and if so, how?  
*Yes, the City has a Floodplain Overlay district which doesn't not allow development if it doesn't meet standards for flood proofing such as having the lowest floor of a given structure elevated to, or above, the one hundred (100) year flood level.*

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## City of Manchester, New Hampshire

Do the community's land use regulations require best management practices in its drainage, sedimentation and erosion control measures and if so, what examples are included?

*There is no mention of best management practices in the City's Site Plan and Subdivision Regulations. However, in reviewing site plans, both the Highway Department and the Planning Board regularly require engineers to implement best management practices.*

---

Do the regulations require the submittal of drainage calculations and stormwater management plans?

*Yes, the storm drainage regulations in Section 5.4 of the Site Plan/Subdivision Regulations state that minimum design criteria shall be constructed in accordance with the Standard Specifications which are the specifications for public improvements prepared by the Manchester Highway Department.*

---

Does the community have regulations for erosion and sediment control during construction as well as post-construction?

*Construction erosion and control measures are regulated by the New Hampshire DES and the City follows those requirements.*

---

What storm interval(s) are required for drainage analysis calculations?

*The minimum design criteria are for a ten year storm.*

---

Has the community adopted a stormwater management ordinance?

*Yes, in addition to the restrictions listed in the Lake Massabesic Protection Overlay District (LMPOD) the District is also subject to criteria and guidelines contained in the City Stormwater Ordinance which is on file in the City's Highway Department. (Section 7.11D of the city zoning ordinance).*

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## City of Manchester, New Hampshire

Does the community have regulations for gravel excavating operations?  
*Section 8.10 of the zoning ordinance outlines the regulations governing the excavation of earth materials, which is consistent with the requirements of NH RSA 155-E.*

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Has the community adopted a Wetlands Conservation District?  
*The city does not have a specific Wetlands Conservation District, but the city does have a Lake Massabesic Protection Overlay District (LMPOD) to protect the City's drinking water. There is also a general Conservation District for the protection of open space and natural resources as well as a Landfill Groundwater Management Zone (ML-GMZ) to restrict groundwater use and protect the public health (Section 4.01B zoning).*

---

Does the community have wetland buffer or setback requirements and if so, what are they?  
*Section 6.09 of the zoning ordinance regulates the setback requirements from wetlands. Generally, all structures and parking lots must meet this setback.*

---

Have prime wetlands been inventoried and mapped within the community? Are there regulations in place protecting prime wetlands?  
*The Conservation Commission has commissioned the preparation of Prime Wetlands mapping which is now complete. The Board of Mayor and Aldermen has not adopted any ordinance related to the Prime Wetland mapping.*

---

Does the community have an Aquifer Protection Ordinance?  
*Yes, this is covered by the Manchester Landfill Groundwater Management Zone (ML-GMZ) which states that "The purpose of this overlay district is to protect public health by restricting groundwater use. The groundwater quality is being monitored under a permit issued by New Hampshire Department of Environmental Services (NHDES). Pumping of groundwater from any well, trench or other structure for residential, irrigation, agricultural or industrial purpose is prohibited, unless it is for the specific purpose of pumping groundwater out of a sump to keep a cellar from flooding. The extent of the District shall be referenced by NHDES Permit as the Manchester Landfill Groundwater Management Zone. (Rev. 11/28/06)"*

What mapping source is the basis of the district?

## City of Manchester, New Hampshire

*The official zoning district map of the city of Manchester depicts the boundaries of all of the base districts as well as the overlay districts and is maintained by the Planning Department.*

---

Has the community developed a Wellhead Protection Program and local regulations?

*No, there is not much need since the city is mostly on public water run by Manchester Water Works.*

---

Does the community have land use regulations in place to protect surface water resources?

*Yes, as mentioned above, the Lake Massabesic Overlay District protects the drinking water for the city and conserves a major watershed area for the region.*

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Does the community have Shoreland or Riparian Buffer regulation in place?

*The State Shoreland Protection Act provides protection for distances up to 250 feet from certain water bodies. The City has not adopted any additional regulations or ordinances.*

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Do the community's land use regulations utilize LID<sup>1</sup> performance standards and/or encourage use of environmentally-friendly techniques and materials, such as porous pavement?

*None specifically identified as Low Impact Development standards.*

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Has the community adopted the recommendations found in the Land Conservation Plan for New Hampshire's Coastal Watersheds, the Wildlife Action Plan, or the Natural Services Network? If not, would the community like more information about these plans?

*No*

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Has the community adopted regulations to protect wildlife or wildlife habitat?

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<sup>1</sup> LID is "low-impact development", a series or network of stormwater techniques and performance standards that utilize the natural environment to reduce the impacts of development.

## City of Manchester, New Hampshire

*Yes, the Lake Massabesic Protection Overlay district indirectly benefits wildlife by protecting wildlife that is dependent upon the watershed for survival. However, there are no specific regulations protecting wildlife in the city zoning ordinance.*

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What actions, if any, has the community taken in cooperation with neighboring communities to protect wildlife or wildlife habitat at the regional scale?  
*None with the primary intent of protecting wildlife habitat. It is recognized, however, that the Manchester Water Works owned land around Lake Massabesic provides important habitat. This area extends into portions of Auburn, Deerfield, and Candia.*

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### Specific Assessment Questions: Open Space Preservation

Does the community have an Open Space Plan? When was the plan last updated?

*A vital update of the City's Open Space planning for the next 10 years will be a part of the new Master Plan being worked on presently.*

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Does the community's Master Plan consider the protection and preservation of wildlife habitats?

*Yes, the 1993 Master Plan has a Natural Resources section which has a subsection on flora and fauna, identifying the various wildlife of the region and making woodland preservation for wildlife and aesthetic qualities a top priority. An updated Conservation and Natural Resources section should be a part of the upcoming Master Plan update.*

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Do the community's zoning districts require a minimum amount of open space in each development?

*Rather than minimum open space requirements, Section 6.07 of the zoning ordinance establishes maximum lot coverage as a percentage of the lot, which varies with the zoning district. In addition, Section 10.07G delineates minimum landscaping requirements in and around parking areas.*

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## City of Manchester, New Hampshire

Do the community's land use regulations require developers to connect open spaces to existing greenways and other open space destinations within the community?

*The City's Site Plan Review Process attempts to regulate in this manner by stating that an application may be disapproved based on one or more of the following: (5) The development would be inconsistent with the type of adjoining development, and adequate screening or protection has not been provided to protect adjoining properties from the adverse effects of lighting, noise, or other factors. (6) The landscaping is insufficient with regard to the surrounding area and does not reflect the Board's concern for environmental improvement through development. (7) The development would result in a loss of natural features of the site that could be avoided through plan modification. (Section 6.3E of the Site Plan/Subdivisions regulations)*

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Do the community's land use regulations allow/require/or promote conservation subdivisions? Are conservation subdivisions mandatory in any zoning district within the community? If so, what is the acreage requirement? Is a density bonus offered?

*The City has a conservation zoning district, however, the zoning ordinance makes no mention of conservation subdivisions. Within the Site Plan/Subdivision regulations are subdivision regulations for open space stating that: "Where the Master Plan or other city plan proposes a park, playground, or school site or where a development is of a magnitude that would create a need for a park or recreational open space, the Board may require the dedication or reservation of such areas within the subdivisions of greater than 50 lots and where the Board considers such requirements to be reasonable. In no instance shall the dedication of land be required to amount to more than five percent of the total tract area to be subdivided. In instances where the required area exceeds five percent of the tract area, the excess area may be reserved and the city shall have one year from date of final approval of the plat in which to purchase or reject the land so reserved. (Section 5.11)*

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Do the community's land use regulations require new development to consider existing natural landscape features in the design of the site?

*Yes, one of the general provisions of the Site Plan/Subdivision regulations is to "promote development that is attractive and harmonious with its surroundings and that site plans adequately prevent adverse affects on adjoining properties through proper design of lighting, landscaping, and screening." (Section 1.1 I)*

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## City of Manchester, New Hampshire

What funding mechanisms has the community approved to acquire open space? (For example, bonds, the dedication of current use penalty taxes, capital reserve fund or conservation fund for land protection and acquisition, other mechanisms)?

*Over the years the city has used a wide diversity of funding mechanisms to acquire and preserve open space. Airport fund money has been used to acquire land adjacent to the airport. Manchester Water Works money has been used for watershed protection. The city has used general obligation bonds and tax revenues to acquire open space on Hackett Hill Rd. The Land and Community Heritage Investment Program (LCHIP) has been tapped for open space. Sewer fee money has been used for a public utilities easement for the Merrimack River. (Source: Kevin Clougherty, former CFO for the city of Manchester)*

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If your community dedicates current use penalties for land protection and acquisition, what is the percentage?

*None.*

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Does your community have an open space committee and/or an active local land trust?

*The City has a Conservation Commission and Heritage Commission which are both active in protection of open spaces and natural resources.*

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# City of Manchester, New Hampshire

## Theme C: Downtown/Village Centers and Community Vitality

*Vital, diverse, safe, and participatory communities with rural character, vibrant community centers, and a wide range of cultural and recreational resources*

### C-1 Downtowns and Village Centers

#### Goals

- Target and support new development and redevelopment of existing downtowns and village centers, reusing built infrastructure, and rehabilitating buildings of historic value.
- Promote walkable downtowns and villages consistent with historic patterns within the community and region.
- Maintain small community New England “feel” with vibrant community centers and main streets, and historic preservation of buildings and landscape.

#### Specific Assessment Questions:

Does your community have an established traditional compact center or village area? If so, how many are there and what are they commonly named?

*The City does not have a village area. Historically the central area of industry and culture were the Amoskeag Mills located along the Merrimack River where Irish and French Canadian immigrants worked at what was at one time the nation's largest textile manufacturing center.*

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Does your community's zoning support these areas?

*This area is maintained through the historic overlay districts. They are the Amoskeag Millyard Historic District Overlay and the Amoskeag Corporation Housing Historic District Overlay. The downtown of the City is preserved through the Zoning provisions of the Central Business Service District and the AMX district (Amoskeag Mixed Use District).*

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Does your community have in place a Village Master Plan or Village Plan Alternative Ordinance?

*No*

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## City of Manchester, New Hampshire

Does your community have a policy to locate new public buildings near the community center?

*The community center is essentially the Central Business District and Historic Millyard downtown district. In this area mixed use development is key and the focus is bringing in mixed use entities into existing facilities in the CBD and Millyard.*

---

Are there public places that encourage community gathering such as parks, central plains/greens, or community centers?

*Yes, there are numerous parks throughout the city with the largest being Derryfield Country Club, Derryfield Park, Livingston Park, and Rock Rimmon. There are also numerous recreational facilities that are integral to the city economy such as the Fisher Cats baseball stadium and the Verizon Wireless Arena. (Source: city website) In addition, the senior center is attached to the west side library and serves as a gathering place for Manchester's senior citizens.*

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Does your community have an infill development policy<sup>2</sup> or ordinance in place?

*Yes, the city's zoning puts great emphasis upon redevelopment for mixed usage in the CDB and Millyard area.*

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Are residential uses and mixed uses encouraged or allowed within the central village or traditional downtowns area?

*Yes. See above.*

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Does your community have a sign ordinance? What are its dimensional/ and other key provisions?

*Yes, the sign ordinance is Article 9 of the city zoning ordinance. Permitted sign dimensions vary across zoning districts.*

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<sup>2</sup> Infill development is defined by EPA as “a strategy for accommodating growth and preventing sprawl through greater density and efficiency in land use development.” Examples include rear lot development, redevelopment in existing developed areas, etc.

## City of Manchester, New Hampshire

Has your community designated scenic roads? If so, how many and what are they named?

*The City nominated Commercial Street and the entire Amoskeag Millyard as a "Cultural and Scenic Byway". This has been approved and funding has been granted to accomplish certain improvements in the area.*

---

Does your community have design guidelines for new commercial and residential development? If so, are these guidelines advisory or mandatory?

*Article 7 of the zoning ordinance establishes design review for projects within certain overlay districts. In addition, there are site design criteria for commercial and residential development throughout the subdivision/site plan regulations.*

---

Is the maximum size and scale of new development as permitted in the community's zoning ordinance an appropriate scale for the community?

*The City believes that the relatively high density of development permitted in its regulations are appropriate to the character of the City.*

---

Does your community's ordinance require the installation of street trees and landscaping for new and enlarged developments, both along existing roads and on roads to be constructed?

*There are several sections both in the Subdivision/Site Plan Regulations and the zoning ordinance which address street trees and general landscaping. Additionally, the Subdivision/Site Plan regulations also encourage the preservation of existing trees and other natural features.*

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Does your community's ordinance encourage the preservation of existing trees within the right-of-way of existing and proposed roadways?

*See above. Section 4.4 of the Subdivision/Site Plan regulations encourage preservation of trees.*

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## City of Manchester, New Hampshire

Does your community's ordinances preserve and enhance stone walls, both along the rights-of-way of roadways and across the landscape? If so, what ordinances are used to accomplish this?

*No specific ordinance related to stone wall preservation.*

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### C-2 Vibrant Communities

#### Goals

- Support and encourage safe and diverse communities with a wide range of cultural and recreational resources.
- Foster an atmosphere wherein community members are actively involved and participate in civic life in their communities.

#### Specific Assessment Questions:

Are the citizens within your community active in community planning and growth initiatives?

*There are numerous neighborhood associations that participate in planning and community development. NeighborWorks of Greater Manchester sponsored a neighborhood cleanup effort in June. Many citizens of Manchester turned out for the public forums held in conjunction with the update of the Master Plan.*

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To what extent are community residents and business owners aware of your community's Master Plan?

*Beginning in 2006 with the current Master plan update a Steering Committee established by the Planning Board began working with Planning and Community Development Department to begin work of the Master Plan and have met with community members and citizen interest groups and the city has received comments from a city website survey. Information related to prospective Master Plan chapters and topics is on the city website in the Planning and Community Development Department.*

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## City of Manchester, New Hampshire

How does your community encourage public involvement and recruit new board members?

*There are many avenues for participation such as neighborhood associations, interest group participation, political parties, postings at city hall and information on the city website*

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# City of Manchester, New Hampshire

## Theme D: Local Economy

*Strengthened economic, business, and agricultural development that provides local employment and livable wages*

### D-1 Economic Vitality and Business Development

#### Goals

- Support sustainable and balanced economic growth and tax base.
- Support broad-based business development that provides local employment and livable wages.

#### Specific Assessment Questions:

Does your community have an economic development plan?

*The new Master Plan being developed will outline the cities Business Development Strategy. It will include topics areas such as business climate, education and the workforce, sites, infrastructure, and quality of life. Recently, the city contracted with Angelou Economics of Austin, Texas to create a Global Economic Development Strategy. This plan is available on the city website.*

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Does your community participate in the Main Street program?

*No*

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Where does your Master Plan anticipate or specify new nonresidential development to take place?

*The most recent downtown plan by Hillier encourages the City to focus residential development in the central business district and adjacent areas. This will require the promotion of higher density and mixed use development.*

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Where is most of your community's new commercial or industrial growth occurring?

*There is much commercial expansion along South Willow Street and Elm Street. Commercial and Industrial growth in general is scattered around the city, along various collector roads that are zoned commercial or industrial.*

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## City of Manchester, New Hampshire

Is residential development permitted in retail or commercial areas?

*Yes, the city has several zoning districts where there residential and commercial mixed usage are allowed and encouraged. These are; The Neighborhood Business District (B-1), Redevelopment District (RDV) Central Business District, (CBD), Amoskeag Millyard Mixed Use District (AMX) Civic-Institutional District (C-1).*

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Does the community provide tax incentives for businesses to locate in the community center or other priority areas, e.g. RSA 79E tax relief for downtown improvements?

*Yes, the City was the first community in the State to adopt the provisions of RSA 79E.*

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Does the community provide regulatory relief for businesses that locate in the community center?

*Regulations are applied equally throughout the City.*

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Has the community identified anchors (such as a post office or municipal building) which could be used to spur economic activity within the community center?

*The downtown area (Central Business District and Millyard) have become the vital anchors with such strong civic centers as the Verizon Arena and the Fisher Cat ballpark.*

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# City of Manchester, New Hampshire

## D-2 Agriculture and Rural Working Landscapes

### Goals

- Strengthen local agriculture and forestry by supporting related infrastructure and economic systems.

### Specific Assessment Questions:

What strategies for protecting farmland are in your Master Plan?

*The 1993 Master Plan has no specific section on strategies pertaining to farmland protection. Farmland in general is sparse since Manchester is a city with a large urban environment and populations.*

---

How does the community's Master Plan and zoning ordinance define agriculture?

*While the Master Plan does not show agriculture on the future land use map, the zoning ordinance does include agriculture as a principal use category, with several subcategories, and indicates the zoning districts in which it is permitted as a use.*

---

Does the zoning ordinance protect lands appropriate for agriculture and forestry with a substantial minimum lot size that discourages single-family tract housing and preserves large sites for forestry or agricultural uses?

*The Conservation District and the Lake Massabesic Protection Overlay District set aside land for forest and water protection.*

---

Does the community map the location of farms and prime agricultural soils?

*None.*

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Do the ordinances require HISS<sup>3</sup> mapping or county soils where on-site septic systems are required?

*No mention of HISS requirement in Site Plan/Subdivision Regulations or City Ordinance*

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<sup>3</sup> HISS stands for high intensity soils mapping, a site-specific requirements for soils analysis.

## City of Manchester, New Hampshire

Does your community have an Agricultural Inventory?

*None.*

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Do your community's ordinances require the mapping of prime soils for agricultural in development proposals?

*No*

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Does your community have any districts that are restricted for agricultural uses only?

*No*

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Does your community have an agriculture commission?

*No*

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Does your community reference the right-to-farm law in its zoning ordinance?

*No*

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Other possible questions to ask the audience during the presentation of results:

How much do you know about CTAP? Would you like to know more?

What planning tools would be helpful to your community?

What did you think of this survey, and how do you think the town could use this information?