

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

**MEETING MINUTES**

**June 12, 2025**

For the Zoom recording: [https://www.youtube.com/live/JE4pn2Xvq\\_s?si=eIJqnYbS420EzjjE](https://www.youtube.com/live/JE4pn2Xvq_s?si=eIJqnYbS420EzjjE)

Meeting Called to Order at 5:30 pm.

I. Roll Call

Attending: Councilor John Tabor, co-chair; Tracy Kozak, Dagan Migirditch, Jennifer Stebbins Thomas, Erik Anderson, Mary Loane, John O’Leary, Andrew Samonas. By zoom: Assistant Mayor Joanna Kelley. Planning and Sustainability Dept. Peter Stith. Absent: Councilor Beth Moreau, Megan Corsetti, Byron Matto.

- II. Minutes for March 13, 2025; April 10, 2025 and May 8, 2025 approved on a motion by Jim O’Leary seconded by Andrew Samonas.
- III. Available City property for housing. The lower lot at City Hall is the remaining option of the original list; but the prospective GNOD housing development takes priority.
- IV. Report to City Council on Zoning Barriers – short and long-term
  - a. Make parking for projects with 3+ units part of site review by Planning Board (provides more flexibility and streamlines process).
  - b. As a majority of housing in various districts is non-conforming, review dimensional requirements in single-family-zoned areas. Master Plan review.
  - c. Review map changes for 15 possible industrial/commercial that might follow the GNOD example.
  - d. RKG study – public meeting
  - e. Consider zoning options to convert large single family into multi-family
  - f. Review wetlands and wetlands buffer requirements without changing ordinances.

Developer interviews: Mark Stebbins, Eric Chinburg, Tom Balon

- Parking
- Micro units 600 sf or 300 sf
- 3<sup>rd</sup> parking garage
- Housing loan pool (with Housing Trust Fund base), following Upper Valley example. Councilor Cook and Councilor Tabor will explore with local banks. Also look at NH Bankers Association.
- Land is precious use wisely. Height restriction limits not downtown but gateways. Economics work at 8-10 stories with steel construction and elevators

V. Public Comment

- a. Bill Bowen – we need better use of what we have.
- b. Jim Smalley – remove nuisance zoning restrictions

Adjourn on a motion by John O’Leary, seconded by Andrew Samonas, at 6:50 pm.

Next meeting: Public Information Meeting with RKG on July 10 at 5:30 pm in Council Chambers.

DRAFT