



MEETING MINUTES

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

**September 19, 2024
5:30 p.m.**

I. Roll Call

Meeting Called to Order by Co-Chair Kelley at 5:33p.m.

Co-Chair Kelley calls roll call:

Attending: Assistant Mayor Joanna Kelley, Councilor John Tabor, Dagan Migirditch, Megan Corsetti, Jennifer Stebbins Thomas, Erik Anderson, Councilor Beth Moreau, Planning Manager Peter Stith, Housing Navigator Howard Snyder, City Attorney Trevor McCourt, Planning Board Chairperson Rick Chellman.

Absent: City Manager Karen Conard, Tracey Kozak, Mary Loane, School Board Representative Byron Matto, John O'Leary, Planning and Sustainability Director Peter Britz.

II. Housing Navigator Update

Howard Snyder: Outlined results of previous HOP grant and reviews impacts on current and future housing related initiatives in Portsmouth. Described building upon these results with application for funding from InvestNH Municipal Planning and Zoning Grant Program 2.0. Outlined structure of grant 2.0 and what has been done to date for making the application. Specifically, engaging RKG for continuity and success of Places to Live Dialogue.

Beth Moreau: Motion to approve sending letter of support from HBRC along with the application.

Jennifer Stebbins Thomas: Second.

Discussion on timeline.

Joanne Kelley: Calls vote.

All in favor: All.

Opposed: None.



III. Co-Chair Remarks

Councilor John Tabor: Upcoming meeting schedule: October 3, October 17, October 31, and November 14. The committee agreed on dates except October 31.

IV. Council Request for Guidance on Gateway Neighborhood Overlay District (GNOD)

Co-chair Kelley reviewed GNOD zoning in packet sent by Council for review Planning Board chair Rick Chellman guest for discussion. Committee members expressed enthusiasm for payment in lieu and 20-acre land transfer ideas as out of box thinking with potential for use as a pilot elsewhere. The GNOD encourages partnerships with specialized entities with three incentives to get to workforce housing units. Developers have taken limited advantage of previous incentives.

Atty McCourt explained the ordinance related to the zoning which expanded the Gateway district onto Commerce Way. Any land swap would have to be offered through the master plan for the whole parcel, identifying the parcel to be conveyed and then the City Council will have a process to accept, and a voucher with proof of meeting the incentive bonus (public realm, community space) for the Council to provide to the Planning Board. Council will have right to accept, on a case by case basis, multiple parcels of buildable, unrestricted land within the overlay district or outside.

Positives – When the City owns the parcel it becomes municipal-zoned which offers more flexibility and ensures development of housing going forward. The City is maintaining control. RFP process has shown us developers that would be interested in housing development.

Beth Moreau made motion to accept. DM seconded. Voted unanimously in favor.

Suspend rules to bring forward Public Comment. Voted unanimously in favor.

V. Public Comments

Jim Smalley – agree with excellent plan but concerned with calibration – how many units with one acre – what about half acre and land transfer? Height restrictions? Allow for more than six stories?

Motion to adjourn. 6:53 pm