

**MINUTES**

**PLANNING BOARD  
WORK SESSION  
PORTSMOUTH, NEW HAMPSHIRE**

**CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**7:00 P.M.**

**JUNE 25, 2015**

**MEMBERS PRESENT:** John Ricci, Chairman; Elizabeth Moreau, Vice Chairman; Jack Thorsen, City Council Representative; David Allen, Deputy City Manager; William Gladhill, Colby Gamester, Jay Leduc; Michael Barker; and Justin Finn, Alternate

**MEMBERS EXCUSED:** Robert Marsilia, Building Inspector

**ALSO PRESENT:** Rick Taintor, Planning Director & Jessa Berna, Associate Planner

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**I. MASTER PLAN**

Chairman Ricci welcomed NBBJ Consultants, the public and members of Portsmouth Listens. He stated that there will be no public input tonight but that there will be plenty of upcoming forums for public input.

Mr. Taintor stated that this is the first report out of the Portsmouth Listens Study Circles and that each group will present a report. Each Board member received a binder with a summary of the Study Circle reports. The consultants will present their update as well.

**A. Presentation by Portsmouth Listens regarding 2015 Master Plan Review Study Circle Dialogue**

John Tabor and Jim Noucas, Co-Chairs of Portsmouth Listens were present to speak about input from Portsmouth Listens for the 2015 Master Plan. Mr. Tabor thanked the Board for allowing input to the Master Plan. The Co-Chairs provided a basic framework for the presentations by the groups this evening.

Mr. Tabor stated that in April, 2015 they held a meeting with John Ricci and Rick Taintor to discuss public input. Portsmouth Listens then conducted an 1,800 piece canvass and a 5,000 piece mailing soliciting residents for involvement in Portsmouth Listens. From the 127 final participants, they formed 10 groups. They held meetings once/week for 4 meetings. Meetings typically lasted 2 hours. Mr. Noucas pulled together a study guide asking the groups how to make Portsmouth the best place to work, live and play for all, as well as what has been successful and what has not since the last Master Plan, and what residents would want the City to look like in 10 years. Most importantly, they spoke about their Vision for Portsmouth and the top 5 priorities for action for achieving the Vision. This

process took 1,400 hours. The group consolidated the priorities down into vote-able items and created an online voting tool on the web. This is available to the City at large. The whole process was funded 50% by the City, and 50% from private sources (Service Credit Union, Piscataqua Bank and Pro Bono services from Mary Jo and Brown and Company).

Mr. Noucas thanked the 127 participants of Portsmouth Listens, many of which were present this evening. He also thanked the City Neighborhood Association. The Study Circles had 15 facilitators. He asked them to stand, stated their names, and expressed his gratitude. He said they could not have accomplished what they did without the facilitators. He described the demographic of those involved in the process; 27% of participants were under 40 years old, 43% were between 40 and 60 years of age and 33% were over 61 years of age. Compared to prior Study Circles, this group represented a younger age group. Female participants represented 65% of participants while 35% were male; 54% said they spent an additional hour/week working on issues while 24% said they spent 2 plus additional hours of work; 92% felt strongly or very strongly that they were engaged in a meaningful process while 94% felt that everyone was allowed to participate; 92.5% learned from others while 96% felt they were better informed; 80% said that they now better understand the people they disagree with; 97% would participate in another Study Circle. Mr. Noucas also shared a few positive comments from participants. Each group presented general comments about their group and process, explained their edited version of the Vision Statement and presented the groups priorities. Other topics discussed by the groups include what the group would like to see the City look like in 10 years, what has been successful in making Portsmouth the best place to live, work and play, what has not been successful, changes or additions to the 2005 Master Plan, and other ideas considered. Templates were available for the groups to use and there were certain commonalities between findings of the groups.

**Day Group** –Bob Vaccaro presented the Final Report from the Day Group.

*Vision Statement – Portsmouth is a diverse, vibrant city which integrates a systems approach to planning that balances environmental, societal and economic criteria in setting priorities. It is built around a commitment to the vitality and strength of both our downtown and neighborhoods. Portsmouth is a leader in implementing policies for significantly reducing our carbon footprint. Protecting our working and recreational waterfront and promoting accessible green spaces in all neighborhoods is a priority. Portsmouth develops policies which produce a diversity of housing and employment opportunities for all economic levels. It promotes neighborhood connectedness through multiple and innovative modes of transportation that provide safe walking and biking routes to all locations. It supports local arts, history, culture and lifelong learning through community building activities and education opportunities to all of our citizens. In these ways, Portsmouth strives to be an inclusive and sustainable community*

Priorities for Action:

- 1) Affordable Housing Throughout the City
- 2) Attract and Retain Young Educated Workers
- 3) Encourage Diversity and Sustainability
- 4) New Development
- 5) Portsmouth is a Vibrant City

**Group A** – Ann Roskey and Brendan White presented the Final Report for Group A.

*Vision Statement: Portsmouth will be a livable, walkable city that preserves its history, preserves its natural resources, protects the public's access to its waterfront and views, provides a supportive environment for entrepreneurial opportunity, acts on its belief in socio-economic diversity through diverse housing options and connects neighborhoods through multiple and innovative modes of transportation. Portsmouth will actively support its local arts and culture and will build community through citywide events, enhanced and beautified public spaces and streetscapes and recreating spaces and neighborhood connectedness. In these ways, Portsmouth will remain the most historic and most vibrant city in New Hampshire.*

Priorities for Action:

- 1) Economic Diversity (tied for first)
- 2) Invest In, Connect and Enliven (tied for first)
- 3) Citizen Input into Decision-making Process
- 4) Resource Protection and Sustainability

The Connie Bean Center came up frequently in this group. They felt that there really is no longer a community center where people can meet. The group felt that tourism is taking over the City and the Community is taking a back seat. They talked about getting the community involved in the decision making processes. Loss of water views downtown was discussed as a big disappointment in Portsmouth.

**Group B** – Cliff Lazenby presented the Final Report for Group B.

*Vision Statement: The group would like the statement to reference all types of populations (aging, working class) and put more emphasis on business (drawing business, tourism, jobs). In critiquing the current statement to represent modern day, the group thought 'multiple modes of transportation' may be too broad, there is too much emphasis on just Downtown Portsmouth, 'affordable housing' may be too narrow, and adding Portsmouth has the opportunity to be a regional leader.*

*The group edited the existing vision statement and recommends:*

*Portsmouth should be a city that honors (vs. preserves) its history because an honor feels more dynamic-more of a relationship between that which is historic and the community as a whole. Also, the requirements to preserve historical housing can be costly to residents and delay upkeep. Are there more affordable options that can still honor the history?*

*Lives in balance with its eco systems (vs. natural resources) to describe the interaction of the biological community and its natural environment.*

*Protects its waterfront and open space (vs. views) to better indicate undeveloped Portsmouth land accessible to the public.*

*Supports and attracts (vs. provides a good climate) entrepreneurial opportunity to show intentional city planning to draw and advance Portsmouth commerce*

*Fosters a culture of socio-economic diversity (vs. Acts on its belief in socio-economic diversity through affordable housing) to indicate cultivating a city lifestyle of diversity beyond affordable housing.*

*Additionally, the group had ideas for updating the wording of the community parts of the current vision statement:*

*Connects all part of the city (vs. neighborhood) through multiple and innovative modes of transportation to broaden the all-city need for different types of transportation.*

*Actively build (vs. take steps to build) community through easily accessible information and civic involvement to address the need for improved town communication (timeliness of getting on the town newsletter distribution, available communication resources, the use of modern modes of communication, publicizing how to use waterways and trails) and improved civic involvement (address barriers to diverse civic involvement)*

Priorities for Action:

- 1) Develop Economic Diversity and Opportunity
- 2) Invest in and Maintain Infrastructure
- 3) Arts, Culture, Recreation and History
- 4) Actively Build Community
- 5) Environmentally Mindful
- 6) Transportation

**Group C** – Jeffrey Kisiel presented the Final Plan for Group C.

*Vision Statement: Portsmouth should be a livable, walkable city that preserves its history, lives in balance with its natural resources, protects public access to its waterfront and views, provides a good climate for entrepreneurial opportunity, and that supports socioeconomic diversity through affordable housing in Portsmouth, and public transportation connecting the Greater Seacoast area. Portsmouth should consciously take action to support is local arts and culture, and continue to build community through citywide events, enhanced and beautified common living and recreating spaces, and neighborhood connectedness. To achieve these ends, Portsmouth welcomes innovative, forward thinking, and bold initiatives that spur the imagination and rally civic spirit, resulting in a City to be proud of.*

Priorities for Action:

- 1) Purposeful Preservation and Expansion of Open and Recreational Spaces
- 2) Retain Authenticity
- 3) Planning and Zoning priorities that Support:
  - A) Innovative, Harmonious Development
  - B) Affordable Housing

## C) Public Transportation

- 4) Diversity of Business and Industry (other than tourism)
- 5) Alignment of the use of Fiscal Resources of the City that supports the Vision statement

**Group D** – Lauren Colanto presented the Final Report for Group D.

*Vision Statement: Group D felt the Vision Statement in the Master Plan was on-target and comprehensive. The issue the group had was where the the City could take more concrete action to support the vision, specifically in the following areas excerpted from the vision statement:*

1) ***“...protects its water views...”*** - *Parts of the waterfront and views have been closed off by large, monolithic buildings such as the Martingale block. This group would like to see a priority place on preserving remaining waterfront views and, where practical, public access. On that note, whatever take the place of the former “rust pile” should take that into account. While there was disagreement over the type of enterprise that goes into that space, it was strongly felt that whether it’s a working waterfront or public space, it should preserve even some view to the waterfront rather than more high-end condos for a few blocking view for all the rest.*

2) ***“...acts on its belief in socio-economic diversity through affordable housing...”*** – *the vision is on target, though it was felt that not much concrete progress has been made on this. The group would like to see progress made through more inclusionary zoning laws with “teeth”, consistently enforced through the planning and development process.*

3) ***“...connects neighborhoods through multiple and innovative modes of transportation...”*** – *while there are private and public bus services, there is a desire to expand routes and bring back others (such as the beach trolley)*

4) ***“...consciously supports its local arts and culture...”*** – *the local creative economy needs ongoing advocacy in the form of a staff position (could be part-time) similar to those for sustainability, bike/pedestrian planning, and elderly affairs. It was felt that since the creative economy contributes so significantly to Portsmouth’s economic vibrancy, the interests of that engine should be represented across city planning, development and policy structures.*

5) ***“...building community through...events...neighborhood connectedness...”*** – *as advocated by recent planning design charrettes, it is important within the planning/development process to require public ways and public gathering places across and within neighborhoods to maintain connectedness between people in the city. However, this only addresses the physical landscape. Equally important are more processes and events that foster constructive discourse among diverse sets of opinion. The rich diversity and impassioned viewpoints we value in Portsmouth citizens seem to increasingly devolve to strident, accusatory rhetoric that is counterproductive to the participatory culture we want. The Portsmouth Listens process is an excellent example of a process where opposing opinions are respected and people feel heard, through facilitated discussion and calls to action.*

Priorities for Action:

- 1) Continue to implement plans related to a more walkable, bikeable city, such as the comprehensive Portsmouth Bicycle and Pedestrian Plan, across the city, especially the Market St. Extension
- 2) Inclusionary zoning with “teeth” (for example, follow through on affordable and mixed housing requirements)
- 3) Take action on and even incentivize public and private innovative modes of transportation
- 4) Elderly services: expand zoning to include assisted living opportunities in all areas of the city; aging in place. Affordability for elderly, make it possible to keep their houses while maintaining their standard of living via tax relief; review the current policy to ensure it is adequate.
- 5) Arts and Culture: Higher level of support to maintain our creative economic engine. Really empower and fund Artspeak with Arts and Culture Commission, with a paid staff position to implement policy, recommendations, advise the City Manager, EDC, arts and culture alliance, etc. This would allow the arts to be fully embraced as part of city planning. Current successful models are: Sustainability – Peter Britz, Elderly Affairs, Brinn Chute, Bike/Pedestrian Plan – Juliet Walker.
- 6) As part of the planning/development process, require even more public gathering and recreation spaces, not necessarily concentrated downtown, making it as inviting as possible, with greenspace and public art as part of the design. Seen as fostering community, where newcomers can assimilate, different age and economic groups can meet, and people feel less isolated.

Shared Stewardship was the final message from this group. They asked certain things of the Boards, the City Council, and Media such as helping to find strength in differences and continuing to provide more information. They made a call to action of fellow citizens to be informed, involved, and respectful.

**Group E** - Ed Quinn presented the Final Report for Group E.

*Vision Statement: Portsmouth will strive to be a city that is highly innovative and forward-thinking in how we achieve our collective goals to address issues connected to housing, development, transportation, and climate change. We aspire to be a city with a unique sense of place and will seek new and creative ways to manage change to meet our needs.*

- 1) Portsmouth will be a livable, walkable city that preserves its history*
- 2) Commits to active stewardship of our natural resources,*
- 3) Encourages and fosters socio-economic diversity through affordable housing (“Affordable Housing” to mean everyone and anyone with a range of options and diverse housing stock).*
- 4) And connects neighborhoods through multiple and innovative modes of transportation and improved infrastructure*
- 5) Portsmouth will consciously support its local arts and culture*
- 6) And take steps to build community through: citywide events, fostering opportunities for civic engagement, enhanced and beautified common living and recreating spaces and neighborhood connectedness.*

*In these ways, Portsmouth will remain the most historic and most passionate city in New Hampshire (and we mean it).*

Priorities for Action:

- 1) Diverse Housing Stock
- 2) Continue to Support Community Spaces and Activities
- 3) Built Environment
- 4) Diverse Economy
- 5) Balance of Tourists and Residents
- 6) Thriving Arts
- 7) Resource protection and sustainability

**Group F** – Krysten Desmond presented the Final Report for Group F.

*Vision Statement – Portsmouth should be a livable, active city that preserves its history and lives in balance with its natural resources while protecting its waterfront and views. The city should provide an attractive climate for entrepreneurial opportunity as well as act on its belief in socio-economic diversity through affordable housing. Portsmouth should continue to engage citizens and govern responsively, fostering community and democracy through traditional and innovative modes of communication. Portsmouth should build community by continuing to support our local artists, celebrate our culture and identity, and conserve our public spaces. In these ways, Portsmouth will remain the most historic and most thoughtful city in New Hampshire.*

Priorities for Action:

- 1) Repurpose Federal Building in a thoughtful democratic way (e.g. through juried architectural competition). The groups vision for the federal building was a public market
- 2) Rezone to ensure higher density and mixed-use – make neighborhoods more livable and leverage traditional planning (e.g. drug stores, restaurants, comprehensive transportation planning that is not “car centric”, encourage small stores).
- 3) Ensure Portsmouth is green and sustainable – utilize alternative energy sources with new buildings, make composting more available, perform rooftop inventory for the entire city to assess use cases for solar, create incentives for clean transportation/energy (e.g. Cambridge).
- 4) Create policies to promote ample housing at all price levels (e.g. requiring developers to create affordable housing; higher density permitted).
- 5) The City should take the lead in efficiency and sustainability (e.g. more efficient city vehicles).

**Group G** - Tom Merriam presented the Final Report for Group G.

*Vision Statement – Portsmouth will be a bikeable, walkable, accessible city that preserves its history as a working port, lives in balance with its natural resources, protects its waterfront and views, provides a good climate for sustainable entrepreneurial, educational and employment opportunities, acts on its commitment to building affordable housing, providing needed services, encouraging payment of a living wage for all its residents, and connecting its neighborhoods through multiple and innovative modes of transportation. Portsmouth supports local arts, recreation and culture and will take steps to build community through city-wide events and enhanced and beautiful public spaces for recreation and gatherings. By keeping the society, the economy and the environment equally balanced, Portsmouth will be the best place to live, work and play for all its residents.*

Priorities for Action:

- 1) Economy and Housing
- 2) Transportation and Community Growth
- 3) Environment
- 4) Scenic Accessibility

**Group H** – Nancy Clayburgh presented the Final Report for Group H.

*Vision Statement – Group H listed their top five (or more) changes or additions to the 2005 Master Plan Vision Statement:*

- 1) In the 2<sup>nd</sup> bullet of the 2005 Vision Statement, use stronger and more active language regarding natural resources, e.g. cares for and protects versus live in balance*
- 2) In the 8<sup>th</sup> bullet, regarding building community, emphasize the role of education, through neighborhood (elementary) schools as well as higher education.*
- 3) In the same section, emphasize the importance of building community through providing support to vulnerable communities. Examples included economically distressed residents and those recovering from or grappling with addiction.*
- 4) In the 6<sup>th</sup> bullet, on connecting neighborhoods and better transportation, changes included adding language to think of the city as a whole and that we should also think beyond connecting neighborhoods to include connecting Portsmouth with Boston and Manchester through better transportation.*
- 5) For the 4<sup>th</sup> bullet on affordable housing, there were votes to keep this in the vision statement as well as including language about how to achieve this, e.g. through smarter development or zoning changes.*

Priorities for Action:

- 1) Preserve Historic Character
- 2) Support Quality Public Schools and neighborhood Schools
- 3) Protect our Environment
- 4) Expand Transportation Options to Alleviate Congestion
- 5) Foster Sustainability and Establish a Cohesive, Vibrant and Innovation Development Plan
- 6) Create the Zoning and the Framework to Develop and Expand Affordable Housing

**Group I -** Rebecca Perkins presented the Final Report for Group I.

Ms. Perkins thanked the City for not having a cookie cutter plan that copies and pastes from other towns, and for giving residents the ample opportunity for input.

*Vision Statement – Group I decided to develop a new vision statement rather than revise the previous one. Each word in this brief statement is laden with meaning:  
Portsmouth. A beautifully green, historic, and thriving community.*



Priorities for Action:

- 1) Planning for and Supporting a Diverse Population
- 2) Implementing the Master Plan as the Guiding Document
- 3) Revising Zoning Laws to Support the Vision Statement
- 4) Enhancing Access to Green, Public Recreational Space

Other:

- 1) Continue Proactive Support of Arts and Culture
- 2) Develop Lifelong Learning Opportunities
- 3) Connect All Neighborhoods through Comprehensive Transportation

**Group J** - Jeff Bartolini presented the Final Report for Group J.

Mr. Bartolini stated that his group found that most people had not read the Master Plan for 2005. Given this, one focus of the group was to have every member of the group read the Master Plan.

*Vision Statement – Portsmouth will be a livable, pedestrian-focused, sustainable community that preserves its history, neighborhood character, natural resources and maritime heritage, supports a local economy, commits to socio-economic diversity through affordable housing, and connects neighborhoods through multiple, innovative, and safe modes of transportation. Portsmouth will support its local arts and culture and build community through citywide and neighborhood event and activities, enhance and create common living, recreational and green spaces. Portsmouth will be accountable to its community in achieving this vision.*

Priorities for Action:

- 1) Accountability
- 2) Neighborhood Character, Infrastructure and Vitality
- 3) Pedestrian – Focused
- 4) Diverse Transportation Options
- 5) Socio-Economic Diversity through “Affordable Housing”
- 6) Local Economy
- 7) Local Arts and Culture
- 8) Green Space
- 9) Natural Resources
- 10) Climate Preparedness

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Mr. Tabor and Mr. Noucas stated that they will compile the results of the voting and will provide that to the City next week.

Chairman Ricci thanked Mr. Tabor, Mr. Noucas, the participants and presenters for their input. He stated that the input was refreshing and positive and he felt that everyone was proud to call Portsmouth their home and that is the goal of the Master Plan Committee.

(More detailed information about Group Final Plans can be found in the Portsmouth Listens 2015 Master Plan Review Study Circle Dialogue Final Reports)

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**B. Presentation by NBBJ, Master Plan Consultants**

Alan Mountjoy, Principal with NBBJ summarized the status of the Master Plan project. Alex Krieger, Principal with NBBJ stated that it was quite moving to see the dedication of residents of the City and that despite differences in the Vision Statements and comments, there was unity between all groups. Alice Carey, Consultant, and Kelly Lynema, Urban Planner, both from NBBJ were also present.

Mr. Mountjoy provided a project update along with priorities from 2005, a framework for 2015 and the next steps. Mr. Mountjoy stated that what they have to report on is similar to what they have been hearing from participants tonight in terms of successes and continuing concerns. The project has two consultants, one in transportation and one in sustainability. They are both interested in alternative modes of transportation and mobility as well as resiliency and sustainability. The comments they heard from the Groups this evening are right on track for what the consultants are thinking of in terms of focus for the Master Plan. Some things that need to be considered such as sea level rise were not included in, or thought about for the 2005 Master Plan. He stated that they will be looking at Gateway Zoning and is it permissive or flexible enough to get the kind of development that people want for Portsmouth, and how effective has Portsmouth been at achieving such goals as affordable housing. What is currently happening in terms of practices for stormwater management may not be enough. Some cities are now treating their first 1.5 inches of stormwater. He talked about tweaking zoning to achieve better results. These and more are things will be explored.

**Four Priorities for Action (all included in the memorandum):**

- 1) Downtown Vitality (Progress and Metrics)
- 2) Corridor Areas (Progress and Metrics)
- 4) Resource Protection ad Sustainability (Observations and Suggestions)
- 3) Diverse Community (Observations and Suggestions)

**Regarding a Framework for 2015**, Mr. Mountjoy stated that the City has done a great job with the downtown, but the focus needs to move outward a bit. He stated that the Islington Corridor is a great model for how the City can plan.

The consultants liked the idea of setting a framework for evaluation for all future development and erasing the artificial barrier between downtown and outer neighborhoods to identify a framework that can evaluate all projects in the city in a new framework.

**Next Steps** – The consultants are very interested in the Gateway Areas. These are the areas subject to potential transformation. They will study these areas in more detail and look to see if the Gateway Zoning is effective and economically viable. They will look at future development in the City using densities and obtaining the right kind of character. Route 1 Bypass is a place for potential transformation. There are also significant areas for conservation. There are opportunities for more regional open space and perhaps a trail along the ocean. Current zoning standards and whether they are achieving what the City would like to see will be examined. They will be looking at where there were missed opportunities in the past. This summer, they will spend time looking at these key areas. In the fall, they will engage at the neighborhood level or multiple neighborhood level, and speak to neighborhoods about their specific issues.

Chairman Ricci called for input from the Board.

Mr. Barker asked for an update on the timeline.

Mr. Taintor stated that the original timeline was to get the existing conditions and public participation completed before summer. However, Portsmouth Listens was assured input first. He stated that we may be looking at a timeline of next fall for completion. The existing conditions will be looked at this summer. The next round of involvement from NBBJ with the community will be in the fall. That will push things 3-5 months beyond what was planned. The Master Plan may be adopted by the Planning Board in March or April of next year and then it will be moved on to the City Council shortly thereafter.

Ms. Moreau stated that she heard the words “affordable housing” a lot this evening, but this is even more difficult to achieve than “workforce housing”.

Mr. Krieger stated that this is indeed an important distinction.

Mr. Mountjoy stated that their Existing Conditions does show that the City has quite a bit of subsidized affordable housing and meets the “requirement”. What is really at issue is the unaffordable housing that most working people cannot afford.

Mr. Krieger stated that zoning adjustments may have something to do with this.

Councilor Thorsen stated that there is a struggle with embedding this type of housing into Portsmouth zoning requirements. He inquired as to what the City can do to naturally integrate this rather than government forcing it to happen. When government forces it to happen, it doesn't have the positive outcome they want to have.

Mr. Mountjoy stated that adjusting density zoning in different parts of the City will be a factor. Set-back and density standards close to downtown will also be key.

Mr. Gladhill stated that a suggestion presented tonight stuck out to him, and that is to raise the minimum wage. He stated that this is out of the hands of the City. This is a state regulated issue, but he wondered how they can acknowledge the concern. He doesn't want people to think the City didn't hear these concerns.

Mr. Mountjoy stated that a diversity of job types is important, as well as not depending completely on the downtown service job industry. There is a great diversity of jobs in the city, not all of them being service industry. But in addition, there is a need for smaller innovative spaces affordable to support start-up companies. They felt they could make these things possible thereby addressing the issue Mr. Gladhill is talking about, but in a way the City can control.

Mr. Krieger stated that raising minimum wage should be an aspiration. However, it is not merely about raising the minimum wage, but it is adjusting the sense of equity in the City thereby addressing the issue from another angle with the end result of making the dollar go further.

Councilor Thorsen inquired as to whether the consultants would be able to identify areas that could become denser.

Mr. Mountjoy stated this was the purpose of looking at some areas in more detail. They will be looking not at citywide buildouts, but at neighborhood buildouts for specific areas.

Councilor Thorsen stated that density can make things more affordable and to find those areas where density can be increased will be important.

Mr. Krieger stated that they intend to find these areas but they may not be in historically significant areas or even other areas.

Mr. Gladhill stated that sustainability is discussed frequently. Historically, there were a lot of family farms in the area. There is only one horse farm now off Peverly Hill Road. The City promotes a farmers market, but farming is not promoted. He wondered whether it was possible to promote farming and growing food. He wondered about cooperative farming and stated that if Portsmouth wants to be considered sustainable, we must think of food.

Mr. Krieger stated it is easier to think about introducing food resources than sustaining the Port economy in the future. There is a tremendous interest now for organic and local food. Sustaining Portsmouth as an international port may be harder in the long-term.

Chairman Ricci stated that the services being discussed are great, but they do not happen without a tax base. The rust pile that he hears comments about from residents (they are glad it is gone) generated a lot of revenue. He would like to see NBBJ focus on two things and help the Board incorporate them into the Master Plan. The first is small business. There is a tax base there. Without the tax base, we lose a lot. We wouldn't have a great planning department. Without a great planning department, we wouldn't the bike routes among other things. He doesn't want to lose sight of what the economic engine is for the City, and that is business. Secondly, he would like to have a work session on workforce vs. low income so the Board can be educated about these things. Follow this with a session with residents and developers to see if there is a middle ground.

Mr. Krieger stated that 6 teams mentioned "Arts and Culture" specifically and 7 talked about fostering a culture of "Business" and "Entrepreneurship" so the citizens are with the Board.

Chairman Ricci stated that he looks forward to working with everyone and to pulling together the best Master Plan the City has seen.

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**II. ADJOURNMENT**

A motion to adjourn at 9:28pm was made and seconded and passed unanimously.

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Respectfully submitted,

Toni McLellan  
Acting Secretary for the Planning Board

These minutes were approved at the July 16, 2015 Planning Board Meeting.