



MEETING NOTES

City of Portsmouth Housing Blue Ribbon Committee Conference Room A at City Hall*

**Thursday, June 13, 2024
5:30 p.m.**

I. Meeting Called to Order by Co-Chairperson Joanna Kelly at 5:30p.m.

Co-Chair Kelley calls roll call:

Attending: Assistant Mayor Joanna Kelley, Councilor John Tabor, Councilor Beth Moreau, School Board Representative Byron Matto, Erik Anderson, Megan Corsetti, Mary Loane, Dagan Migirditch, John O'Leary, Jennifer Stebbins Thomas, Planning Manager Peter Stith, and Housing Navigator Howard Snyder.

Absent: City Manager Karen Conard, Tracey Kozak, Planning and Sustainability Director Peter Britz.

II. Approval of 5/30/2024 Meeting Minutes

Co-Chair Kelley: Motion to approve minutes.

John O'Leary: So moved.

Megan Corsetti: Second.

In favor: All.

Opposed: None.

Motion approved unanimously.

III. Co-Chair Remarks

Co-Chair Kelley: Start conversation with city owned lands.

Co-Chair Tabor: Recaps last meetings activities with committee members sharing elements of work plan. Highlights other discussion topics and highlights Commerce Way rezoning. Land Use Committee's start with city owned land evaluation and asks about other criteria that the committee could use in their evaluation.

Co-Chair Kelley: Notes importance and process of how the current list was created.

John O'Leary: Mentions Lang Road property near Rye and importance of transportation.



Megan Corsetti: Discusses criteria such as transportation and schools.

Howard Snyder: Reviews planning staff review process, criteria of city owned land and the memorandum that was created by staff. General discussion of current property list by the committee follows.

John O'Leary: Process has been done numerous times. Different criteria for different efforts but same properties. Let us start where we are now.

Co-Chair Kelley: Leads general discussion on other criteria that the committee could add to the evaluation table.

Howard Snyder: Outlines the idea of density that could be applied to various levels on each property.

John O'Leary: Considerations to be made for other restrictions or tools on the land such as covenants.

Byron Matto: Requests electronic file.

John O'Leary: Assessed and other values would be helpful to have.

Co-Chair Kelley: Summer meeting schedule needs to be established.

Co-Chair Kelley: Motion to establish meeting dates of July 11th and August 8th.

Councilor Beth Moreau: So moved.

Jennifer Stebbins Thomas: Second.

In favor: All.

Opposed: None.

Motion approved unanimously.

IV. Working Groups

Co-Chair Kelley: Review of working groups and members. Zoning working group consists of Co-Chair Kelley, Councilor Beth Moreau, Jennifer Stebbins Thomas.

Co-Chair Tabor: Leads discussion on other potential working groups, members interested in participating, and general assignments and process of each group:

- Zoning Working Group: Starting with Commerce Way and shared housing in the downtown. Develop definitions of housing types and what in the zoning needs to be removed to allow for a desired housing type such as "community living." (The Zoning working group consists of Co-Chair Kelley, Councilor Beth Moreau, Jennifer Stebbins Thomas, Tracey Kozak)



- Parking and Transportation Working Group: Parking in the downtown area and if needed in zoning ordinance or move to site plan. (The Parking and Transportation Working Group consists of Mary Loane, Councilor Beth Moreau, Byron Matto, and Co-Chair Tabor.)
- Financial Working Group: Financial structures of a housing trust, revolving loan fund, recommendations on homebuyer programs. (The Financial Working Group consists of Jennifer Stebbins Thomas, Megan Corsetti, and Byron Matto, Dagan Migirditch, Co-Chair Tabor.)

V. Housing Navigator Update

Howard Snyder: Presentation on Commerce Way, and opportunities with a potential zoning change.

Megan Corsetti: Mentions with change there is value in changing for housing but questions how to be for affordable. Discussion on zoning incentives, by-right development, city zoning regulations, and challenges of inclusionary, and demographics wanting to be served.

Howard Snyder: Updates to Work Plan and addition of ranking criteria. Notes addition of goals from land use committee, places to live dialogue effort and those provided by Tracey Kozak.

Howard Snyder: Sherburne School RFQ Updates.

VI. Public Comment

Jim Smalley @ 352 Kearsarge Way: Discusses his thinking on how incentives in zoning is bad economics, opinions on Christmas Tree Shop housing development. Asks if all of the city owned properties being considered for housing? Maybe some should be sold. Commerce Way may be hard but should be a challenge that is worked on.

Co-Chair Kelley: Mentions Andrew Samonas, member of the Planning Board, will be joining the Committee.

Co-Chair Kelley: Motion to adjourn.

Mary Loane: So moved.

Jennifer Stebbins Thomas: Second.

In favor: All.

Opposed: None.

Motion approved unanimously.

Meeting adjourns at 7:08p.m.