

**MINUTES OF THE  
PARKING GARAGE SITE SELECTION COMMITTEE**

**September 17, 2012**

**School Board Conference Room**

**9:00 a.m.**

**Members Present:** Councilor Anthony Coviello, Councilor Christine M. Dwyer, Councilor Nancy Novelline-Clayburgh, John P. Bohenko, Steve Parkinson, Nancy Carmer, Nick Cracknell, Rick Taintor, Adam Cannon

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Chairman Coviello called the meeting to order at 9:00 a.m. and briefly discussed the agenda. The purpose of this meeting was to begin rating each site's advantages and disadvantages to determine the top three sites.

As the first order of business, Councilors unanimously approved the meeting minutes from the September 6, 2012 meeting.

Next, Councilors accepted the following written communications from the public:

Updated Petition Submitted by Blair McCracken of 212 Pleasant Street  
Letter from Nicholas R. Aeschliman of 314 Middle Street  
Letter from Janice C. Kenneally of 368 South Street  
E-mail from Shaun Rafferty of 1157 South Street

As the next order of business, City Council and Staff ranked the following sites in accordance with the criteria established at the previous meeting:

- 1) Bridge Street Municipal Lot
- 2) Worth Municipal Lot
- 3) Deer Street Lot (privately owned)
- 4) Parrott Avenue Municipal Lot
- 5) McIntyre Lot (federally owned)
- 6) The surface lot adjacent to and behind Fire Station 1 on Court Street
- 7) The Masonic Lot

Of these seven sites, Councilors and Staff came to general agreement of the best sites for a future garage. The rankings are listed as follows:

Councilor Dwyer: 1 – McIntyre Lot / 2 – Deer Street Lot / 3 – Worth Lot  
Councilor Coviello: 1 – Deer Street Lot / 2 – McIntyre Lot / 3 – Worth Lot  
Councilor Novelline-Clayburgh: 1 – McIntyre Lot / 2 – Worth Lot / 3 – Deer Street Lot  
City Staff: 1 – Worth Lot / 2 – McIntyre Lot / 3 – Deer Street Lot

City Manager Bohenko stated that it was important to clarify that the City is in no way considering eminent domain for any of the sites under consideration and that the committee is not looking to go further than deciding upon a concept at this time. The earliest the City could open a new garage, regardless of the site, would be 2015, and would be contingent upon discussion and partnership with abutting owners.

In other business, Planning Director Rick Taintor briefly discussed the Nelson-Nygaard Parking Supply Study released in January 2012. According to him, the City is facing supply difficulty and that the supply will continue to diminish with planned future development.

Steve Parkinson then discussed traffic patterns. He noted that there are generally 6,600 cars travelling in one direction from any of the arterial routes heading into and out of the City.

Councilor Dwyer said that she had been contacted recently by Jim Noucas, who asked her about the possibility of

conducting a Portsmouth Listens session about the parking garage site. Councilor Dwyer did not recommend this course of action for this particular issue, but believed that for larger issues such as the Master Plan, a Portsmouth Listens session is a good idea. All of the Councilors agreed that the full City Council should decide upon a Portsmouth Listens session if there is to be one.

City Manager Bohenko directed City staff to begin formulating a report that discusses the recommendations of the committee. Councilors then had no other business to discuss and set the next meeting date on Tuesday, September 25, 2012 at 8:00 a.m.

Following this business, three members of the public came forward to speak in the public comment session.

Dick Bagley of 213 Pleasant Street noted that he is one of the signateurs of the petition against building a garage on the Parrott Avenue. Mr. Bagley feels that a parking garage would be incongruent with the Governor Langdon House. He also noted that taxes are outrageous in Portsmouth and feels that there would be a much better use of taxpayer money than building a garage to bring in a bunch of kids from UNH.

Tim Neihart of Maplewood Avenue gave a brief history of the Masonic Lodge and asked about additional parking near the Courthouse. He also noted that the Masonic Lodge has discussed doing a garage and possible funding sources. City Manager Bohenko explained that this site selection process is meant to alleviate parking challenges throughout the city.

Frank Cilluffo of 179 Pleasant Street stated that in the 1830s, Portsmouth was the 7<sup>th</sup> largest city in the United States. He asked why private money could not fund the development of a parking facility. City Manager Bohenko answered that the City has entered into public-private partnerships in the past and that each site would require a public-private partnership of some kind in order to work.

The meeting adjourned at 10:30 a.m.

Respectfully submitted,  
Adam Cannon  
Assistant Project Manager