

# CITY COUNCIL MEETING

MUNICIPAL COMPLEX, EILEEN DONDERO FOLEY COUNCIL CHAMBERS, PORTSMOUTH, NH  
DATE: MONDAY, MAY 6, 2024 TIME: 7:00PM

*Members of the public also have the option to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser*

[https://us06web.zoom.us/webinar/register/WN\\_IkuVTJoEQzC\\_4oUdoavjSQ](https://us06web.zoom.us/webinar/register/WN_IkuVTJoEQzC_4oUdoavjSQ)

## AGENDA

- I. **WORK SESSION – THERE IS NO WORK SESSION THIS EVENING**
- II. **PUBLIC DIALOGUE SESSION** [when applicable – every other regularly scheduled meeting] – **N/A**
- III. **CALL TO ORDER** [7:00 p.m. or thereafter]
- IV. **ROLL CALL**
- V. **INVOCATION**
- VI. **PLEDGE OF ALLEGIANCE**

### PROCLAMATION

1. **POET LAUREATE** (*Proclamation will be handed out to City Council on Monday evening*)

### VII. **ACCEPTANCE OF MINUTES – APRIL 15, 2024**

### VIII. **RECOGNITIONS AND VOLUNTEER COMMITTEE REPORTS**

1. **Recognition of Renewable Solar Energy Proposals from Portsmouth Middle School 8<sup>th</sup> Graders:**
  - Wyatt Howard Baker & Benjamin Fischer
  - Jasmine Parker & Jessica Schickling
  - Sara Edwards & Abby Craig
  - Lorelei Foster & Elizabeth Tremblay
  - Brandon Ganev & Charlie Ruedig
  - Thea Hartley
  - Madison Whitaker & Lily O'Donoghue
  - Ella Wiseman & Lucille Rhinesmith
  - Hannah Williams & Anya Pettigrew

### IX. **PUBLIC COMMENT SESSION** (*This session shall not exceed 45 minutes*) – (*participation may be in person or via Zoom*)

## X. PUBLIC HEARING AND VOTE ON ORDINANCES AND/OR RESOLUTIONS

### First Reading of Ordinance:

- A. First Reading of Ordinance amending Chapter 10, Article 6, Section 10.633.20 by adding a new numbered paragraph 28 “Solar Energy Panels flush mounted to rooftops of existing structures which do not require other alterations to existing structures” and by adding a new numbered paragraph 29 “Accessory Elements to Solar Energy Panels which do not require other alterations to existing structures” (***Proposed Action Options – 1) move to pass first reading and schedule a public hearing and second reading regarding Solar Energy Panel amendments to Chapter 10, Article 6, Section 10.633.20, as presented, on June 3, 2024; or 2) move to postpone first reading to consider both the present solar panel amendment to Chapter 10, Article 6, Section 10.633.20 and the amendments that will be proposed by the HDC and Planning Board at the June 3, 2024 City Council meeting***)

### Public Hearing/Second Reading of Ordinance:

- B. Public Hearing/Second Reading of Ordinance amending Chapter 10, Zoning Ordinance – Electric Vehicle Charging Stations, Article 4, Zoning District and Use Regulations, Section 10.440, Table of Uses, Sections 11.20, 11.21, 19.60 and 19.70, Article 8, Supplemental Use Standards, Section 10.810 and Section 10.843, Article 11, Site Development Standards, Sections 10.1112.20 and 10.1112.32 and Article 15, Definitions, Section 10.1530, Terms of General Applicability
- **PRESENTATION**
  - **CITY COUNCIL QUESTIONS**
  - **PUBLIC HEARING SPEAKERS**
  - **ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS**

*(Sample motion – move to pass second reading and schedule a third and final reading at the May 20, 2024 City Council meeting)*

## XI. CITY MANAGER’S ITEMS WHICH REQUIRE ACTION

### A. CITY MANAGER CONARD

#### City Manager’s Items Which Require Action:

1. Planning Board Recommendation on Home Occupation Amendments
2. \*Second Report Back on Request for Water Taxi
3. \*Request to Schedule Community Policing Facility Work Session

## XII. CONSENT AGENDA

- A. Request from Jordan Cashman, Sage, to install a Projecting Sign at 33 Deer Street Unit 3A (***Anticipated action – move to approve the aforementioned Projecting Sign License as recommended by the Planning & Sustainability Director, and further, authorize the City Manager to execute the License Agreement for this request***)

**Planning Director's Stipulations:**

- ***The license shall be approved by the Legal Department as to content and form;***
  - ***Any removal or relocation of projecting sign, for any reason, shall be done at to the City; and***
  - ***Any disturbance of a sidewalk, street or other public infrastructure resulting from the installation, relocation or removal of the projecting sign, for any reason shall be restored at no cost to the City and shall be subject to review and acceptance by the Department of Public Works***
- B. Letter from Nancy Cassidy, Piscataqua Maritime Commission, requesting permission to hold the Sail Portsmouth Tall Ship Event, Friday July 26<sup>th</sup> through Sunday, July 28<sup>th</sup> ***(Anticipated action – move to refer to the City Manager with Authority to Act)***
- C. Letter from Alan Ammann, St. John's Lodge, requesting permission to hold the annual St. John's Parade, on Sunday, June 23, 2024 at 8:50 a.m. ***(Anticipated action – move to refer to the City Manager with Authority to Act)***
- D. Letter from Jonathan Day, Portsmouth Halloween Parade, requesting permission to hold the 29<sup>th</sup> Portsmouth Halloween Parade on Thursday, October 31, 2024 ***(Anticipated action – move to refer to the City Manager with Authority to Act)***

**XIII. PRESENTATIONS AND WRITTEN COMMUNICATIONS**

- A. Email Correspondence ***(Sample motion – move to accept and place on file)***
- B. Letter from Katie Ross, Pure Barre Portsmouth, requesting permission to hold a Silent Yoga Class at Prescott Park on Friday, June 21, 2024 at 6:00 a.m. ***(Sample motion – move to refer to the City Manager with Authority to Act)***
- C. Letter from Jean Eno, Bucovina Cuisines, requesting the waiving of fees and grant Chef Oksana Karcha permission to sell food on Pleasant Street to raise funds for Ukraine on the four dates: May 19<sup>th</sup>, June 16<sup>th</sup>, July 14<sup>th</sup>, and August 25<sup>th</sup> from 3:00 p.m. – 6:00 p.m. ***(Sample motion – move to refer to the City Manager with Authority to Act)***
- D. Letter from Herbert & Jeannette Lloyd requesting a Landscape License Agreement for the maintenance of city-owned property located at 5 Ruth Street ***(Sample motion – move to refer to the City Manager with Authority to Act)***
- E. Letter from Elizabeth Bratter regarding Gateway Zoning ***(Sample motion – move to accept and place on file)***

**XIV. MAYOR McEACHERN**

1. Letter to SAU 52 Communities regarding workforce housing

2. Appointments to be Considered:
  - Reappointment of Luis Rodriguez to the Cable and Broadband Internet Commission
  - Reappointment of Stewart Sheppard to the Conservation Commission
  - Reappointment of Daniel Brown to the Historic District Commission
  - Reappointment of Michael Griffin to the Trees & Public Greenery
  - Reappointment of Dennis Souto to the Trees & Public Greenery
3. Blue Ribbon Committee Appointments to be Voted:
  - Christian Berling to the Citywide Neighborhood Committee
  - William Gatchell to the Citywide Neighborhood Committee
  - Kenneth Hale to the Citywide Neighborhood Committee
  - Colleen Ovecka to the Citywide Neighborhood Committee
  - Chuck Raye to the Citywide Neighborhood Committee
  - Peter Somssich to the Citywide Neighborhood Committee
  - Ben VanCamp to the Sister Cities Blue Ribbon Committee
4. \*Appointment to be Voted:
  - Anthony Coviello as a Regular member of the Planning Board
5. Acceptance of Resignation
  - Aubrey Gewehr from the Sustainability Committee

## **XV. CITY COUNCIL MEMBERS**

### **A. COUNCILOR TABOR**

1. Energy Advisory Committee Update

### **B. COUNCILOR DENTON**

1. Mojalaki Holdings v. City of Franklin

### **C. COUNCILOR BLALOCK**

1. \*Amendments relative to Solar Energy Panels in the HDC will be offered to require administrative approval for slate and cedar shingle roofs

### **D. COUNCILOR MOREAU**

1. Update from Planning Board regarding Revised Solar Amendments

## **XVI. APPROVAL OF GRANTS/DONATIONS**

- A. Acceptance of Donation from the Portsmouth Garden Club to the Senior Activity Center for a Memorial Garden - \$800.00 (***Sample motion – move to approve and accept the donation as presented***)



- B. Acceptance of Memorial Bench in Honor of James Marchese (***Sample motion – move to accept the donation of a memorial bench in honor of James Marchese to be placed on Peirce Island***)
- C. Acceptance of Memorial Plaque in Honor of Joan Christy (***Sample motion – move to accept the donation of a memorial plaque in honor of former City Librarian Joan Christy to be placed at the base of an existing tree at the library***)
- D. Acceptance of Donation from the National Society of the Colonial Dames of America - \$2,500.00 (***Sample motion – move to approve and accept the donation as presented***)

**XVII. CITY MANAGER’S INFORMATIONAL ITEMS**

- 1. \*Update on Community Policing Facility
- 2. \*Sherburne Property Disposition
- 3. \*Report Back on Historic Grants
- 4. Update on Tax Deeded Properties from the Legal Department
- 5. \*PDA Board Meeting Update

**X VIII. MISCELLANEOUS BUSINESS INCLUDING BUSINESS REMAINING UNFINISHED AT PREVIOUS MEETING**

**XIX. ADJOURNMENT [at 10:30 p.m. or earlier]**

*\*Indicates verbal report*

**KELLI L. BARNABY, MMC/CNHMC  
CITY CLERK**

## CITY COUNCIL MEETING

MUNICIPAL COMPLEX  
DATE: MONDAY, APRIL 15, 2024

PORTSMOUTH, NH  
TIME: 7:00PM

### III. CALL TO ORDER

Mayor McEachern called the meeting to order at 7:00 p.m.

### IV. ROLL CALL

**PRESENT:** Mayor McEachern, Assistant Mayor Kelley, Councilors Tabor, Cook, Denton, Blalock, Bagley and Moreau

**ABSENT:** Councilor Lombardi

### V. INVOCATION

Mayor McEachern asked everyone to join in a moment of silent prayer in memory of Joanne Grasso, who passed away on March 21<sup>st</sup>. Joanne was a loyal, faithful, and dedicated daughter of the City of Portsmouth. Born and raised here, she was a teacher of our children, 6-time member of this Council and known Citywide as a person on kindness and compassion. It is people like Joanne who have made this City the beacon which it has become.

### VI. PLEDGE OF ALLEGIANCE

Mayor McEachern led in the Pledge of Allegiance to the Flag.

### **MAYOR'S AWARD**

1. Recognition of Alexander Maillet for life saving event

Mayor McEachern presented a Mayor's Award to Alexander Maillet in recognition of his extraordinary and quick thinking in saving the life of an employee in his workplace. Mayor McEachern said that Alexander is an inspiring example to our community.

### VII. **ACCEPTANCE OF MINUTES – FEBRUARY 12, 2024; FEBRUARY 13, 2024; FEBRUARY 20, 2024; MARCH 4, 2024; MARCH 18, 2024, AND APRIL 1, 2024**

**Assistant Mayor Kelley moved to approve and accept the minutes of the February 12, 2024; February 13, 2024; February 20, 2024; March 4, 2024; March 18, 2024, and April 1, 2024, City Council meetings. Seconded by Councilor Moreau and voted.**

### VIII. **RECOGNITIONS AND VOLUNTEER COMMITTEE REPORTS**

2. Recognition of High School Future Business Leaders of America

Assistant Mayor Kelley, Advisor of the FBLA recognized the following students James Johnston, Henry Honeyman, Cam Patterson, Mason Patterson, Ben Gotlieb, and Joe Zingariello who competed in State competitions for Future Business Leaders of America representing Portsmouth High School. She announced that Mason Patterson came in 2<sup>nd</sup> for Healthcare Administration and Ben Gotlieb came in 1<sup>st</sup> for accounting.

In recognition of their achievements Assistant Mayor Kelley on behalf of Mayor McEachern and the City Council presented the students with a gift bag and tokens of our appreciation for their success.

## **IX. PUBLIC COMMENT SESSION**

Erik Anderson reported that the Housing Committee has received a variety of comments. He spoke of the need for a letter outlining the process.

John Logan said the housing issue needs to be addressed globally and not focused on one site. He stated he would like to see all ten sites used to create workforce housing because this is a citywide problem.

Sue Polidura expressed concern regarding solar panels in the historic district of the city. She said we need to be careful what is allowed within the historic district and possibly look at allowing this for other parts of the city.

Petra Huda spoke regarding the March 18<sup>th</sup> meeting when Councilor Tabor apologized for what he said regarding the McIntyre matter. She stated that this is Councilor Tabor's third time that he has done something similar and suggested that he either resign or be removed from the City Council.

Paige Trace said the Housing Committee posted minutes that were not reviewed for errors, she indicated her name was listed incorrectly and needs to be corrected. She spoke regarding Councilor Tabor speaking on matters that should be left confidential. She stated that solar panels do not belong in the historic south end of the city.

Francis Cormier said the City Council needs to consider what the residents said regarding workforce housing for the Sherburne School site. He said the athletic field should remain.

Genevieve Becksted Muske spoke opposed to workforce housing at the Sherburne School site. She said the residents of Pannaway Manor are feeling this is an unwanted guest coming into their neighborhood. She stated how the Council approached the neighborhood was wrong and the City Council needs to stop talking and start listening to the residents.

Esther Kennedy spoke regarding the city adding boat slips that never received permits for the installation of steps. She stated that the city did not follow the rules when installing the steps and the city is charging less for the boat slips, which is under cutting other local small businesses nearby.

Rick Becksted (via Zoom) expressed concern regarding a statement that the previous City Council was doing housing at Community Campus but did not want to act. He asked Mayor McEachern and the City Council to be honest with Pannaway Manor. He stated the Portsmouth Housing Authority has on their website that workforce housing would be created at the Sherburne site.

Arthur Clough said that we have seen Councilor Tabor make mistakes before. He said Councilor Tabor should be removed from the Council and that he would be refiling a case against Councilor Tabor because it was not dismissed with prejudice.

Ben VanCamp, President of Chamber of Commerce, said we are not in normal times and housing is an issue. He said zoning changes coming forward will increase density in the corridors of the city. He spoke in support of establishing workforce housing at the Sherburne site.

Mike Mulhern, Service Credit Union, said workforce housing is not currently obtainable in the city and Service Credit Union is committed to assist in providing affordable housing for the city.

**X. PUBLIC HEARING AND VOTE ON ORDINANCES AND/OR RESOLUTIONS**

**First Reading of Ordinance:**

- A. First Reading of Ordinance amending Chapter 10, Article 4 – Zoning Districts and Use Regulations, Section 10.440, Article 8 – Supplemental Use Standards, Sections 10.810 and 10.843, Article 11 – Site Development Standards, Section 10.1112.32, and Article 15 – Site Development Standards, Section 10.1530 – Various amendments relative to Electric Vehicle Charging Stations

**Councilor Denton moved to pass first reading and schedule public hearing and second reading for May 6, 2024 City Council meeting. Seconded by Councilor Bagley.**

**Councilor Denton moved to add a Section 10.1112.23 to Section 10.1112.20 “Calculation of Number of Required Spaces” that reads, “10.1112.23 Parking spaced occupied by EV charges and support equipment may count toward minimum parking requirements. Seconded by Councilor Moreau.**

Councilor Denton spoke to the lack of level 3 chargers for electric vehicles. He also addressed parking needs.

Discussion followed on defining support equipment.

Councilor Moreau said she does not feel Councilor Denton’s amendment is needed.

**Amendment to motion passed.**

**Councilor Denton moved to delete “(including, but not limited to, generators and transformers)” from Section 10.843.34 that now reads, “Except for EV fueling space A, all above ground EV charging support equipment (including, but not limited to, generators and transformers) shall be set back 10 feet from all lot lines. Seconded by Councilor Tabor and voted.**

**Councilor Denton moved to add Section 10.450 “Table of Uses – Pease/Airport Districts” the following “21. Electric Vehicle Charging Stations” table:**

<b>21. Electric Vehicle Charging Stations</b>	<b>AIR   AI   PI   ABC</b>
<i>EV fueling Space A as an accessory use</i>	<i>Permitted</i>
<i>EV fueling Space B as an accessory use</i>	<i>Permitted</i>
<i>Motor vehicle service station as a principal use</i>	<i>Permitted</i>

**Seconded by Councilor Cook.**

Councilor Denton said none of these are requirements on Pease. He said it made sense to include Pease to give examples.

Councilor Moreau recommended sending a recommendation to Pease for consideration.

*Councilor Denton withdrew his motion and Councilor Cook withdrew her second.*

**Councilor Denton moved to send a letter to the Pease Development Authority alerting them to zoning changes and recommend that they consider the changes to align with Portsmouth regulations. Seconded by Councilor Cook and voted.**

**Councilor Tabor moved to amend that we include in the Table of Uses Level B Chargers in the Office Research Zone by Conditional Use Permit. Seconded by Assistant Mayor Kelley and voted.**

**Main motion to pass first reading and schedule public hearing and second reading for May 6, 2024, passed as amended.**

- B. Public Hearing/Second Reading of Ordinance amending Chapter 10, Zoning Ordinance, City of Portsmouth Zoning Map, be amended to change the zoning designation of the following parcels described within the ordinance pursuant to Chapter 10, Article 4, Zoning and District Use Regulations, Section 10.421, District Location and Boundaries, Section 10.421.10 of the Zoning Ordinance. That the Zoning Map be amended so that the described parcels within the ordinance are rezoned from Office Research (OR) to Gateway Neighborhood Business (G1)

**Councilor Cook moved to pass second reading and schedule a third and final reading at the May 6, 2024, City Council meeting. Seconded by Councilor Blalock.**

**PRESENTATION**

Planning Manager Stith provided a presentation outlining and explaining the differences between Gateway 1 and Gateway 2. He spoke to the goals of the master plan and areas proposed with map amendments.

**CITY COUNCIL QUESTIONS**

Discussion followed among the Council and Planning Manager Stith on the Gateway Districts and process for the master plan.

**PUBLIC HEARING SPEAKERS**

Mayor McEachern read the legal notice, declared the public hearing open and called for speakers.

Esther Kennedy expressed concerns relative to gateway districts and feels like the city is saying we don't want industrial and commercial businesses. She stated this is being done for a few properties and opposes the changes.

Petra Huda said she questioned the area of water country and the wetlands. She asked for an explanation for the small lots.

Paige Trace said when you change Oriental Gardens you double the property. She stated you have an attorney asking to consider Commerce Way and you're doing nothing to put workforce or affordable housing in place. She stated you could locate a tremendous amount of housing on Commerce Way.

Marsha Highland spoke opposed to ordinance and said there are differences between the parcels across from Elwyn Park and she doesn't want these seven parcels changed.

John Hudson asked how he learns what is being proposed for Gateway 1 which is the area he resides in. City Manager Conard asked Planning Manager Stith to speak with Mr. Hudson to answer his questions.

With no further speakers, Mayor McEachern declared the public hearing closed.

#### **ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS**

Councilor Bagley said he would support this ordinance as presented. He said that this would allow for more properties in the city.

Councilor Tabor asked Planning Manager Stith about commercial use and that it is permitted in the gateway. Planning Manager Stith said that is correct.

Councilor Cook said regarding wetlands, changing the zoning does nothing to change the wetlands. Planning Manager Stith said that is correct.

Councilor Blalock said that Elwyn Park should remain in the same zone.

Councilor Moreau said we are taking away industrial zone, and some uses are allowed in the gateway and allows for more options for what can be put on the property.

Mayor McEachern said we need to provide housing incentives.

Councilor Moreau said she is in favor of having Commerce Way becoming gateway.

**Motion passed.**

**Councilor Moreau moved to suspend the rules to bring forward third and final reading of the ordinance. Seconded by Councilor Bagley and voted.**

**Councilor Moreau moved to pass third and final reading of the ordinance. Seconded by Assistant Mayor Kelley.**

Assistant Mayor Kelley said she wants to look at other parcels.

Mayor McEachern said he was impressed by Mr. Mulhern's comments regarding building affordable housing before it is a requirement.

**Motion passed.**

At 9:07 p.m., Mayor McEachern called for a brief recess. At 9:15 p.m., Mayor McEachern called the meeting back to order.

**XI. CITY MANAGER'S ITEMS WHICH REQUIRE ACTION**

**A. CITY MANAGER CONARD**

1. Approval of Renewal of Chief of Police Newport's Employment Agreement

City Manager Conard reviewed the changes in the contract for Police Chief Newport.

The City Council discussed the salary and educational bonus in the agreement.

Commissioner Scherr said the Police Commission supports the agreement and changes. He spoke about the length of time the chief has been with the City of Portsmouth and how he was not receiving increases during his last agreement, which is the reason for the increases you are seeing now.

Mayor McEachern passed the gavel to Assistant Mayor Kelley.

Mayor McEachern said we did not go out for a nationwide search, and we found the person for the position inside the ranks of the department. He spoke about the chief's exemplary and remarkable work. He said we would not find a better example of leadership. He expressed his support for the chief and for what he has done for the department.

Assistant Mayor Kelley returned the gavel to Mayor McEachern.

Councilor Blalock spoke in support of Chief Newport and said he has not received cost of living adjustments and the new salary reflects what he would have been making if he had received the increases.

Councilor Moreau said she had a hard time with the amount, but Chief Newport has done a wonderful job and is outstanding in his position. She spoke to the money saved by promoting within and that we would be compensating him for the work he has done and will continue to do.

Councilor Bagley said the chief has done a great job and the highest paid person should be the City Manager and Superintendent of Schools and with this increase it does not leave much daylight between the positions. He spoke opposed to the educational bonus.

**Councilor Tabor moved to approve and accept the agreement as presented. Seconded by Assistant Mayor Kelley.**



Councilor Tabor expressed his support for Chief Newport and his agreement but shares the concerns with the salary structure.

Councilor Cook said she shares Councilor Bagley's concerns with the pay structure.

Mayor McEachern passed the gavel to Assistant Mayor Kelley.

Mayor McEachern said he would love to believe how we set the salaries is by the market, but that is not the case. He said you want to make sure we are doing the best to hire the people to do the jobs. He said we are preserving the quality of life for the city.

**On a roll call 5-3, voted to approve and accept the agreement as presented. Mayor McEachern, Councilors Tabor, Blalock, Moreau and Assistant Mayor Kelley voted in favor. Councilors Cook, Denton and Bagley voted opposed.**

Assistant Mayor Kelley returned the gavel to Mayor McEachern.

2. Request for 3-Month Extension of Existing Franchise Agreement with Comcast

**Councilor Blalock moved to authorize the City Manager to finalize and execute the Extension Agreement as presented. Seconded by Assistant Mayor Kelley and voted.**

## **XII. CONSENT AGENDA**

- A. Letter from Michelle James, Yoga in Action, requesting permission to use Prescott Park for the annual series, "Yoga in the Park" Tuesday at Noon for the months of June, July, and August ***(Anticipated action – move to refer to the City Manager with Authority to Act)***
- B. Letter from Allan Scholtz, Portsmouth Professional Firefighters Local 1313, requesting permission to hold Fill-the-Boot Drive on Saturday, August 3, 2024, from 8:00 a.m. to 4:00 p.m. for Muscular Dystrophy Association ***(Anticipated action – move to refer to the City Manager with Authority to Act)***
- C. Letter from Debra Smith, Friends of the South End, requesting permission to hold the 20<sup>th</sup> Annual Fairy House Tour on Saturday, September 21, 2024, and Sunday, September 22, 2024, from 10:00 a.m. to 3:00 p.m. ***(Anticipated action – move to refer to the City Manager with Authority to Act)***
- D. Letter from Tina Sawtelle, The Music Hall, requesting permission to close Chestnut Street to vehicular traffic for outdoor live music, special events, and festivals taking place in 2024 ***(Anticipate action – move to refer to the City Manager for development and execution of a License Agreement)***
- E. Letter from Bruce Hurley, Seacoast Half Marathon, requesting permission to hold the 19<sup>th</sup> Annual Seacoast Half Marathon on Sunday, October 27, 2024 ***(Anticipated action – move to refer to the City Manager with Authority to Act)***

- F. Letter from Mike Effenberger, Seacoast Jazz Society, requesting permission to hold Jazz In The Streets on six Saturdays this summer with street performances in three locations (Vaughan Mall stage, Tugboat open area, Market Square in front of North Church) and to set up musicians on the Vaughan Mall stage and allow light-volume percussion and light amplifications (***Anticipated action – move to refer to the City Manager with Authority to Act***)

**Councilor Cook moved to remove Items C. & F. from the Consent Agenda. Seconded by Councilor Moreau and voted.**

**Councilor Moreau moved to adopt the Consent Agenda without Items C. & F. Seconded by Councilor Denton and voted.**

- C. Letter from Debra Smith, Friends of the South End, requesting permission to hold the 20<sup>th</sup> Annual Fairy House Tour on Saturday, September 21, 2024, and Sunday, September 22, 2024, from 10:00 a.m. to 3:00 p.m.

**Councilor Moreau moved to refer to the City Manager with Authority to Act. Seconded by Councilor Blalock and voted. Councilor Cook recused from voting on this matter.**

- F. Letter from Mike Effenberger, Seacoast Jazz Society, requesting permission to hold Jazz In The Streets on six Saturdays this summer with street performances in three locations (Vaughan Mall stage, Tugboat open area, Market Square in front of North Church) and to set up musicians on the Vaughan Mall stage and allow light-volume percussion and light amplifications

**Councilor Moreau moved to refer to the City Manager with Authority to Act. Seconded by Councilor Tabor and voted. Councilor Cook recused from voting on this matter.**

### **XIII. PRESENTATION AND WRITTEN COMMUNICATIONS**

- A. Email Correspondence

**Councilor Blalock moved to accept and place on file. Seconded by Councilor Cook and voted.**

- B. Letter from Mark Gianniny, McHenry Architecture, requesting the City Council consider a full refund of the building permit fee associated with permit number BLDG-220961

**Assistant Mayor Kelley moved to place on file and refer back to the building inspector to exercise his authority under the building code. Seconded by Councilor Bagley.**

City Manager Conard explained the cost of the building permit was \$25,000.00 and Mr. Gianniny would consider receiving \$12,500.00 in return. She reported that he has a second building permit for a smaller project.

Mayor McEachern said he would support looking at what these costs the city to issue.

**Motion passed.**

#### **XIV. MAYOR McEACHERN**

1. Appointment to be Considered:
  - Anthony Coviello as a Regular member of the Planning Board

The City Council considered the appointment and will take action at the May 6, 2024, City Council meeting.

2. Appointments to be Voted:
  - Reappointment of Samantha Collins to the Conservation Commission
  - Reappointment of Kathleen Bergeron to the Portsmouth Housing Authority
  - Reappointment of Kathryn Lynch to the Recreation Board

These reappointments are duplicates and were voted upon at the April 1<sup>st</sup> City Council meeting.

3. Approval of Tom Rooney and Peter Britz as Primary and Alternate Member Representatives to the Community Power Coalition of New Hampshire to replace Kevin Charette and Peter Rice

**Councilor Tabor moved to approve Tom Rooney as Portsmouth's Primary Member Representative to the Community Power Coalition of New Hampshire, along with Peter Britz, Portsmouth Planning and Sustainability Director, as Alternate Member Representative and to write a letter of thanks to Kevin Charrette and Peter Rice for their outstanding work as outgoing CPCNH board members. Seconded by Councilor Cook and voted.**

#### **XV. CITY COUNCIL MEMBERS**

##### **A. ASSISTANT MAYOR KELLEY & COUNCILOR TABOR**

1. Housing Committee Update/Requests

Assistant Mayor Kelley provided an update on the Housing Committee.

**Assistant Mayor Kelley moved to recommend that the City Council work towards the official disposition and land lease of the Sherburne School property for the creation of permanent below market rate housing. Seconded by Councilor Tabor.**

Assistant Mayor Kelley stated the city needs to start the process for the disposition of the land and putting out an RFQ for building permanently below market rate housing or we will lose housing before we get started. She spoke to the other communities that have built affordable units and feels the Council needs to move forward and get the project started. She also said that she does not want to see some community members pitting themselves against one another.

Councilor Denton said he would prefer creating affordable housing on the lower lot of City Hall.

Councilor Moreau said we are not stating what will happen, just a direction of where to go in the future.

Councilor Bagley asked about the RFQ process. City Manager Conard said that an RFQ would slow down the process, but we could do an RFP with a strong emphasis towards qualification standards.

Deputy City Attorney Woodland said it is important to be specific and leave it open ended.

Councilor Bagley said he would like to see us enter a 100-year lease with the Portsmouth Housing Authority.

Discussion followed among the City Council regarding the importance of affordable housing and the ability to apply for credits this year.

**Motion passed.**

**B. COUNCILOR COOK**

1. Changes to Public Art Ordinances

**Councilor Cook moved to request that the Governance Committee, in conjunction with the Legal Department, review the City ordinances and policies related to public art based on the memorandum presented to the City Council from the Public Art Review Committee (PARC), and combine the ordinances and policies, where possible, to create an ordinance related to public art. Seconded by Councilor Bagley and voted.**

**D. COUNCILOR BAGLEY**

1. Parking & Traffic Safety Committee Action Sheet and Minutes of April 4, 2024

**Councilor Bagley moved to approve and accept the action sheet and minutes of the April 4, 2024, Parking & Traffic Safety Committee meeting. Seconded by Councilor Blalock.**

Councilor Bagley reported that Bartlett Street will have a raised intersection versus a roundabout with the addition of a cross walk and flashing beacons.

**Motion passed.**

**XVII. CITY MANAGER'S INFORMATIONAL ITEMS**

1. Update on Community Policing Facility

Public Works Director Rice reported vigorous discussions were held to try and put the pieces in the right place for the facility and that they're making good progress on the site. He stated they will be meeting with the working group to continue their work and will bring forward next steps to the City Council for siting the facility at this location.

**XVIII. MISCELLANEOUS BUSINESS INCLUDING BUSINESS REMAINING UNFINISHED AT PREVIOUS MEETING**

Councilor Cook announced that the Market Square Master Plan Initiative Launch will take place on April 24th.

Councilor Blalock thanked everyone that was involved in making Student Government Day a success.

Deputy City Attorney McCourt recommended postponing the Public Use and Necessity Hearing regarding Fleet Street Area and Maplewood Avenue Outfall Project scheduled for Monday, April 29th indefinitely. The City Council verbally agreed.

**XIX. ADJOURNMENT**

**At 10:25, Councilor Moreau moved to adjourn the meeting. Seconded by Assistant Mayor Kelley and voted.**



KELLI L. BARNABY, MMC/CNHMC  
CITY CLERK



**Renewable Solar Energy Proposal - 2030**  
**City of Portsmouth**  
**Prepared by Wyatt Howard Baker, Benjamin Fischer**  
**April 4th, 2023**



**INTRODUCTION:**

Dear City of Portsmouth,

Hello this Email is coming from two eighth grade students from Portsmouth middle school. We send this email to you in hope of your approval of our custom solar project that we planned ourselves. We send this email to you as a way to help stop climate change. We have been studying in school about climate change and how solar works for the past month or two. We hope you listen to us with all our learning and be open minded to what we are saying.

**PROJECT LOCATION: CITY HALL/POLICE STATION COST: \$1,792,900**

Humans have put so much extra CO<sub>2</sub> in the atmosphere since our appearance in 2.4 million years ago and this has mostly come around from our constant use of fossil fuels. All animals have CO<sub>2</sub> inside of them and when we die our bodies will slowly get covered by dirt or sand of some kind and over 100,000 years or so all the pressure from the layers of dirt crushes us and turns us into rock called a fossil or oil. The fossil or oil contains CO<sub>2</sub> from the animals and then when we burn these things for energy we release this CO<sub>2</sub> into the atmosphere. We have done this so much that our atmosphere has changed and the CO<sub>2</sub> is trapping the heat from the sun in our world not letting the extra go out in space.

The rate of CO<sub>2</sub> has increased dramatically over the past 300 years with events such as the industrial revolution and factories making countless products burning fossil fuels just putting CO<sub>2</sub> right into the atmosphere putting a blanket over the atmosphere keeping heat trapped into earth and if we don't stop now by 2040 there's no going back. Solar on the other hand takes energy straight from the sun, this form of energy is renewable, meaning it can never run out, and clean for the environment having no CO<sub>2</sub> emissions. We have the technology to take all of the sun's energy so now is our chance and the only thing in our way are people that aren't educated enough to care and fossil fuel companies that don't want to go out of business.

We have done many labs on this problem of climate change to see if it is even true and when adding some CO<sub>2</sub> into a bowl of rocks we found that it got hotter than the bowl with the same material and same heat over it meaning CO<sub>2</sub> does trap heat. Another thing we did was seeing if shiny white glaciers would get hotter than the black ones and we found that the shine of the white glacier reflects the heat and cools down the world. The final piece of evidence we research was the world's temperature over the years having to see how much higher or lower it goes over the average temp and it was constantly going up and down even with humans, but in 1970, the start of the industrial revolution, the temp average never went down and constantly went up to 2 degrees hotter than the average making us think climate change is real and made by humans.

If we don't act now, Downtown Portsmouth is projected to be underwater by 2050! Sea level rise is a huge impact as it is going to rise 1.3 feet and a price we have to pay for emitting CO<sub>2</sub> into the atmosphere. All cities, towns on the coast and even beachfront properties could quite possibly be swimming with the fishys by 2050. The other danger is the death of 10,000 species that will mess up the whole ecosystem making our food and world change for the worse, giving less healthy fish and animals and even we could die because of the extreme heat, air pollution, and extreme natural disasters that will hit us more commonly than ever before!

Our solution to the crisis of climate change is to put in a large amount of solar panels to move away from the old ways of fossil fuels that pollute the earth and aren't sigma. The clean energy in large amounts will help this city and are sigma a lot giving it less on energy bills because you are making your own energy. We were thinking of putting the solar panels in at city hall and the police station as it is a large flat area that gets a lot of sun and is not covered by trees. City hall also uses a lot of energy. Putting solar panels on the city hall will lower co<sub>2</sub> emissions, save money for the city long term, and help save space by using roofs.

The benefits that will come from using solar is that you can save money by not spending \$286 a month on getting energy that uses coal. This adds up to spending \$3,432 a year on energy, so buying solar panels for just \$1,300 per panel is much better. Solar panels will also just be installed on your roof so instead of taking up large amounts of space for a factory and power plants you can destroy these and reuse them for nature. Solar energy also has no co<sub>2</sub> emissions with it getting its energy from the sun which will never run out and is very powerful.



Right now the city hall uses coal powered energy that puts in a large amount of CO<sub>2</sub> in the atmosphere making the world even hotter than it already is so clear your consciousness and feel good about yourself with solar panels.

The location that we want to use for this solar panel project is the city hall and police station as it's on a hill meaning it's closer to the sun, it has no trees covering the rooftop and you can point the solar panels anywhere with a lot of space and mostly a flat roof for more energy per panel. Sea level rising can't affect it because of the elevation so it is a safe space for lots of energy to be made and shared.

Provide an estimate of how many solar panels could fit in your proposed location (we will go over the math on how to calculate this estimate)

The amount of solar panels we could fit on the city hall and police station is 1,419 solar panels. Making in total 733,174 kWh a year.



Many places around the world have already implemented solar panels. One of the most famous is the Eiffel tower, which has solar panels on it that make 10,000 kilowatts of electricity every year. If we do this in Portsmouth we can also reduce our energy consumption saving the city hall and police station on the energy bills and we all know you guys love money.

Some negatives of solar energy is that it's expensive and the amount of energy you get in a day can depend on how much sun actually hits your house so if it's a cloudy day or a rainy day that's money and energy lost. To put in this project there might already be a lot of things up on your roof so you might have to clean up and take out some of those things.

Your pockets will be empty, if they aren't already, and you will be in debt because you have to pay \$1,792,900 for this massive project and you might not have that money but to pay it off you can do a PPA. This is where an investor will buy your solar panels for you and you will slowly pay it off like your college debt with the amount of money you make from the extra energy from solar panels and the tax breaks you get. This money will all go to the investor but you still get the energy and benefits of solar. So it will be a struggle but it will be worth it.

Some bad environmental impacts of solar energy is that solar emits CO<sub>2</sub> when creating the solar panels. It can also impact the way water and rainfall drains. It also takes up a lot of space if you put it anywhere but your roof and it can take space from wildlife.

We have to change our ways of using energy and who better to be an example than the city. If you guys are the ones to decline a better world than who should accept our offer? **You were like a brother to me Portsmouth, you were said to destroy fossil fuels not join them! Bring balance to solar energy, not leave it in darkness! It will cause a lack of faith in solar energy if you decline this offer. And you don't want to have your lack of faith be disturbing.** There won't be a single dollar coming out of your pocket if we get an investor. It's all the benefits and no disadvantages.

Our solar panels will generate 733,174 kWh a year. And if you want more there is still technology being advanced every day for solar technology.

This has to happen now if not in 2040 the changes will be too late and the CO<sub>2</sub> in the atmosphere will stay there forever so invest NOW!!!

Do our PPA method to pay for the solar panels. The police station makes a lot of CO<sub>2</sub> with 24 hour calls and lots of lights always on. It is a power house of fossil fuel with one average light bulb making 172 g of CO<sub>2</sub> and an hour on the phone is also 172 g of CO<sub>2</sub> along with all the police cars going at high speeds burning lots of fossil fuels. You should take our plan to stop sending all this CO<sub>2</sub> in the atmosphere. So please do it.



## Grading Rubric for Renewable Energy Proposal

ATTEMPTED 2.5 (NYM)	APPROACHING EXPECTATIONS 3.5 (C)	MEETS EXPECTATIONS 4 (B)	EXCEEDS EXPECTATIONS 5 (A)	MULTIPLY
Majority of the proposal was incomplete or not submitted. Proposal does not include all required sections and shows limited research and/or thought.	Most topics were addressed. Some areas may be missing evidence, explanation or reasoning of the needs for renewable energy. The proposal was either completed or partially incomplete but does show some research and/or thought.	All topics were addressed with evidence of research and understanding of the need for renewable energy in Portsmouth. Reasoning for SOLAR renewable energy solution is obvious and thought out. The proposal was submitted with all required sections complete.	All topics were addressed with multiple pieces of excellent research evidence and expertly made recommendations for need for SOLAR renewable energy in Portsmouth. The proposal was realistic with obvious proof of critical thinking. Overall, exceeded expectations for a thoughtful and realistic energy plan for the city.	X6  <b>TOTAL 30</b>

**Grade Earned = \_\_\_\_\_/30**

**Teacher Feedback:**

Nice nice nice! Very awesome and coolio



# Renewable Solar Energy Proposal - 2030

## City of Portsmouth

Prepared by **Jasmine Parker and Jessica Schickling**  
April 4th, 2023



### INTRODUCTION:

The people presenting 1 of many solar energy proposals are Jasmine Parker and Jessica Schickling. We are submitting our proposal to the city because we feel like theres going to be huge impact to the world when we are older due to fossil fuels so we want to help the world be aware and change what they are using for energy to make it more green. This proposal should be listened to by the city council because we have taken a couple of weeks to understand climate change and why its being caused, we aren't experts but we know the basics and how it can be changed for the better. We almost learned all this information from our science teacher, Ms. Stonerook, while at a city owned school.

**PROJECT LOCATION: Community Campus COST: \$3,446,300**

Human-induced climate change primarily results from the release of greenhouse gasses into the atmosphere, mainly through the extinction and burning of fossil fuels like coal, oil, and natural gas. When these fuels are burned for energy, they release CO<sub>2</sub> and other greenhouse gasses such as methane into the atmosphere. These gasses trap heat from the sun, leading to global warming. Deforestation also plays a significant role in climate change. Trees absorb CO<sub>2</sub> from the atmosphere during photosynthesis helping to reduce the amount of greenhouse gasses being released into the air. When forests are cleared or burned for agriculture, logging, or building houses, the stored carbon is released back into the atmosphere at an insanely fast rate further contributing to higher levels of greenhouse gasses. The increase in greenhouse gas emissions from human activities has led to an intensification of the natural greenhouse effect. Switching from fossil fuel electricity generation to solar energy creation is essential for several reasons. Reason 1. Solar energy is a clean and renewable energy source that produces electricity without emitting CO<sub>2</sub> or other greenhouse gases. By transitioning from fossil fuels to solar power, we can significantly reduce the amount of CO<sub>2</sub> being released into the atmosphere, thereby helping to combat climate change. Reason 2. The continued burning of fossil fuels for electricity generation is a major contributor to the increase in CO<sub>2</sub> levels in the atmosphere, which is driving global warming and climate change. By shifting to solar energy, we can help slow down the rate of CO<sub>2</sub> increase and limit the negative impacts of climate change on the planet. Reason 3. Solar energy is a sustainable and environmentally friendly energy source that can be harnessed without depleting natural resources or causing harm to the environment. By investing in solar power, we can promote sustainability and reduce our dependence on finite fossil fuel resources. Reason 4. Over the years, the cost of solar energy technology has been decreasing, making it increasingly competitive with fossil fuel-based electricity generation. Switching to solar power can help stabilize energy costs in the long term, you only pay for 7-12 years out of 40 for the power from the solar panels, and any extra electricity can be sold back to make money so it's better in cost. Reason 5. By generating electricity from solar energy, individuals, communities, and countries can become more energy-independent and less reliant on imported fossil fuels. Fossil fuels take millions of years to be made and burned within a matter of minutes but solar energy we have for a minimum of 6 hours a day and will never be a limited supply in our lifetimes. At school, we did a lab called "The 2 Earths Lab" which had 2 bottles representing Earth, one with the normal amount of Co<sub>2</sub> and a big amount of Co<sub>2</sub> which showed us that the Earth with more Co<sub>2</sub> warmed up faster than the Earth with a normal amount of Co<sub>2</sub>. We learned about the albedo effect during school. The albedo effect plays a significant role in climate change. Albedo refers to the amount of sunlight that is reflected off the Earth's surface. When the Earth's surface has a high albedo, like ice and snow, more sunlight is reflected into space, which helps cool the planet. However, as the Earth warms due to climate change, caused by burning fossil fuels, ice and snow cover are reduced, leading to a lower albedo. This means that more sunlight is absorbed by the Earth's surface, which further warms the planet. This creates a feedback loop where warming temperatures lead to decreased ice and snow cover, which in turn leads to more warming. Overall, the albedo effect amplifies the impacts of climate change, as changes in surface reflectivity contribute to rising global temperatures. This can lead to various consequences such as melting glaciers, rising sea levels, changes in weather patterns, and disruptions to ecosystems. One of the biggest reasons for CO<sub>2</sub> changes is that we are getting rid of forests in huge amounts at once. Trees absorb huge amounts of CO<sub>2</sub> and keep it from going into the atmosphere but when they are chopped down all of it gets released back into the atmosphere leading to higher levels of CO<sub>2</sub>. Climate change's possible impacts on Portsmouth NH and greater New England include 1. Sea level rise, coastal areas (Portsmouth) are vulnerable to sea level rise. This can lead to increased flooding, erosion, and damage to infrastructure along the coastline. 2. Climate change can lead to higher average temps, which in Portsmouth has been rising by 3.5 degrees Fahrenheit a year, but can have various effects on agriculture, ecosystems, and public health. 3. Climate change is also expected to increase the intensity and frequency of extreme weather events like hurricanes, storms, and heat waves, which can pose risks to human safety and property. 4. Changes in precipitation patterns can impact water availability, agriculture, and ecosystems. Increased rainfall can lead to flooding, while decreased rainfall can result in droughts. 5. Climate change can also affect biodiversity in the region, leading to shifts and disruptions to ecosystems.

Our solar renewable energy solution is going to be on the Community campus with solar panels. Our project will help provide a massive amount of clean energy to the city and Community Campus itself, the clean energy from solar will lower our CO2 emissions because we can't fully cut it out but will lower it for the better. Our solar project will save money over time because we can use this energy source for around 40 years and it will be cheaper than continuously buying fossil fuels. 1 benefit is that solar panels can help reduce electricity bills by generating renewable energy that can be used to power the building's operations. This can result in long-term cost savings for Portsmouth. 2nd benefit is that solar panels generate clean, renewable energy, which can help reduce the city's carbon footprint and contribute to environmental sustainability goals. Another benefit is that by generating their electricity, the Community Campus with solar panels can decrease their reliance on external energy sources, providing greater energy security and independence. The 4th benefit is that solar panels can provide a source of backup power in case of grid outages or emergencies, helping to increase the resilience of the building and its operations. 5th and final reason is that many governments offer incentives, tax credits, and rebates for installing solar panels, making it a financially attractive option for city buildings. The city-owned building that was chosen was the Community Campus for the solar panel project. There are 2 different kinds of roofs at the Community Campus, a flat roof and a pitched roof. The amount of solar panels needed for the flat roof is, 728 panels, for the pitched roof it is 1,923 panels, making 2,651 panels altogether. The cost for the flat-roofed panels is around \$946,400 for the pitched-roofed panels it is around \$2,499,900, altogether it's around \$3,446,300.

Several countries around the world use solar power as a part of their energy mix. Two of the notable countries using solar power include. Germany. The country is increasingly producing more electricity at specific times with high solar irradiation than it needs, driving down spot-market prices and exporting its surplus of electricity to its neighboring countries, with a record exported excess of 34 TWh in 2014. Also despite Germany experiencing a comparatively cloudy summer, Germany's solar PV installations have generated 40.7 terawatt-hours (TWh) worth of electricity between January and August 2021, roughly the same as during the same period in the previous year, when much more sunshine hours were recorded, PV magazine reports based on new figures from the renewable energy statistics group AGEE-Stat.. 2. China. The findings show solar PV is an enormous resource for China's decarbonization. They then demonstrated its cost-competitiveness, with 78.6% of the potential in 2020 equal to lower than current prices of local coal-fired power, a share set to grow further. China has been said to "Dominate the world in solar power." Those countries have fields and buildings full of solar panels which is the only reason they can achieve the statistics they have. If Portsmouth were to use solar power it could help achieve smaller amounts of this because we aren't a whole country but it would be very beneficial for Portsmouth since we are getting a good amount of solar power and it's a small city.



Some negatives or challenges would be that Solar power generation is dependent on sunlight, so it is not a constant energy source. Cloud cover, nighttime, and seasonal changes can affect the amount of electricity generated by solar panels. This intermittency can make it challenging to match supply with demand. Energy storage solutions such as batteries are often needed to store excess solar power for use when the sun is not shining. Battery technology can be expensive and have limited capacity, which can add to the overall cost of a solar power system. While the cost of solar panels has decreased in recent years, the initial investment for installing a solar power system can still be significant. This cost can be a barrier for some homeowners and businesses, despite the long-term savings on energy bills. Solar panels require a significant amount of space to generate a meaningful amount of electricity. Not all properties have enough roof space or land area to accommodate a solar installation that meets the energy needs of the occupants. The manufacturing of solar panels involves the use of raw materials such as silicon, glass, and rare metals. The extraction and processing of these materials can have environmental impacts, and the disposal of solar panels at the end of their lifecycle raises concerns about electronic waste management. Some people find solar panels aesthetically unappealing and may be hesitant to install them on their properties due to concerns about the visual impact. This can be a challenge for homeowners in neighborhoods with strict aesthetic guidelines or historic preservation requirements. The integration of distributed solar power systems into existing utility grids can pose technical challenges, such as voltage fluctuations and grid stability issues. Upgrades to the grid infrastructure may be necessary to accommodate high levels of solar power penetration. Portsmouth does not have 3.5 million dollars lying around so they can use an investor who will pay for the upfront prices and for everything until the city wants to buy, they can make payments, these payments could be monthly or yearly depending on if they want to own it. The investor would get anything profitable from the panels, like selling back to the grid would go to the investor's bank account instead of back to the city. While solar energy is generally considered a clean and renewable energy source, there are still some negative environmental impacts associated with its use. The production of solar panels involves the use of various chemicals, some of which can be harmful to the environment if not properly handled and disposed of. Additionally, transporting solar panels and related equipment can lead to greenhouse gas emissions and other environmental impacts. Large-scale solar farms require significant amounts of land. Clearing land for solar installations can disrupt local ecosystems, habitats, and biodiversity. Solar panels have a lifespan of around 25-30 years. Disposing of old or damaged solar panels can be challenging as they contain materials that may be hazardous if not properly managed. While solar panels do not require water to generate electricity, the process of manufacturing, cooling, and cleaning them can require water resources, especially in arid regions where water is scarce. In some cases, solar panels can create glare and reflect light, which may impact local wildlife or human activities. It's important to note that many of these impacts can be mitigated through proper planning, regulation, and the development of sustainable practices in the solar industry.

Implementing solar panels on your community campus can bring several benefits to Portsmouth in combating the effects of human-induced climate change. Here are some reasons why Portsmouth should consider using Solar panels to generate electricity without producing carbon emissions or other pollutants that contribute to climate change. By using solar energy, Portsmouth can significantly reduce its carbon footprint. Solar energy is a renewable resource, meaning it will never run out. By harnessing solar power, Portsmouth can reduce its dependence on fossil fuels, which are finite resources that contribute to climate change when burned. While there may be an initial investment in installing solar panels, they can lead to long-term cost savings on electricity bills. As the cost of solar technology continues to decrease, the financial benefits of solar energy become more attractive. Generating electricity from solar panels allows your city to become more self-sufficient in meeting its energy needs. This can help insulate your city from fluctuations in energy prices and supply chain disruptions. Implementing solar panels on the community campus can serve as an educational tool for residents, businesses, and students. It can raise awareness about renewable energy and inspire others to follow suit, creating a ripple effect in the community. Solar panels can continue to generate electricity even during power outages, providing a source of reliable energy. The estimated amount of electricity to come out of our solar panel project is 1,399,728 KWH. It's important because the solar plan shouldn't be an "in the plan" it needs to be a today, this year plan. If we wait any longer we will be spending more money on unnecessary fossil fuels and we could be one of the only places to not use solar energy if it becomes a plan. By 7-12 years of using the solar panels all the money used will be paid off by energy usage and the city could make money off of it from then. An investor who will pay for the upfront prices and everything until the city wants to buy can make payments, these payments could be monthly or yearly depending on if they want to own it. The investor would get anything profitable from the panels, like selling back to the grid would go to the investor's bank account instead of back to the city. These changes need to be made because in time our Earth can be destroyed, NASA is already trying to find us a way off this Earth but what would happen if they didn't need to? We can help contribute to bringing down Co2

levels. We may only be a small city but every little bit goes a long way, please consider this because our CO2 levels currently have been the highest they've ever been in the history of the world before, mainly due to humans and fossil fuels.

## Grading Rubric for Renewable Energy Proposal

ATTEMPTED 2.5 (NYM)	APPROACHING EXPECTATIONS 3.5 (C)	MEETS EXPECTATIONS 4 (B)	EXCEEDS EXPECTATIONS 5 (A)	MULTIPLY
Majority of the proposal was incomplete or not submitted. Proposal does not include all required sections and shows limited research and/or thought.	Most topics were addressed. Some areas may be missing evidence, explanation or reasoning of the needs for renewable energy. The proposal was either completed or partially incomplete but does show some research and/or thought.	All topics were addressed with evidence of research and understanding of the need for renewable energy in Portsmouth. Reasoning for SOLAR renewable energy solution is obvious and thought out. The proposal was submitted with all required sections complete.	All topics were addressed with multiple pieces of excellent research evidence and expertly made recommendations for need for SOLAR renewable energy in Portsmouth. The proposal was realistic with obvious proof of critical thinking. Overall, exceeded expectations for a thoughtful and realistic energy plan for the city.	X6  <b>TOTAL 30</b>

Grade Earned = \_\_\_\_\_/30

Teacher Feedback:





**Renewable Solar Energy Proposal - 2030**  
**City of Portsmouth**  
**Prepared by (Sara Edwards and Abby Craig)**  
**April 4th, 2023**



**INTRODUCTION:**

Dear Portsmouth City Council,

Our names are Sara Edwards and Abby Craig and we are interested in submitting a proposal to the city that will help with the negative effects of climate change. We want to decrease the city's energy bill and begin to lower the amount of carbon emissions released by the City of Portsmouth. We plan to install solar panels as a part of the roof that will be built into a carport on the Hanover Street Parking Garage. In our three years of middle school at Portsmouth, we consistently have straight A's on report cards, turn in work on time or early, and work extremely hard to produce quality work. The City of Portsmouth's Council should listen to our proposal because we have an end goal and we would like to see it put into action. Every plan has to start small and build its way up, and if we want to reduce greenhouse gasses and fossil fuels as a whole to reduce climate change, then we have to start somewhere small to make a large difference for the future. We are very passionate about this solution and hope you can take it into consideration.

**PROJECT LOCATION:** Hanover Parking Garage **COST:** Approximately \$776,100

**Project Narrative:** Portsmouth is currently facing a problem that is largely affecting the community as a whole. The city is contributing to the issue through human-induced climate change which is caused by the extraction and burning of fossil fuels, and deforestation. In the past decade, climate change has been increasing at an extremely high rate and there is no indication that it will lower. The CO<sub>2</sub> emissions are abruptly changing the climate since the Industrial Revolution because the hotter the atmosphere gets, the faster the glaciers melt, destroying animals' habitats, and causing the Earth's "natural cooling factor" to disappear. In New Hampshire alone, temperatures have risen 3 degrees Fahrenheit over the past 120 years. There is data from a variety of graphs that proves in the past 400,000 years, as the carbon dioxide levels increase so do the temperatures. The CO<sub>2</sub> levels in the atmosphere have risen 101.46 parts per million (ppm) since 1964. The pace of glacier loss has increased by 28.1 inches per year since the 1980s. Currently, the most popular way to generate electricity is through burning fossil fuels. Society produces fossil fuels by digging up old rocks and fossils that had been buried for millions of years and burning them to create energy used as electricity. We must switch from fossil fuel electricity generation to solar energy because the CO<sub>2</sub> emissions rate is increasing rapidly, eventually heating the atmosphere. As the severity of climate change grows, there has been a large impact on New England's overall conditions. Coastal towns have experienced flooding, damaging homes, businesses, and the land around them. It is predicted that 30% more major flooding disasters will occur in New Hampshire due to the 7-inch increase in sea levels since 1950. Based on years of research done by a variety of different climatologists, climate change is affecting the Earth causing habitat loss, sea levels to rise, global warming, and overall negatively altering New England communities. Switching to solar energy would be the best and most efficient way for Portsmouth to proceed as a climate aware society.

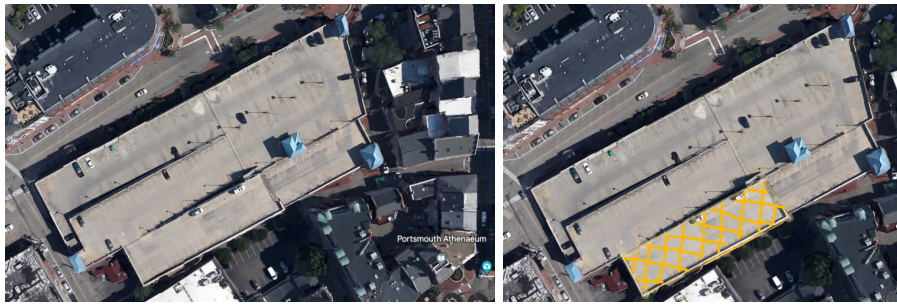
**Proposed Renewable Energy Solution:** By applying solar panels on the roof of the Hanover Parking Garage in Portsmouth, the CO<sub>2</sub> emissions that the city releases every year would lower, eventually making the city's electricity bill decrease. Our solar renewable energy solution would be building a carport made of solar panels on the roof of the Hanover Parking Garage. Generating electricity through solar panels would benefit the City of



Portsmouth's annual cost of energy because it only costs money if the solar panels don't produce enough energy, making people have to take from the power grid. This would most likely not be a problem because the United States receives 33% more sunshine than Germany, which has the largest solar energy supply. If people with solar panels only pay installation fees then they won't have to pay for electricity. The initial cost of solar panels may seem overwhelming and much more than the price Portsmouth is currently paying in energy bills, but after 7-12 years the price of energy produced through solar will be minimal. Temperatures and sea levels in New England are also increasing faster than in any other part of the United States. Our solution would help decrease sea levels in New England because the rate glaciers are melting at would lessen as the atmosphere begins to cool. The average price of solar panels is down 30-40% since the 1st quarter of 2023 while recorded in the 3rd quarter of 2023, due to supply-demand imbalances in China. If the solar panels produce more energy than what is needed, we can send energy to the grid and receive money back.

**Similar Solutions from Around the World:** There are many different approaches places around the world have taken to combat climate change and carbon dioxide emissions. Around New England, communities have thought of similar executions to reduce the amount of greenhouse gas emissions, and in turn, decrease the rising temperatures. Examples of places in New Hampshire that have used solar panels are Oyster River Middle School, SNHU Millyard Parking Garage, Dover High School, Colby-Sawyer College, and Phillips Exeter Academy. The White House is also saving money and reducing greenhouse gas emissions by utilizing solar panels. This carport could be a solution that benefits Portsmouth's impact on climate. Our main inspiration when looking for a place to apply these solar panels is Oyster River Middle School who has recently renovated the building and applied solar panels as a new source of sustainable energy. While Oyster River Middle School has applied solar panels to the roof of the main building, they also have used them as carport for students and staff. This idea that Oyster River Middle School has put into action, has inspired us to use solar panels by applying them as both a carport and on top of the Hanover Parking Garage roof. Solar panels are a source of renewable energy that doesn't release CO<sub>2</sub>. Sources of energy that New Hampshire has used most currently include natural gasses and hydropower. Even though the production of these solar panels will release carbon dioxide into the atmosphere, the amount of energy they produce will reduce CO<sub>2</sub> emissions for the future.

**Google Map:** The Hanover Garage has a roof of about 67,000 feet squared. This would be the best-suited place to apply solar panels because there is already enough space and there would not have to be any new building developments. Also, the solar panels could serve as a carport to protect vehicles from bad weather. The portion we are planning to build a covered carport over has an area of about 11,644 feet squared. For the carport, approximately 597 solar panels can fit on the roof, which will cost about \$776,100 to install and produce about 315,216 kWh per year. If the cost of applying solar panels is outside of Portsmouth's annual budget, there is the potential that an investor could partner with the city for the cost of the project. This is known as a Solar Power Purchase Agreement (PPA). A PPA is when a solar provider is responsible for installing and maintaining the panels on the property. At the same time, the customer commits to purchasing the solar electricity generated by the panels at a fixed rate for some time. The city will not have to pay for the upfront cost of the panels and will be able to buy the solar project from the energy savings gained over 5-10 years based on statistics from ReVision Energy. The only negatives to investing in a PPA is that the electricity rate will not be as low as if the city owns the entire project. There could also be complications when finding a suitable investor. Based on the situation of the project, we believe it would be in the city's best interest to fund the solar project through a Purchase Power Agreement.



**Project Constraints and Challenges:** The challenges that could alter our solar energy project could be finding a way to get the solar panels to the roof of the Hanover Parking Garage, not having the right amount of solar panels and equipment, or having to find the materials and build the carport. Examples of financial issues we could run into in the process of our project would be not being able to find a willing investor, paying for any damages on the panels or rooftop, or being able to afford the equipment needed to build the carport and the panels themselves. Even though we plan to help reduce greenhouse gas emissions, some negative environmental impacts from using solar energy could be land degradation and habitat loss, water use, using hazardous materials, and global warming emissions. Land degradation and habitat loss are issues because solar panels can only be placed on specific plots of land, but they can't share land with agricultural uses. Water use is a problem in the manufacturing chain because it limits water for the concentrating solar thermal plants (CSTP), which require water for cooling purposes. The use of hazardous materials is harmful to the environment because cleaning purposes require chemicals that could be consumed by animal life and humans, putting them at severe risk. Lastly, global warming emissions are dangerous to the environment because during the manufacturing, materials transportation, installation, maintenance, dismantlement and decommissioning processes, produce anywhere from 0.07-0.2 pounds of carbon dioxide per kilowatt hour can be released.

**Importance of Proposed Solution & Conclusion:** Regardless of the challenges that are possible, the City of Portsmouth should consider this specific plan for renewable solar energy because it would benefit the long term outcome of human-induced climate change from the city of Portsmouth. Our solution would help the community fight the effects of climate change because currently, New Hampshire on average uses about 15,919,740,000 kWh of off grid energy which is equivalent to 14,632,078,976 pounds of CO<sub>2</sub>. Even though Portsmouth is responsible for just a fraction of this, making a change against a worldwide problem could influence others to make a similar change and switch to solar energy to reduce the amount of carbon dioxide emissions substantially. The Portsmouth School District used a grand total of \$691,358.68 to generate electricity for school buildings in 2022. By installing solar panels on the roof of the Hanover Parking Garage, they could generate 315,216 kWh per year compared to New Hampshire's 15,919,740,000 kWh off grid energy. It is important for Portsmouth to start investing in solar panels now because if the current way energy is produced remains, the cost of solar panels could increase making it more difficult to find an investor and greenhouse gasses like carbon dioxide would continue to pollute the atmosphere making the switch to renewable energy even more difficult as the emissions increase. Our proposal to pay for the project would be best suited for the situation because the price range has the potential to be out of range for the city to buy, but is the near perfect price for an investor. The first step in making a difference for the future generations of the world is by switching to a renewable energy source. With help from the City of Portsmouth, New Hampshire, the world, and our community could change for the better.

Sincerely,

Sara Edwards and Abby Craig



## Grading Rubric for Renewable Energy Proposal

ATTEMPTED 2.5 (NYM)	APPROACHING EXPECTATIONS 3.5 (C)	MEETS EXPECTATIONS 4 (B)	EXCEEDS EXPECTATIONS 5 (A)	MULTIPLY
Majority of the proposal was incomplete or not submitted. Proposal does not include all required sections and shows limited research and/or thought.	Most topics were addressed. Some areas may be missing evidence, explanation or reasoning of the needs for renewable energy. The proposal was either completed or partially incomplete but does show some research and/or thought.	All topics were addressed with evidence of research and understanding of the need for renewable energy in Portsmouth. Reasoning for SOLAR renewable energy solution is obvious and thought out. The proposal was submitted with all required sections complete.	All topics were addressed with multiple pieces of excellent research evidence and expertly made recommendations for the need for SOLAR renewable energy in Portsmouth. The proposal was realistic with obvious proof of critical thinking. Overall, exceeded expectations for a thoughtful and realistic energy plan for the city.	<p style="text-align: center;">X6</p> <p style="text-align: center;"><b>TOTAL 30</b></p>

**Grade Earned = \_\_\_\_\_/30**

**Teacher Feedback:**



# Renewable Solar Energy Proposal - 2030 City of Portsmouth



Prepared by **Lorelei Foster and Elizabeth Tremblay**  
April 4th, 2023

**INTRODUCTION:** Our names are Elizabeth Tremblay and Lorelei Foster and we are students at Portsmouth Middle School. Recently, we have been studying climate and electricity and we have found that solar energy is the best path to take. The solar energy we get in one hour is enough to power the whole world's needs for a whole year. This is a step in the right direction for the city of Portsmouth to take and a smart decision in the long term.

**PROJECT LOCATION:** **Portsmouth Police Department and City Hall** **COST:** \$1,990,000

**Project Narrative:** In the United States, almost 80% of our energy comes from fossil fuels. This source of energy has MANY downsides and is ruining our ecosystem. The release of gasses such as CO<sub>2</sub> traps hot air in our atmosphere, heating our earth. Climate has always changed but because of burning coal and CO<sub>2</sub> levels rising, CO<sub>2</sub> has gone the highest it has ever gone in history. If we don't act now, the burning of fossil fuels will be the downfall of our generation. Though CO<sub>2</sub> levels always fluctuate, they have reached a never-been-seen-before high. Carbon Dioxide is a huge concern when it comes to climate change. The burning of coal and fossil fuels releases greenhouse gasses into the air, trapping heat in our atmosphere. CO<sub>2</sub> naturally is in our air due to volcanic activity, but the levels are getting out of control. In an experiment conducted with one atmosphere having unnatural amounts of CO<sub>2</sub> and one having no CO<sub>2</sub>, the increase in temperature when placed under a sunlamp was drastic. The control heated up an average of 10 degrees F, while the CO<sub>2</sub> heated up an average of 27 F. And this practice of burning fossil fuels hasn't even been around for more than 250 years. Since the Industrial Revolution, temperatures have climbed and continued to climb. In the 1920's we exceeded the global average temperature, and in 1955, we went above again and never dipped below. As of 2023, we are consistently 1.45 degrees C above the average. Though temperatures have always increased and decreased, they have never traveled at such a fast pace. Global warming sometimes seems like an issue that's far away. But in reality, Portsmouth will be affected heavily. New England is the fastest warming region in our country, with NH having a temperature increase of 3 F. NH is also in danger of sea level rise, being so close to the coast. Many Portsmouth homes could be underwater in the near future if we don't make a change.

**Proposed Renewable Energy Solution:** Our solution would be implemented at the Police department/City Hall solar panels would go on the flat parts of the roof and the pitched parts of the roof. This project could help the city to earn a lot of money over many years because Portsmouth gets a lot of sun so the extra electricity could go to buildings near the Police Department and they would earn money for all the extra electricity that they made. One specific benefit is that you would get paid 85% of the extra electricity that you make. Another benefit is that they don't require much maintenance if it snows and there's snow on the panels then they don't need to be cleaned. Lastly, solar panels can protect your roofs. These benefits would only be provided if the solar panels were all bought by you and not an investor.

**Similar Solutions from Around the World:** Hanover NH is on a mission to go 100% solar and use only green energy by 2030. They have installed solar panels on many town buildings including the fire/police station and the town hall. The solar panels on the Hanover fire house alone create 73,961 kilowatt-hours annually. To put that into perspective that is enough to power more than 6 houses every year. But they aren't the only towns nearby that are going solar. In 2017, Phillips Exeter installed 1552 solar panels that produce 565,600 kilowatt-hours of electricity yearly. That's enough to power over 52 Exeter homes for a whole year. Not only do these cities heavily cut down their non-renewable energy usage, but they save and make money while doing it. If Hanovers experiencing benefits from installing 183 solar panels, think

about how much Portsmouth would benefit from 1596 solar panels. When Portsmouth inputs this plan, the city hall would produce enough energy to power 75+ homes yearly.

**Google Map:**







Click points on the map area

Perimeter  
151 ft

Area  
1,483 ft<sup>2</sup>

 Save to project



**Project Constraints and Challenges:** Like everything, solar panels have pros and cons. One of these cons is solar batteries. The solar panels will most likely produce more energy than you use during the day, so solar batteries are here to store that excess energy for the night. However, these solar batteries are pricey and take up storage space. Also, some financial challenges with a large solar project is that if you can't afford all the solar panels you would most likely get an investor. With an investor you don't get all the benefits you would if you bought them. Depending on how much energy you make you can get paid for the excess energy that you make. If you're relying on the extra energy made to pay back for the solar panels then you wouldn't want to get an investor. One negative effect of solar panels is their production process. Solar cells and other parts of the panels require large amounts of energy and water during the manufacturing process compared to other energy sources they are very resource intensive. Another negative effect is the land use of solar panels. When there are big solar farms they can disrupt wildlife habitats. These are only a couple of the negative effects that solar panels cause there are many more.

**Importance of Proposed Solution & Conclusion:** Portsmouth is an amazing town in an amazing state. The next generation should be able to experience the Portsmouth NH that we love in thirty years. For this to happen however, we need plans such as this one to upgrade the quality of Portsmouth, and to create a better environment for its citizens for years to come. As previously stated, these solar panels would have the capacity to produce 565,600 kilowatt-hours of electricity annually. This power would be put towards Portsmouth families, nearby schools, and important city business. This project would be a big one, however, completing it sooner rather than later would benefit the town in near future years. From a financial standpoint, soon is ideal. Once paid off, the panels would start to create energy and money which would be a great cycle to start. And from an environmental standpoint, cutting down Portsmouth fossil fuel usage immediately would help the environment and inspire neighboring towns to make a similar move. Our sun is one of the biggest privileges we are given as people here on earth. Every single day, free, clean energy rains from the sky. And as our earth falls apart due to our past choices, it's only fair to utilize this incredible element. Please take our plan into consideration and even if it is implausible for any reason, make your choice with our futures in mind.

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## Grading Rubric for Renewable Energy Proposal

ATTEMPTED 2.5 (NYM)	APPROACHING EXPECTATIONS 3.5 (C)	MEETS EXPECTATIONS 4 (B)	EXCEEDS EXPECTATIONS 5 (A)	MULTIPLY
Majority of the proposal was incomplete or not submitted. Proposal does not include all required sections and shows limited research and/or thought.	Most topics were addressed. Some areas may be missing evidence, explanation or reasoning of the needs for renewable energy. The proposal was either completed or partially incomplete but does show some research and/or thought.	All topics were addressed with evidence of research and understanding of the need for renewable energy in Portsmouth. Reasoning for SOLAR renewable energy solution is obvious and thought out. The proposal was submitted with all required sections complete.	All topics were addressed with multiple pieces of excellent research evidence and expertly made recommendations for need for SOLAR renewable energy in Portsmouth. The proposal was realistic with obvious proof of critical thinking. Overall, exceeded expectations for a thoughtful and realistic energy plan for the city.	<p style="text-align: center;">X6</p> <p style="text-align: center;"><b>TOTAL 30</b></p>

**Grade Earned = \_\_\_\_\_/30**

**Teacher Feedback:**



## Renewable Solar Energy Proposal - 2040

City of Portsmouth

Prepared by

Brandon Ganey & Charlie Ruedig

April 10th, 2024



**Project Narrative:** (should be approximately 2 - 3 paragraphs in length introducing the science behind human-induced climate change and the possible impacts in Portsmouth, NH for the future. Data must be included to support the claim about why climate change is a major global concern)

The climate is boiling. Climate change effects have far exceeded the common name "global warming". Our planet's atmosphere is being pumped full of carbon dioxide at unseen levels. You have most likely already observed some effects of climate change; flooding, forest fires, and many other natural disasters are all symptoms of climate change. Due to the destructive nature of climate change, raising awareness of this major obstacle is important. However, this will not solve the problem fully. We can raise awareness as much as we want, but that is not enough. What we need to do is take action and fight climate change directly.

In our modern world, electricity is an important resource, and we are taking advantage of a recent abundance of fossil fuels. However, this is a contributing part of our warming climate. The vast majority of our electricity is made by burning fossil fuels which emit carbon dioxide, a greenhouse gas that traps heat in our atmosphere. If we can start getting our electricity from other methods that don't produce CO<sub>2</sub>, we can slow and eventually reverse global warming. Put simply as CO<sub>2</sub> emissions rise so do temperatures. But why do CO<sub>2</sub> emissions cause global warming?

Fortunately, this question has been answered by a group of scientists. An experiment was conducted that sought to confirm that CO<sub>2</sub> levels have an impact on an atmosphere's temperature. After filling one flask with high levels of CO<sub>2</sub> and filling another flask with ordinary levels of CO<sub>2</sub> a heat lamp was activated which was positioned directly above both flasks. After giving both flasks time to heat, the scientists observed a vast difference in temperature between the flasks. The scientists discovered that on average the flask with high CO<sub>2</sub> levels was 4.7 degrees Fahrenheit hotter than the flask with ordinary CO<sub>2</sub> levels. When this experiment was replicated but with an even greater concentration of CO<sub>2</sub>, in the high CO<sub>2</sub> flask an even greater temperature disparity was observed. The scientists found that on average the flask with extremely high CO<sub>2</sub> levels was 6.9 degrees Fahrenheit hotter than the flask with ordinary CO<sub>2</sub> levels. This is evidence that CO<sub>2</sub> levels undoubtedly affect temperatures. As many graphs show increased temperatures also increase natural disasters; put simply higher temperatures cause a greater density of water vapor in the atmosphere; this water vapor acts as a sort of "fuel" for storms. This correlation between CO<sub>2</sub> emissions, temperatures, and natural disasters is very scary because temperature increases on Earth are proven to be exponential; a group of scientists sought out to prove this; this experiment was called the Albedo Effect lab.

In the Albedo Effect Lab, scientists discovered that the atmosphere above less reflective surfaces generally heats up more than the atmosphere above more reflective surfaces. Specifically, this was shown when a heat lamp was placed above white sand and dark sand. After eight minutes of heat lamp exposure the atmosphere above the white sand was heated up to 30.0 degrees Fahrenheit while under the same conditions, the black sand's atmosphere was heated up to 47.7 degrees Fahrenheit. This effect is known as the Albedo Effect; put simply, reflective surfaces "bounce" heat away from the Earth while non-reflective surfaces "absorb" the heat that is then transferred to the atmosphere through conduction. So as snow (a reflective surface) melts on Earth and land (a much less reflective surface) is revealed the Earth is heated even more through the Albedo Effect. This is a self-reinforcing circle; when CO<sub>2</sub> levels increase and the Earth is heated snow melts then, temperatures are increased so more snow melts, and so on. This creates a global impact that has an effect everywhere.

Since as individuals, we cannot do much about this on our own, we are writing to you in hopes that together we will start to make these changes for the next generation of electricity.

**Proposed Renewable Energy Solution:** (identify ONE specific city-owned location for solar energy generation in/near Portsmouth, NH. Include your claim about what your solar solution could do for Portsmouth to reduce the use of fossil fuels and save the town money in the future)

The project planners have unanimously decided that we should build New Hampshire's newest solar farm in Jones Avenue/Sagamore Creek Capped Landfill Sagamore Creek Headlands; this location meets and exceeds all of the criteria required for a successful solar farm. This project could generate a large amount of New Hampshire's energy thus decreasing CO2 emissions and by extension global warming. Due to the vast amount of area at this former landfill, the electricity generation potential is huge. In addition to this, the landfill area isn't flat; in fact, the entire area is slanted south. This would allow the builders to install the solar panels onto the slope of the former landfill; which allows the solar panels to generate lots more electricity without the cost of using slanted mounts. Finally, this area is virtually unusable for any other infrastructure development; this is because as its name suggests Jones Avenue/Sagamore Creek Capped Landfill Sagamore Creek Headlands used to be a landfill. Because of this, the land is very unstable for buildings, windmills, and transportation infrastructure. A solar farm is realistically the only use for this land.

**Similar Solutions from Around the World:** (reference evidence from other countries/states/cities around the world that are using solar energy to provide large amounts of their energy needs. Include the impact of those efforts to switch to renewable, non-polluting sources)

Several successful similar projects have occurred which have had an incredible impact on the community. For example, in Dover High School, their solar panel investment produces all of its needed energy. In addition to this Oyster River School's solar array, is producing more energy than the school needs. However, the proposed plan will implement enough solar panels to power Oyster River Middle School and Dover High School twice! This could easily make Portsmouth High School net positive, or even make every other school in Portsmouth combined net positive; excess electricity could be sold back to residents at a premium. These schools include Little Harbor, Dondero, New Franklin, Robert J. Lister Academy, and even Portsmouth Middle School. On a bigger scale, we see Germany, with considerably less sunlight making a solid 12% of its energy from solar power, which may not seem like a lot. However, that is around 3.7 million solar panels. Compare that to the USA's 3.9%, and it shows how much we can improve. Installing solar panels will help our country with this issue, and we will gain an incredible source of ethical, clean, and efficient energy.

**Google Map:** Enclosed is a link to a Google Earth map that includes specific information and locations for the solar renewable energy plan.

The Sagamore Creek Landfill is a great spot to house our project because of its vast amount of city-owned land that can fit many relatively large solar panels. The area of the chosen location is almost 400,000 square feet, capable of housing around 20,000 solar panels, at an average size of 19.5 square feet per panel. Because of this incredible amount of solar panels, the whole project of putting would cost about 40 million dollars; this will be paid for by a PPA investor. Every year, this installation would create almost 15,000,000 kilowatt-hours, which could easily power over 10% of the Portsmouth homes.

Click the following link to see a Google Earth tour of the proposal's location. After clicking the link click the "Slideshow" button.

**Google Earth Tour**

**Project Constraints and Challenges: (list some of the challenges that you can envision might exist for implementing your solar plan. Describe the possible negative impacts on the environment that could occur because of your solution or the financial implications of investing in large solar arrays)**

Although this ambitious project will have a net positive impact in Portsmouth and by extension the world, there are quite a few downsides to this project. First, the funding strategy for the project would be the Purchase Power Agreement. Essentially an investor buys the panels for the city and sells electricity produced by them back to the city at a cheap rate. The primary issue is the extreme cost; although this electricity will be sold to the city at a relatively low price, it will likely eat into profit margins. Another issue with this project is the heavy metals in solar panels; these metals can be hazardous to public health and the mining of these metals can cause greenhouse gas emissions. However, this likely won't discourage residents from paying a premium for this "clean" energy. Although these emissions may be bad for the environment the project will contribute to climate change far less than than any other solution. In addition to this, another issue is the cost of ground mounts; ground-mounted solar panels cost almost double the cost of roof-mounted panels; this may make investors reluctant to invest in such an expensive project. Despite these challenges, the project will generate a large amount of money and tremendously help the environment.

**Importance of Proposed Solution & Conclusion: (make a compelling argument about why the City of Portsmouth should adopt your renewable energy plan. Even with the challenges listed above, explain why your plan is important and can address human-induced climate change caused by burning fossil fuels. Make a final argument about why your solution for renewal energy is important to implement before the year 2030)**

Although there are various challenges and negative impacts of the project, the project will be a major breakthrough in clean energy for New Hampshire. Even though this project will have a relatively small direct impact on climate change it will set a precedent for other towns. If another town sees the success of the project then they will be far more likely to implement something similar. In addition to this, there are many other benefits; to reiterate around 15,000,000 kilowatt-hours could be generated per year! This energy would make the town a lot of money by selling it off to the over 1000 homes willing to pay extra for "clean" energy. Although it may be more lucrative to wait until solar panels are more efficient, by the time that happens it will be too late to have a large impact on the environment and set a precedent; this project must be accomplished soon.



**Renewable Solar Energy Proposal - 2040**  
**City of Portsmouth**  
**Prepared by: Thea Hartley**  
**April 10th, 2024**



**Project Narrative:**

Imagine a town in which hundreds of years of history and hardwork is washed away by the tides. Where the sky is filled with thick gray smoke and barren branches wilt towards the ground. Imagine a world where the sun dries the flower beds to a crisp, and the park's lay empty for fear of ever constant extremes in weather. This is the reality that our city of Portsmouth, New Hampshire will have to confront if we neglect our responsibility to our environment, and stay ignorant towards climate change.

It is clear that humans alone are to blame for the warming of our climate. Our atmospheric temperatures are increasing at a rate that we as a society have not experienced since the Paleozoic era, some 300 million years ago! As the atmosphere of the planet becomes filled with CO<sup>2</sup> and greenhouse gasses, it is more clear than ever that something needs to be done before it gets worse. In fact, the CO<sup>2</sup> in the Earth's atmosphere has increased by approximately 50% since the 1800s!

Climate change is the process in which CO<sup>2</sup> in our atmosphere traps heat and causes the Earth's temperature to warm up. In our Two Earth's Model lab during science class, we measured the temperature of the atmosphere inside of two bottles, one with Alka Seltzer and one without any Alka Seltzer. With a heat lamp on to represent the sun, we measured the temperature throughout the span of 8 minutes and recorded the temperature each time. We then calculated the overall change from start to finish. The difference of the bottle with Alka Seltzer was 26.1°F, where the other bottle only had a difference of 20.3°F. After conducting this experiment twice, the second time with even *more* Alka Seltzer, the evidence couldn't have been more conclusive. The bottle *with* the increased Alka Seltzer had a change of 30.1°F, where the second bottle increased just 19.7°F. Through this lab, we were able to experience first hand the effect CO<sup>2</sup> has on our climate. The Alka Seltzer, which symbolized Carbon Dioxide (CO<sup>2</sup>), prohibited any heat from escaping, thus leading to a significantly higher temperature than that of the CO<sup>2</sup> free "Earth". This modeled how our planet is warming due to Carbon Dioxide in the atmosphere.

Due to the increasing human population, more and more fossil fuels are being released every day. Our use of nonrenewable energy such as oil, coal and natural gas as a nation, is wildly speeding up the process of climate change. Our fossil fuel use isn't the only factor in this global problem, deforestation plays a huge role as well. Trees create balance between the CO<sup>2</sup> and oxygen in our air by sucking in Carbon and releasing Oxygen. Without our forests, this stable cycle is thrown off course completely.

Recently, in our science class, Mr. Rose modeled for us the many ways humans take part in global warming, through numerous labs and activities. In the Albedo Effect lab, we measured the temperature of air inside two cups, one with white sand to represent snow, and one with black sand to represent dark areas of land. After 8 minutes of measuring the temperatures with a heat lamp, the

black sand had an overall difference of 48.3°F. However, the white sand only changed 30.23°F. We then conducted this experiment twice with tinfoil as ice instead of the white sand. The tinfoil had an overall difference of 45.0°F, and the black sand had a difference of 51.6°F. This lab exemplified a process called the Albedo Effect, which the sun absorbs in dark areas of land, and reflects off of white areas of land such as snow or ice. However, as temperatures are rising due to climate change, more snow and ice are melting. This reveals more dark areas for the sun to absorb and thus heats up our atmosphere further. It is called a Positive Feedback Loop, and it is a never ending cycle. We as humans are responsible for it, due to our release of fossil fuels when manufacturing products, using transportation, and generating mass amounts of electricity.

Climate change is altering our environment in many ways, especially here in New England. Portsmouth in particular, is not only known for its beautiful summers, and sunny beaches, but we also take pride in our picturesque white winters. I will never forget the thrill of being able to sled down the snowy hills near my house, and throw snowballs with my family and friends. Recently, however, the icy winters of the past are becoming harder and harder to find in a world which is warming up faster every year. Portsmouth is at risk of losing these glorious winter moments if climate change continues along the path it is traveling.

### **Proposed Renewable Energy Solution:**

However, Portsmouth doesn't need to succumb to climate change and its disastrous effects. I propose the *installation of solar panels on our Portsmouth Middle School!* In total, Portsmouth Middle School can safely fit 2,691 solar panels! With this numerous energy supply, it is even more compelling that we take advantage of PMS's 52,478 square feet of roof space! I chose this city-owned building in particular because of the limited large trees in the area, which would block the solar panels view of the sun, and prohibit the solar panels from generating any electricity. Not only this, but putting solar panels on our Portsmouth Middle School would lower our CO<sup>2</sup> emissions in our atmosphere, and, in the long run, save money that is now being used on fossil fuels. In total, the cost of installing these solar panels is estimated to be \$3,302,163.50. This number represents the overall cost of installing solar panels on both the flat and pitched parts of the roof.

At first, this seems like a large and expensive undertaking, but it has so many more advantageous benefits for Portsmouth. For example, when buying solar panels, the electricity then generated acts as a free source of energy. The expense is solely due to the cost of the panels themselves, however, the cost afterwards is little to none! This will save money for our city to lower its energy expenditures and could be used to offset increasing property tax, and leave room to invest in affordable housing. With this solar project, we may finally be able to take our attention off of non-renewable energy! Additionally, solar energy is the most abundant form of energy on planet Earth. An hour of solar radiation on our Earth can power all of the world's electricity for a year! With this abundance of energy, we will have more than we need. Lastly, solar energy requires low maintenance, and will not require constant repairs. This will be effective, and easy for the Middle School to maintain.

On top of these benefits, having Portsmouth Middle School as our location for solar panels, would set an astounding example for other schools in our area. Places such as elementary schools, high schools, and other city-owned buildings would see the PMS solar project as an inspiration for their own clean energy solutions, and an exemplary model for how cities should be fighting for a



bright future. This could incite a whole new generation of solar energy enthusiasts by influencing 6th through 8th graders, to care about solar technology in the city of Portsmouth and beyond.

### **Similar Solutions from Around the World:**

This solar project has many moving parts, and a lot to consider. Nevertheless, our need to implement solar electricity in New Hampshire is becoming even more relevant as we look at the recent floodings in Hampton NH. On January 10, huge waves of sea water overflowed past the seawall and onto Ocean Boulevard. Whole neighborhoods were flooded with water up to the windows. Cars floated aimlessly down swamped streets, and rarely anyone was able to leave their home due to the excessive water. It ruined many homes and buildings, and cost approximately \$333,478 dollars to repair. As a coastal town, not far from the outpouring of water all along the Hampton seashore, stakes are higher than ever before in our need to stop the rising of oceans. However, we need not go it alone. There are countless cities, states and even countries who are using solar panels to provide their electricity and more!

One example of this is Germany. Germany supplies 55 percent of their electricity from renewable sources! A large portion of that is derived from solar panels. In fact, they generated 62 million kWh just last year! Even with all of their solar energy, Germany is placed at a latitude line that is higher than Portsmouth. Though it may seem unlikely, Portsmouth receives 33 percent more sunlight than that of Germany. If they are able to take advantage of solar energy, even with so little sun, why can't the same principle be applied to our city? Germany's use of solar energy can be a foundation for what we want in Portsmouth.

When looking at states who are investing in solar energy instead of oil, coal, and natural gas, it is important to look at the states near us! In New England, many states such as Maine and Massachusetts are using an increasing amount of solar energy. Massachusetts derives 20.1% of their electricity for solar power. Maine comes in at 4.9% of their electricity generated by solar. Disappointingly, New Hampshire has a decreased amount of just 1.2% of our energy from solar power. What can be said of us if Maine, which receives even less sunlight, has taken a hold of solar energy more than our very own state. Instead of being ashamed, we can follow their lead into the new frontier of renewable energy. If Maine and Massachusetts can do it, so can we!

**Google Map:** Enclosed is a link to a Google Earth map that includes specific information and locations for the solar renewable energy plan.

[Google Earth Portsmouth Middle School](#)

### **Project Constraints and Challenges:**

Regardless of the many positives to solar energy, it doesn't come without its setbacks and limitations. Like stated previously, this project has a fairly expensive upfront cost of over \$3 million. That's a lot of investment in our climate. This initial cost could pose possible challenges fiscally. Another drawback to my proposal is the solar panels dependency on the weather. Weather is a finicky part of life, which cannot be controlled. While we often have a beautiful sunny summer here in Portsmouth, our fall and winter months tend to be cloudy and gray. When the sun is blocked by clouds, this hinders the solar panels ability to generate the energy needed. Moreover, the solar panels will be



unable to create electricity during the night time. Because of this, the Portsmouth Middle School would only be able to produce energy in hours of daylight. In addition to this, putting solar panels on the roof can be potentially dangerous for the workers. Installation can cause electrical hazards, shocks or zaps, which are extremely rare, yet can be harmful.

Despite solar panels reducing our use of fossil fuels through renewable energy, solar panels also have negative impacts when it comes to the climate. For instance, to produce one solar panel, it takes approximately **3,000 pounds** of coal. This coal must then be burned at high temperatures. This process is only possible with the use of fossil fuels. However, the amount of fossil fuels being released through the manufacturing of solar panels is significantly less than the amount of coal we use to generate electricity every year.

### **Importance of Proposed Solution & Conclusion**

These negative attributes may seem overpowering, but the reality is quite the contrary. Even with these challenges, investing in renewable energy is essential for Portsmouth Middle School, and for the entirety of the city. To expel greenhouse gasses invading our atmosphere is a well calculated risk in order to save society. In truth, many of the flaws can be remedied and may, in fact, be beneficial for PMS in the long run. For example, when purchasing the solar panels, we could reduce the cost of \$3,302,163.50 by using a Purchase Power Agreement, or PPA. Through this, the city would contact a solar company to install solar panels. This solar company would then use a large investor to buy and maintain the solar panels on the PMS roof. The city would then only need to pay a previously established rate for the electricity output. After 5 or more years of this energy contract, the city could then take the saved up money from the solar panels abundant energy, and purchase the solar panels from the investor. This would ensure that there is no large upfront cost for the city to pay! Not only would this invest back into our community, but it is a sustainable solution, financially, to the large cost of solar panels! Surprisingly enough, Portsmouth Middle School used 1,140,600 kWh of electricity in 2022. Seeing as the solar panels would generate 1,360,068 kWh, this would provide more than enough electricity than needed in the Portsmouth Middle School. The solar panels could even generate enough electricity to provide for both the Middle School and an Elementary School such as Little Harbour, which only uses 271,240 kWh a year (2022)!

In conclusion, the benefits of this solar energy project are endless. If we wait any longer to take this step towards reducing our carbon footprint through renewable energy, there may be nothing left to salvage as climate change continues to wreak havoc. We can make this dream a reality by, or even before the year 2030, if we all pitch in and aspire to end global warming once and for all. I implore each of you to consider this proposal, not as another trivial matter to be thrown aside, but as a beacon of hope for our children and the generations to come.



**Renewable Solar Energy Proposal - 2040**  
**City of Portsmouth**  
**Prepared by Madison Whitaker & Lily**  
**O'Donoghue**  
**April 10th, 2024**



**Project Narrative:**

The burning of fossil fuels and deforestation are causing a major increase in the earth's temperature. Our climate is changing at the fastest pace that we have ever seen in the past 8 million years. We are relying on fossil fuels to provide electricity for us, produce heat, and provide gas for our cars. Fossil fuels are non-renewable and are produced by the earth. The earth takes millions and millions of years to create and produce fossil fuels. Fossil Fuels are known as coal, coal products, natural gasses, derived gasses, and petroleum products. Portsmouth is an east coast town meaning we live right by the Atlantic Ocean. Since we live directly on the ocean that means our winters are warmer than towns that are even only 20 miles inland, like Dover. But that also means our summers are colder than other towns. Deforestation is another cause for our rising temperatures. We are producing a lot more CO<sub>2</sub> now and the trees are decreasing so there are fewer trees to breathe in and store the CO<sub>2</sub>. So now there is more CO<sub>2</sub> getting into our atmosphere; causing an extreme rise in temperatures. We humans are the main cause for climate change because we are chopping down trees and mostly resorting to burning fossil fuels. We are chopping down trees to make room for civilization but it is causing more CO<sub>2</sub> to get into the atmosphere, and that CO<sub>2</sub> is heating our atmosphere which then heats the air around us. New Hampshire only gets 1% of its power from solar energy. The main reason for switching from fossil fuels like oil and gas to renewable energy like solar energy and hydropower is so that the CO<sub>2</sub> levels come down because the more we use fossil fuels the more CO<sub>2</sub> will be released into the atmosphere and levels will continue to go up. The fossil fuels we use are the main reasons why the CO<sub>2</sub> levels are going up, meaning if we stopped using them completely or just cut the usage down even just a little bit then the world will hopefully start switching to renewable and less CO<sub>2</sub> will be put into the air.

Germany is the number one country in the world to use solar energy and after some research scientists discovered that New Hampshire has 33% more sunlight than Germany. Meaning if New Hampshire started to use solar power instead of fossil fuels we would still have the same amount of energy to use if not more. The CO<sub>2</sub> in the Earth's atmosphere has increased nearly 50% since the 1800s. The ten warmest years since records that have been kept have accrued since 2010. We did labs and experiments to learn about how CO<sub>2</sub> is heating up our atmosphere. In the first trial of the experiment, the Albedo Effect, we learned about how light surfaces reflect the sunlight and dark surfaces absorb the sunlight and heats up our Earth. In Portsmouth NH we have gotten little to no snow at all this winter. This is affecting businesses such as ski mountains, snowmobile shops, ski shops, and more. The decrease in snow is causing more dark surfaces to show, the dark surfaces absorb sunlight and raise the temperatures. Dark surfaces such as the ground, oceans, lakes, rivers, and roads. Light surfaces such as snow, light-colored things, etc. The experiment showed us that the temperature increased almost 20 degrees warmer than the "light surface". The light reflected off the sand back into the atmosphere. But now that the snow is decreasing, there are fewer light surfaces, so more dark surfaces absorb sunlight, causing the air and temperatures to increase. The more light surface there is the more it is reflected back into the atmosphere. A positive feedback loop is caused when there is less snow/ice covering Earth because more dark surfaces get exposed. The dark surfaces absorb more sunlight, which then leads to more warming, which then melts more snow/ice. The 2nd experiment: The Alaskan bear glaciers: The bear glaciers in Alaska have decreased drastically over time due to the warming of the planet. The average percent decrease of glacier/ice in

1986 to 2002 was 6%. But from 2002 to 2018 the percentage decrease in glacier/ice coverage was 45%. That is a 39% change from 2002 to 2018. The ice glaciers that are melting go to a low point and they travel down to water and this increases sea level rise. If the sea level rises up even 4 feet our school will be flooded. Miami Florida will be underwater if the sea level rises to around 10 feet. Boston MA will also be affected by around 4 feet. When glaciers/ice melt the dark surfaces underneath (the surface) is exposed and this causes temperatures to warm up, causing even more ice and glaciers to melt. In conclusion, glaciers/ice melting is a major problem due to sea level rise, and more dark surfaces being shown are causing our climate to heat up. The 3rd experiment: Greenhouse gasses: Greenhouse gasses and CO<sub>2</sub> is causing our temperatures to increase. In the lab, we measured the temperature of the air with CO<sub>2</sub> in one bottle and no CO<sub>2</sub> in another. This lab showed us how CO<sub>2</sub> and greenhouse gases are one of the reasons why our Earth is warming up. All of these labs showed us the reasons why the Earth is warming at an increasing rate and this is why we need to start making a change by starting to use more renewable energy, such as solar panels. Portsmouth, NH is a coastal town meaning we live with a beach very close to us, and yes while it's great to live by the beach things start to happen that make it not so great. Like for example, when we start thinking about climate change and sea levels rising the thought of it isn't as great. As the glaciers and ice all over the world continue to melt, the sea levels are rising, causing people who live in the houses in front of the beach or even just the houses near the oceanfront are starting to flood and are dangerous to live in. Or the entirety of downtown Portsmouth will become flooded and get underwater because if the ocean rises even by 5 feet then places like Prescott Park and Strawberry Bank will become unusable and stuck underwater. New England has warmed even faster than other states. We are 3-4 degrees Fahrenheit warmer than the 100 year average. The Earth's overall temperatures are 1.84 degrees Fahrenheit warmer than the 100-year average. A lot of people have noticed the major decrease in the amount of snow we have had this winter. The temperatures are getting warmer so we can't produce as much snow and whenever we get snow most times it rains or the snow melts due to the temperature increase in our atmosphere. When the earth heats up then ice starts melting and it goes into our oceans. This raises our sea levels and our global sea levels have risen 8-9 inches in the last 100 years.

### **Proposed Renewable Energy Solution**

Madi and Lily's solar-powered renewable energy solution is to put as many solar panels on the roof of Portsmouth Public High School. One single normal-sized solar panel is about 5 feet by 3 feet and each single panel costs about \$1,300 including the installation fee. The high school is about 212,720 square feet which would mean the roof of the school would be the same amount. After the math was done, we could fit about 10,923 solar panels on the roof. Since the installation of each panel is \$1,300 the total for the entire roof would be about \$14,200,000. And while yes that might be a lot of money, using solar panels will decrease the CO<sub>2</sub> going into our atmosphere, and using renewable energy such as solar panels on PHS will save you money over time. It will save you money because after you get the solar panels installed after around 7-12 years we will get free electricity for the rest of the time that the solar panels are being used, so around 33 - 29 more years. This happens because on days that it is very sunny and you produce more electricity that you use that electricity gets stored and you can pull back when it gets cloudy or it is raining or snowing. But over time you can collect enough electricity that it can power the structure for the rest of the time the solar panels are useful. When it's June-September we get the most sunlight and we produce more sunlight than we need so then that sunlight gets stored in the grid and during the winter months you can pull back that energy when there is bad weather. After 7-12 years you get free electricity because you will be pulling back from all that electricity that you stored because it wasn't needed. Solar panels help decrease the CO<sub>2</sub> because just one structure/building can make a difference in our planet. PHS uses about 2,310,800 kWh per year and the solar panels would produce 5,767,344 kWh. This means that on the days that the high school isn't being used or using as much energy, like during summer, is the days that all the energy that isn't used will go into the grid and give us credits so that on

snowy or rainy days we can pull that energy back out of the grid and use it. We want to make a change and the only way to do that is to start using renewable energy. Our goal is for people to start putting them on more properties and then houses all around the world.

### **Similar Solutions from Around the World**

Many other schools such as Dover High School, Fairgrounds Middle School, and Dr. Crisp Elementary School in Nashua, NH. There are very few schools and properties that have invested in solar panels in our area. In New Hampshire, only 1.2% of our energy comes from solar energy. Dover High School is the biggest solar project in the state. Dover High School is covered in solar panels and they only use 40% of the energy they make. The rest of it goes into the grid so they can pull back from it on cloudy days, rainy days, snowy days, etc. Massachusetts has invested in solar panels and now they use 20% of solar energy to power homes, schools, and properties. China has the #1 spot on the most produced solar energy at 130.4 GW. The United States as a country produces 85.3 GW New Hampshire only contributes 1.2 % of that. Massachusetts produces 20%, Florida produces 5%, and Texas produces 28.6% of solar energy. To make a change we need to start making a trend by adding solar panels to schools, then properties, and then homes. We want to be the first to make a big change in our community and hopefully it will convince other communities to do the same.

### **Google Map:**

[Google maps PHS](#)

The roof of the high school is about 212,720 square feet. And if each solar panel is 3x5 feet then that means that we could fit about 10,923 on the roof of Portsmouth High School. Each solar panel including installation is about \$1,300 so if there were to be 10,923 solar panels to get installed the total cost of the project would be about 14,199,900. You might be wondering how we would be able to afford this but the school spends about \$370,044.15 per year on electricity so after around 10 years the high school spends about \$3,700,441.5 on electricity. And yes we would be spending more on solar energy but there is a program called PPA that has a large investor pay for the solar installation and panels. This is beneficiary because the city doesn't have to pay the company and instead pays the investor. The investor does not charge interest so it's even better for the city so they can start paying it back however they need without the cost going up.

### **Project Constraints and Challenges**

There are many advantages to using solar panels to power properties but there are also some negatives to this renewable energy. On cloudy days, rainy days, snowy days, and any other weather that stops the sun from peeking through is a negative property. When we have weather like this we don't get much sun and then we have to pull back from the grid and we don't get any sunlight. Also when it's nighttime and the sun goes down you don't produce any electricity because there is no sun out so there is no sun radiation hitting the solar panels. Another negative impact of using solar is that its not completely renewable because when you install solar panels it emits greenhouse gases. Transportation also creates a carbon footprint and could still make

small amounts of greenhouse gasses emit into the atmosphere. An additional negative is that buying and installing solar panels are very expensive and totals at around 14 million dollars because its 1300 dollars per panel and there are 10,923 solar panels that you need to cover the entire roof of Portsmouth High School.

### **Importance of Proposed Solution & Conclusion:**

We would be saving money for the city and we would be reducing the amount of greenhouse gasses that are being emitted because the high school spends around \$370,044.15 and they use 2,310,800.00 Kilowatts each year. Even though there are many challenges to this project we also get many rewards switching from fossil fuels to renewable energy. If we do this project then we can inspire many other schools into doing the same. We would be not only setting a good example for the future generations we would also be decreasing the co2 and then this will decrease the fast pace change of our temperatures getting higher. This plan could save you lots of money in the long run because you get a 30% discount but you have to pay upfront. But the city will own the solar panels and the mayor and counselors will decide together how they want to use them, where they want to put them and you're in charge of everything. If you did the other plan which is the Purchase Power Agreement (PPA) because you won't be in control and you don't get a discount from the government. You will have a cheaper price for the big solar project, making it more affordable and you are making a change in our community. Each solar panel generates about 528 khW of energy, meaning all the panels energy would be about 5,767,344 khW per year. The Highschool uses About 2,310,800 khW of electricity per year meaning there would be 3,456,544 khW left unused by the highschool. All that extra electricity would go back into the grid and would start counting as credits, so on the days that its raining, or snowing, or even cloudy we would still be able to use electricity that we pull straight out of the grid and it would cost nothing because we would use the electricity that we didn't use in the first place, and the credits would go down. Humans have added 2.4 trillion metric tons of co2 into the atmosphere. NH gets only 12% of electricity from solar but 48% from natural gasses. The city could pay with government rebate and could help Portsmouth pay for the cost of this solar project. Some benefits to using this program is that you get a large discount from the government. Bringing the cost down to 4.2 million dollars (30% off) making the project more affordable. The city will also now own the solar panels so they will have full control over them and decide how they want to use them. This option offers more stability than using option 1 (the Purchase Power Agreement (PPA)) because now the city owns the panels and option 1 depends on the investors. Option 2 also provides long-term savings for the city. In conclusion, the city should invest in covering the Portsmouth High school's roof with solar panels. It reduces the amount of co2 going into the atmosphere and is a renewable energy that can inspire other schools, other property owners and the future generation ahead of us, using the government rebate plan you can get 30% off because the government will pay that part. And the city can own and have full control over what we do with the panels and the panels last up to 40 years and after about 15 years you can get free electricity for about 20 years, saving you lots of money in the long term.



# iRenewable Solar Energy Proposal - 2040

City of Portsmouth

Prepared by Ella Wiseman and Lucille

Rhinesmith

April 10th, 2024



## Project Narrative:

Climate Change began during the Industrial Revolution. This was the time when we started building cities and increasing the human population. To feed, clothe, and satisfy the population increase, we had to burn fossil fuels. While continuously burning fossil fuels, the amount of CO<sub>2</sub> in the air has increased drastically and has only continued to increase today. Although burning fossil fuels is one of the main producers of CO<sub>2</sub>, there are other ways humans have been producing CO<sub>2</sub>. Trees are unique, they breathe in CO<sub>2</sub> taking it out of the atmosphere, then releasing an alternative gas known as oxygen. A downside to the fact that trees are storing the CO<sub>2</sub>, is that as more deforestation happens, more CO<sub>2</sub> is being released into the atmosphere, due to these trees being cut down. This act isn't just in Portsmouth as we know it, but it is a worldwide phenomena. Once the trees are cut down, no longer being able to take in CO<sub>2</sub>, leaves a whole lot of CO<sub>2</sub> in the atmosphere causing it to pollute the atmosphere and warm up the temperatures. As this rate of CO<sub>2</sub> being produced or released into our atmosphere continues, it only causes the rate of climate change to rise and our temperatures along with it. Fossil fuels are a huge way to speed up this process due to how much CO<sub>2</sub> is being produced to create electricity, more than ever before. Instead of using fossil fuels, an alternative that doesn't need to burn fossil fuels is solar energy. More use of solar energy will cause the numbers of CO<sub>2</sub> usage to go down, hoping the positive effects will follow along with it. Some positive effects would be allowing the atmosphere to return to its natural temperature, decreasing the number of natural disasters, and preventing the Arctic from melting.

On another note, an experiment that helped to demonstrate this act was the 2 Earth Model. This experiment helped to show how climate change is occurring and allows us to realize how humans are one of the main causes towards warming the Earth. As the human population continues to consistently grow, the usage of resources continues to increase along with it. These resources are clothing, food, transportation, housing, and electricity. For those who are fortunate enough to have these resources, they are relied on daily, the downside to this luxury is how fossil fuels are being burned to provide them. When burned they produce CO<sub>2</sub>, and with how big the population is and is growing, the amount of fossil fuels being burned is tremendous. The reason why Carbon Dioxide warms up the Earth is because it traps heat instead of the atmosphere instead of releasing it. Causing layers of heat to build up, which as a result is warming the atmosphere, inevitably warming the Earth. In addition to burning fossil fuels, deforestation also needs to be stopped. Trees are a huge resort to providing oxygen, along with sucking in CO<sub>2</sub>, so if deforestation continues, all of the CO<sub>2</sub> being trapped will be released and trapped in the atmosphere.

Another effect that showcases the effect of climate change is the albedo effect. The albedo effect relates to reflective and absorbing surfaces. As temperatures rise and more snow melts, more darker surfaces are being revealed. Why could this be bad for the atmosphere and environment? This could be bad because snowy surfaces/ lighter surfaces tend to deflect the sun's rays, while darker areas absorb those rays. This act causes temperatures to rise much quicker. Since the earth's surface is warming up, it ends up also warming the atmosphere. The albedo effect is a continuous cycle, where we burn fossil fuels to provide for 8.1 billion people, heat gets trapped in our Earth, and then melts the snow and ice, and finally that melted snow and ice reveals a dark surface, which attracts the sun and starts to heat up. As humans provide the "ingredients" for the Albedo effect, we are simultaneously heating our Earth, causing mass destruction to our homes. Eventually, this cycle may end since there may no longer be winters, meaning no more snow or snowy surfaces, which could be bad on so many different levels.

An additional example that helps to showcase this effect was a set of graphs completed in our science class. This helps to showcase more visually, illustrating the comparison between the increase in temperature anomalies and carbon dioxide levels. One graph increased at a more steady rate while the other increased at a more spiked rate. However, in the end,



they both increased in levels around the same time. The carbon dioxide levels have grown to be the highest ever documented, going over 300 and reaching 421.08. As these numbers continue to increase if they get too high, we may not be able to bring them back to their original steady averages. That's why it's so important to utilize forms of electricity generation such as solar, hydro, and geothermal. These are more sustainable ways to create electricity that doesn't have us burning fossil fuels and emitting CO<sub>2</sub> into the air.

Another concern that should be acknowledged that climate change can affect is Sea levels rising. Since Portsmouth is not at a crazy high elevation and is surrounded by all forms of bodies of water such as the ocean, many rivers, ponds, and marshes. Portsmouth is not necessarily immune from the effects of sea level rise, especially since Places like the Bratskellar and Mac and Cooper's Pet Supply Outlet have already experienced flooding. During the mild snowstorm we had here in Portsmouth, the snow started to melt and build up in the marsh, and overflowed into those 2 businesses. It is not just those 2 locations either, that's only the beginning. If sea levels continuously rise without stopping, more of the community will be flooded. This will make us have to rebuild and integrate into different areas, causing areas to be more densely populated. If an area is more densely populated or too densely populated, more resources will be used. Also causing quicker resource shortages in areas, causing those areas to be dependent on other more resource-packed areas. Once the water reaches 5 feet high, downtown Portsmouth will start to flood, and once it's at 10 feet, almost half of downtown will be submerged.

### **Proposed Renewable Energy Solution:**

For our location to build solar panels we chose to implement solar energy into Little Harbour Elementary School. Using these solar panels to stop putting carbon dioxide into the atmosphere, allows the reduction of fossil fuel usage. The solar panels would be located on the school's roof since it is spacious enough to generate a lot of energy. Along with that the way the rooftops are we would implement pitched rooftop solar panels, which are less expensive compared to flat rooftop solar panels.

If we implement these solar panels onto the roof of LHS, we could help out our community in so many different ways. Some actions we could take if we implement solar panels would be using the extra money to be put towards city savings, school improvement, or other beneficial utilities for the community. Along with if there's extra electricity being generated, the school would be able to receive credits to put towards the cost of the panels. The extra electricity being generated would be transported power lines into all of the neighborhood's houses near the school, or in the school's solar energy grid. Along with the solar panels being beneficial to the community, they would also be beneficial to the problem of climate change. Meaning that we could lower the amount of carbon dioxide being released into the atmosphere, slowing down the effects of climate change. Hopefully, our long-term solution could somewhat rewind the effects that climate change has had on our Earth and the varying ecosystems on the planet. Along with lowering the rate at which natural disasters cause, lowering the damage, and also lowering the disaster's financial costs. Furthermore, it helps lower temperatures in certain areas that may have increased drastically due to the effects of global warming. Solar panels can be very beneficial due to how reliable they are considering the sun won't go away, meaning it's a never-ending source of energy. Unlike how many fossil fuels could end up overusing certain materials causing those materials to go extinct. Even if there are cloudy days, the sun will most likely be out to generate electricity. Also, a huge financial win would be that the energy being produced by the sun is free, and non-CO<sub>2</sub> emitting, so it doesn't hurt the environment. Little Harbor would be perfect for these solar panels because its rooftop space is quite big so it can fit a lot of solar panels, along with the fact there aren't any trees in the way. Meaning that there would be a sudden shade above the roof preventing all of the sun's rays from being absorbed and turned into energy.

After doing the calculations for adding solar panels to Little Harbour Elementary School, we came to this conclusion. The total area of the LHS pitched roof space, which is the entire roof is 27, 192 feet squared. When dividing the roof space by 19 and a half feet, we found that 1, 394 panels would fit on the entire roof, altogether generating 64, 606 Kwh of solar energy. The approximate cost after installation of the panels and set up would be \$1,533.40.

### **Similar Solutions from Around the World:**

Some places that are already utilizing this technology are Oyster River Middle School, Dover High School, and Germany. Oyster River Middle School has installed solar panels on the school's roof and the car lot with panels overhead, this makes



solar energy their main source of electricity generation/usage. Germany is ranked number 5 in the top 10 countries using solar energy, utilizing 49.2 GW of energy. Solar Feeds says that Germany announced they “intend to deploy 200 GW of solar energy by 2030.” This is a goal the US should be inspired by. Dover High School was one of New Hampshire's biggest solar panel projects. The entire roof of the school is now covered in about 2,581 solar panels, put in by ReVision Energy. We want New Hampshire to start contributing to solar energy use since the percentage of solar energy that NH uses is only 1%. NH has already started with Dover and Oyster River, and if we put in nearly 1,400 solar panels on Little Harbor, we can start the increasing trend of solar usage near us. Allowing this creation of energy will be beneficial for the school and the community near the school.

### **Google Map:**

Enclosed is a link to a Google Earth map that includes specific information and locations for the solar renewable energy plan. <https://earth.google.com/earth/d/1BlVDHJE3z8tBFiKORnW45bZyzKbQf2q3?usp=sharing>

### **Project Constraints and Challenges:**

Some challenges that might occur during the implementation of our solar energy project would be convincing the city why exactly climate change is important. Along with how it's negatively impacting our environment while solar panels/energy will be beneficial for the school. Another negative of talking about or implementing solar panels into Little Harbor would be citizens may assume the school wouldn't have to pay an electricity bill altogether. The majority of people likely know that, yet some may assume they won't have to. But since solar panels can only really absorb the sun's rays during a clear day. They wouldn't be able to create electricity at times when it's cloudy or at night. These times when solar panels can't absorb the sun's rays mean that the school would have to import electricity from the grid, still having to pay that financial cost.

Currently, Little Harbor pays \$44,535.83 a year and uses 271,240.00 kWh of electricity a year. Once adding solar panels, the usage of electricity will most likely stay around the same. Once the solar panels are installed, it will be electricity that the schools are able to produce for themselves and their community. Which also at the same time would lower the yearly amount of money spent, saving more money for the school or the city. However, when adding the solar panels, there's not necessarily a low cost for the initiative to start implementing this project. Meaning to fund the building of solar panels there would have to be some sort of way to get the money. This means they would have to figure out the exact way to fund this solar energy, along with convincing the city to implant and spend this money on the school. Although solar panels would help to lower greenhouse gas emissions, solar panels can still have negative environmental impacts. Often by implanting big solar panels in fields, it disrupts the animals' habitats. If certain areas increase their solar grid, more lines will have to be built, also disrupting animals' habitats. So it would disturb the current wildlife of an area or also could bring in non-native species which could be dangerous.

### **Importance of Proposed Solution & Conclusion:**

As humans, we add CO<sub>2</sub> into the air in many different ways. The negative effects of climate change are gaining on us, threatening our future. Even though there are some oppositions in adding solar panels to many buildings in Portsmouth, like Little Harbor, we still want the city to invest in these panels because the positives outweigh the negatives. Solar panels will not only limit the amount of carbon dioxide being let into the air, but they will also reduce the electric bill for the city-owned buildings in Portsmouth. Along with adding a more sustainable option compared to fossil fuels to create electricity. We have estimated that we could produce 64,604 kWh of energy, and with the fact that it could be paid off relatively soon, it IS worth the price. If we wait any longer to install solar panels in local schools or communal property, it may be too late. Fossil fuel industries could be skyrocketing in production only meaning that climate change/and global warming would be at its peak. 400 ppm is the average outdoor air level for carbon dioxide, but if we continue to add it into the air as we have been in the past few decades, scientists expect us to reach 550 ppm by 2050. In conclusion, the installation of solar panels at Little Harbor School and eventually more buildings in Portsmouth is imperative not only for reducing our carbon footprint but also for combatting the effects of climate change on our environment, and securing a sustainable environment for the future generations to come.



**Renewable Solar Energy Proposal - 2040**  
**City of Portsmouth**  
**Prepared by Hannah Williams and Anya**  
**Pettigrew**  
**April 10th, 2024**



**Project Narrative:**

Climate change has been an issue for a long time. From glaciers melting to endangered animals, our Earth is changing and humans have become the cause of it. Since the 1800's, the CO<sub>2</sub> levels in the atmosphere have increased by almost 50%. More recently, the top ten warmest years since we began to record them have all happened since 2010. After the industrial revolution, CO<sub>2</sub> levels skyrocketed. After World War II, our population grew enormously as well, which coincides with another escalation in CO<sub>2</sub> levels due to more fossil fuels being needed for transportation, heating and cooling, and electricity. As our population grows, so does our necessity for basic human needs like food, transportation, and the heating and cooling of our homes. All of these factors in our lives require some form of energy to create. We eventually found that the easiest way to create electricity was to mine fossils, and create energy from those. Mining these fossil fuels is not a renewable source of energy, and emits a staggering amount of CO<sub>2</sub> into the atmosphere. Adding the CO<sub>2</sub> into the atmosphere causes multiple issues in our climate. For example, when CO<sub>2</sub> is added to the atmosphere, our earth heats up, causing our atmosphere to warm. This causes a common problem known as the Albedo Effect, which is used to describe the amount of solar radiation reflecting and absorbing into a certain area. In places like Greenland and Antarctica, there are large ice sheets covering the ocean and the land sometimes known as glaciers. These glaciers are lighter in color and cause the sunlight that makes its way through our atmosphere to the ground gets reflected back off the snow and ice back into space. This keeps the earth from heating up too much and helps to regulate our average temperature. However, as earth heats up, snow and ice is melting, creating more dark surfaces like water and exposed land. These dark surfaces absorb the heat and cause our atmosphere to warm, further contributing to global warming. Because of this effect, places like Greenland and Antarctica are seeing their glaciers begin to melt and sea levels begin to rise.

Another issue with these glaciers melting is the sea level problem. There are multiple types of ice sheets, but the two important ones are land ice and sea ice. Since sea ice is already in the oceans, it doesn't add any more volume to the oceans, keeping our sea level the same. However, when land ice melts, gravity naturally pulls it to the lowest point of elevation, the oceans and seas. When it ends up in the ocean, those amounts of water add to the volume of the oceans, causing our sea levels to rise. Not only is the adding of water to these oceans bad, but as there is less ice cooling the oceans, the sea gets warmer, causing it to be less dense and gain mass. This can also affect the species living in the oceans. All these factors cause our sea level to rise, and all lead back to CO<sub>2</sub> emissions. Because of this, global sea levels have risen 8-9 inches in the last 100 years. While this doesn't seem like a huge issue, it could be a major issue for a city like Portsmouth. Portsmouth is very close to the coast, and if our sea levels continue to rise, we would see multiple places being flooded. If they rise 4-5 inches, we would begin to see places like Prescott Park, Strawberry Bank, South Mill Pond, and even our Middle School being affected. Floods would become much more common and we would constantly have to close roads off for fixing due to the flooding. Just from glaciers melting every now and then, we would see huge impacts on our city that would severely affect our daily lives.

Overall, not only do we have to reduce how much fossil fuels we emit, we also have to find ways to remove it from the atmosphere. That is why solar energy is not the only solution. Hydropower, wind energy, and tidal energy are all powerful solutions as well. Humans have added 2.4 trillion metric tons of carbon dioxide into the atmosphere, and even if we stopped emitting all fossil fuels right now, we would still have to

find a way to bring it down. Our CO<sub>2</sub> levels in 2023 are marked at 421 ppm (parts per million). These levels haven't gone above 350 ppm in the last 3 million years. To get our earth back to a healthy environment, not only do we need to drastically slow the amount of carbon going into the atmosphere, we also have to take it out of the atmosphere and get our level back down to 350 ppm. Greenhouse gasses are gasses that collect heat and give off heat, for example carbon dioxide (CO<sub>2</sub>). Fossil fuels are natural fuels that are formed over years of naturally decaying organisms, we burn these fuels to create electricity. Fossil fuels are a form of energy that release greenhouse gasses into the atmosphere, and unfortunately, they are our main source of energy in the US. As of 2019, solar energy sources only make up about 10% of the energy going through our power lines, and we only produce, and we get almost 50% of our energy from natural gasses and fossil fuels. We can bring this down by using sources like solar, hydro, and wind energy to help lower our CO<sub>2</sub> emissions.

Weather is largely affected by this problem. Our winters are getting warmer and shorter, and down South, tropical storms are occurring more and more and wreaking havoc on our towns and communities. Wildfires are becoming more and more common in the West, and we are seeing some of the worst fires in history. These factors only further contribute to our warming climate, and we have to act fast to reverse them. Overall, a trend that has been advancing since our Industrial Revolution involves our winters. Winter is the fastest warming season in New England right now, and that can cause huge problems for our economy. The ski industry alone brings in around \$400 million a year into our economy, which massively helps. However, as snow and ice melts, not only does it trigger the Albedo Effect, but that effect causes a loss in profits for the ski industry, weakening our economy. People no longer want to come to the mountains because there is less snow and worse conditions, so the ski resorts lose money in the process. Climate change not only affects the ski industry, but it affects all winter activities. Skating at Puddle Dock Pond is occurring less and for a shorter period of time, skiing and snowboarding is becoming less popular, cross country skiing, hockey, and many other winter sports are affected by our warming planet, and unless we can work to bring our emissions down and lower our carbon footprint, these activities we love so much in Portsmouth and New England will disappear, and we will then be faced with a much larger problem.

### **Proposed Renewable Energy Solution:**

New England itself is seeing some of the worst impacts of climate change in our area, so acting fast in our city is crucial. The location we propose to install solar panels on is the roof of Portsmouth High School. We picked this area because it is a very large and open school receiving lots of sunlight making it a great spot to install solar panels. It could produce a lot more energy than needed so neighboring buildings could use the excess. In the summertime, we would be producing a large amount of electricity because there are very few people using electricity, and we could earn credit for that electricity. In the winter months when we don't get much light, we can use our credit and still be using renewable energy almost all year round. The high school roof area is roughly 218,000 square feet. In this area, we could fit around 11,179 commercial-sized solar panels. If we install these solar panels, in one year they would be able to produce 5,902,512 kWh worth of electricity. While this is a huge amount of electricity that would be produced, the City of Portsmouth will have to pay around \$14,532,700 for the solar panels and installation fees. We understand that the city does not just have that much money sitting around. However, the high school spends almost \$400,000 on electricity per year, investing in the solar panels all at once, and then as time goes on they will produce more electricity and cut down on your electric bill each year. While this is an initial high cost, in just 13 years, these solar panels will have completely paid for themselves. To pay for these solar panels they could use a PPA. A PPA is a Power Purchase Agreement, meaning that there would be a third-party developer to install, own, and operate an energy system on the customer's property. Solar panels are made up of photovoltaic cells that contain silicon which is a conducting material to convert the sun's light into energy that the High School will be able to power everything. These solar panels help to create the connection between electrons that cause them to "jump" which creates electricity. With this many solar panels working every single day, more sustainable energy will be

produced. Installing solar panels on such a large unused area will be a great way to use that area and hopefully start to reverse the effects of climate change.

### **Similar Solutions from Around the World:**

It may not seem like 11, 179 solar panels can make a big difference to reduce Portsmouth NH carbon footprint, but there are other cities that have already put this into action so we can take a look at those to see how we can make a difference. Areas near us have also started to use more solar energy. Oyster River Middle School has installed solar panels on their roof as well as installing a roof over parking space and installing solar panels there. They are now net positive, meaning they produce more electricity than they use. The energy that they don't use can be used by some of the neighboring buildings and they can build a credit. Oyster River used a PPA and since they are net positive, they will soon be able to buy the panels if they want to. Since the high school is very large we could easily manage this if we found an investor and installed all the panels. Since the High school is such a large area we could easily be net positive as in the summer we aren't using as much electricity and we are receiving a lot of light. Dover High School has also installed solar panels on their roof. Dover high school is such a large building which made it the largest solar project in NH and was successful. One of the largest solar projects in New England took place not too far from us in Farmington, Maine, in the fall of 2021. A 490 acre solar farm was implanted into a large unused area. This farm is connected to their regional power grid and will power up to 17,000 New England homes. Bowdoin College and four other schools from around Maine joined up to fund the \$110 million cost of the project. To help make a difference, Bowdoin college gets to receive credit for the unused energy to help offset their original carbon footprint. Portsmouth could use a strategy like this to help not only the school but our city and reduce the carbon footprint the schools already have. These solutions being implemented into areas around us can encourage us that change is possible and there are solutions that Portsmouth can use to reduce our carbon footprint and inspire more around us to do the same. Currently Portsmouth NH is not doing a lot to stop greenhouse gas emissions and that needs to change so our state can hopefully see a brighter future. Solar energy is not the only solution to put a stop to climate change, but it is a big one. It will take a while for our planet to be healthy again and we are trying to speed up that process and reverse our damage in New England and the US so other places will catch on.

**Google Map:** Enclosed is a link to a Google Earth map that includes specific information and locations for the solar renewable energy plan.

[Solar Energy Proposal Google Earth Tour](#)

### **Project Constraints and Challenges:**

Installing solar panels on the roof of Portsmouth High School is a great idea and would have so many benefits but there are some downsides to it. Some of the basic challenges would be cloudy days, rain, snow, and night time. No matter where we are on the planet or where we choose to install the solar panels, we cannot control these natural factors. When clouds are blocking the sun, the radiation will not have any way to go to the panels which then are not producing any energy. Also when it is night the sun is on the other side of the world and not reaching is. When there is snow sitting on top of the panels the sun won't get to them, when solar panels are blocked no energy will be generated. For Portsmouth NH it would be ideal to have the solar panels facing south so they get the most amount of sunlight as possible. This is because we are in the Northern Hemisphere and the sun is directly on the equator so we would face them towards the equator to get more sunlight. Another downside to this project is that unlike a ground mount where the electricity produced immediately goes into the grid, the electricity would be used inside the building. While we want to rely on solar energy, this can also mean it takes longer for us to pay back the solar panels. Another flaw would be that some solar panel systems use materials that if leaked could be harmful to the environment, and animals around.

Different varieties of solar panels have different metals present like lead and cadmium. These metals can be toxic for human and environmental health at high levels. Others could potentially use hazardous fluids to transfer heat, and leaks of these materials could be harmful. As well as if squirrels or other small rodents chewed on the wires, it could harm them. Lastly and most important drawback would be the extremely large upfront cost of this project. In total, the solution we are proposing has an upfront cost of \$14,532,700. This is an extremely large amount of money and Portsmouth does not have that money to use for one project. This cost does cover the installment and use of the panels, but is still an extremely high cost. There is also the fact that all the workers have to get paid for the long and tedious installation process of 11,000 solar panels. While all of this will add up to a very high number, in around 30-35 years they will have paid off so the school then wouldn't have to pay for fossil-fuel produced electricity anymore. It will take a while but it will be worth the wait for a healthier atmosphere for us to live in.

### **Importance of Proposed Solution & Conclusion:**

Portsmouth, New Hampshire should consider implementing our solar proposal because it would cut down on the greenhouse gasses being released into the atmosphere. From the financial aspect, even though it is a lot of money to install, the City can put in grants and/or loans to help pay. A huge benefit to consider when thinking about installing these panels on the High School is summer break. During summer break, there are very few people in the building and much less electricity being used. Because summer is the sunniest month, we would be producing a large amount of electricity. This power could hopefully help support the solar energy usage in the school during the winter when it is less sunny and there is more electricity being used inside the building. This could also eventually lead us to possibly being a net-positive school, meaning we produce more energy when we use it. This is a huge advantage because it means we are correctly using our solar energy and we can receive credit for the energy we do not use, helping us to earn money for when we would possibly want to purchase the solar panels from our investor. Another large benefit to installing these solar panels is the lifespan of the panels. Solar panels generally would produce more electricity than needed so we could give some of it to neighboring buildings. The way that we could fund putting solar panels on the high school roof would be to use a Power Purchase Agreement (PPA). A PPA is an arrangement where a third-party developer installs, owns, and operates an energy system on the customer's property. We would just need to find a third-party company to do this. Generating energy that produces no greenhouse gas emissions from fossil fuels and reduces some types of air pollution is needed in the world. Yes, we are only one city but hopefully, if we start now then in the future other parts of the world will also have implemented these resources to save the earth. And to help release less and less fossil fuels. In closing, Portsmouth High School is the perfect location to install solar panels and would be a small step closer to solving our vastly increasing climate issue.

## JANUARY 16, 2024 CITY COUNCIL AMENDMENTS (not part of ordinance)

ORDINANCE #

THE CITY OF PORTSMOUTH ORDAINS

That Chapter 10, ZONING ORDINANCE, be amended regarding Solar Energy Panels by amending Article 6, Overlay District, Section 10.633.20, Exemptions from Certificate of Approval of the Ordinances of the City of Portsmouth, as follows (deletions from existing language **stricken**; additions to existing language **bolded**; remaining language unchanged from existing):

### Article 6 Overlay District

#### Section 10.633 Scope of Review

##### 10.633.10 Activities Requiring a Certificate of Approval

A Certificate of Approval from the Commission is required for any construction, **demolition**, repair, renovation or **alteration** or a **building or structure** except as specifically exempted under Section 10.633.20.

##### 10.633.20 Exemptions from Certificate of Approval

The following activities shall not require a Certificate from the Commission but require review and certification by the Code Official:

- (1) Ordinary maintenance and repair of any exterior architectural feature, which does not involve a change in design, materials or outer appearance thereof;
- (2) Painting or repainting **structures** without regard to color;
- (3) Maintenance and repair of exterior walls, chimney repairs, entryway repairs, or deck repairs provided these are of the same design and material (including the use of lime-based mortar for repointing historic brick);
- (4) Placement or replacement of shutters that are (1) constructed of wooden material, (2) one-half the width of the sash they are covering, (3) installed with hinges and dogs, and (4) louvered, paneled or constructed of boards as appropriate to the style of the building;
- (5) Replacement roofing on existing structures provided that (1) the roof plane and remains the same and the material remains the same regardless of color, or (2) asphalt roofing is replaced with slate, composite-slate, or wood shingles;



- (6) Replacement of an exterior door, window or storm window, provided that (1) the same design and materials are used, or (2) materials are used that restore the original architectural features, including but not limited to the number and arrangement of window lights; using true and non-removable divided lights; and ensuring that the size of the opening does not change;
- (7) Placement or replacement of roof-mounted mechanical or electrical equipment and ventilation terminators where the equipment (1) is not located on a roof surface that faces or is visible from a public way, (2) does not exceed 27 cubic feet, and (3) does not extend more than 3 feet above the roof plane;
- (8) Placement or replacement of wall-mounted mechanical or electrical equipment and ventilation terminators where the equipment (1) is painted a similar color to match or blend with the wall color, (2) does not extend more than six inches out from the wall plane, and (3) does not vent directly into a public way; and where (4) all duct work or equipment feeds enter the building's interior at ground level so as not to be visible;
- (9) Placement or replacement of ground-mounted mechanical or electrical equipment (including a generator) where (1) the equipment is located behind the structure and is not in public view, and (2) all duct work or equipment feeds are located in the building's interior or immediately adjacent to the equipment;
- (10) Placement or replacement of storm windows, storm doors, screen windows and screen doors, provided they are constructed with wood frames, with any metal or vinyl tracks concealed by the wood frames. Window guards provided they are constructed with bars or rods of wrought iron, or metal formed and painted to resemble wrought iron. Mesh guards are not exempt;
- (11) Placement or replacement of chimney caps or bishop pots that are constructed of masonry or bluestone, or of other material with a black, dark brown or copper finish;
- (12) Placement or replacement of gas and electric meters if mounted on an exterior wall, not facing or visible from a public way. **Landscaping** or fencing may be used as a visual screen;
- (13) Construction, **alteration** or **demolition** of any **structure** or element of a **structure** that the **Code Official** documents as being necessary to avoid an immediate health or safety emergency prior to the Commission convening a meeting to consider the matter. In such instance, the **Code Official** shall immediately provide written notification to the Commission of such action;
- (14) New **signs** and refacing of existing **signs**, except that new freestanding signs and signs requiring review and approval by the **Board** of Adjustment shall not be exempt;
- (15) Awning replacement if a canvas fabric is used and no **alterations** (including but not limited to the wall fittings and fastenings) are made to the **structure**;
- (16) Placement of a temporary toilet, trailer, tent or tensile **structure**;



- (17) Accessible ramp systems on **single-family** or **two-family dwellings** provided the ramp and rail system consists of black metal modular components;
- (18) The placement, removal or replacement of wood or metal fence (except for chain-link which may only be removed) provided the replacement fence is in substantially the same location with substantially the same height, material, and design;
- (19) The replacement of exterior lighting provided the replacement lighting is substantially in the same in location with substantially the same height, material, and design;
- (20) The replacement or restoration of wood siding (including removal of non-wood materials) provided the replacement siding is the same exposure, material, and design;
- (21) Placement or replacement of terraces, walks, **driveways**, and **sidewalks** and in-ground swimming pools provided that any such element is substantially at the existing grade plane of the property;
- (22) Placement or replacement of building accessories and décor, such as window-mounted portable air conditioning units, play equipment, residential trash enclosures, snow guards, benches, trellises, non-commercial boat rack storage **structures**, window boxes, raised planters, mailboxes less than 18" in all dimensions, flags, hose reels, door bells and knockers, weathervanes, bells, wind chimes, birdfeeders, artwork, sculpture, and other similar exterior décor,
- (23) New or replacement piers, floats, docks or gangways for **single-family** and **two-family dwellings** provided any vertical handrail support systems are constructed with metal, wire, rope or wood;
- (24) Placement or replacement of wood, brick or granite steps or landings;
- (25) Placement or replacement of a commercial solid waste enclosure provided the enclosure: (1) is fully enclosed with the use of gates; (2) is constructed of wood or stone material; and (3) is no greater than 60" in height or 100 sq. ft. in area;
- (26) Placement or replacement of wood or copper gutters and downspouts.
- (27) Parking ticket kiosks, freestanding signs and other site elements related to public parking in private parking lots when authorized under a permit from the Department of Public Works.
- (28) Solar Energy Panels flush mounted to rooftops of existing **structures** which do not require other **alterations** to existing **structures**.
- (29) Accessory Elements to Solar Energy Panels which do not require other **alterations** to existing **structures**.

The City Clerk shall properly alphabetize and/or re-number the ordinances as necessary in accordance with this amendment.

All ordinances or parts of ordinances inconsistent herewith are hereby deleted.

This ordinance shall take effect upon its passage.

APPROVED:

\_\_\_\_\_  
Deaglan McEachern, Mayor

ADOPTED BY COUNCIL:

\_\_\_\_\_  
Kelli L. Barnaby, City Clerk

ORDINANCE #

THE CITY OF PORTSMOUTH ORDAINS

That Chapter 10, ZONING ORDINANCE, be amended regarding Electric Vehicles by amending Article 4, Zoning Districts and Use Regulations, Section 10.440, Table of Uses, Sections 11.20, 11.21, 19.60 and 19.70, Article 8, Supplemental Use Standards, Section 10.810 and Section 10.843, Article 11, Site Development Standards, Sections 10.1112.20 and 10.1112.32 and Article 15, Definitions, Section 10.1530, Terms of General Applicability of the Ordinances of the City of Portsmouth, to be amended as follows (deletions from existing language **stricken**; additions to existing language **bolded**; remaining language unchanged from existing):

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

Section 10.440 Table of Uses – Residential, Mixed Residential, Business and Industrial Districts

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	G1	G2	B CD4- W	WB	OR	I	WI	Supplemental Regulations
<i>11. Motor Vehicle-Related Uses</i>																		
11.20 <b>Motor vehicle service station, <del>motor vehicle repair or washing</del> facility for passenger cars and <b>light trucks</b></b>	N	N	N	N	N	N	N	N	N	<b>S</b> <b>CU</b>	<b>S</b> <b>CU</b>	<b>N</b> <b>CU</b>	<b>S</b> <b>CU</b>	N	N	<b>S</b> <b>CU</b>	N	10.581 (lot area) 10.592 (location) 10.843 (motor vehicle related uses)
11.21 Car wash	N	N	N	N	N	N	N	N	N	CU	CU	N	CU	N	N	CU	N	
<i>19. Accessory Uses</i>																		
19.60 <b>EV fueling space A</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	10.811 (Accessory uses to permitted residential uses)
19.70 <b>EV fueling space B</b>	N	N	N	N	N	CU	N	N	N	P	CU	CU	CU	N	CU	P	N	10.843 (motor vehicle related uses)

## Article 8 Supplemental Use Standards

### Section 10.810 Residential and Institutional Residence or Care Uses

#### 10.811 Accessory Uses to Permitted Residential Uses

10.811.10 The following uses are permitted as accessory uses to permitted residential uses, in addition to those accessory uses listed in Section 10.440:

- (a) The keeping of dogs and cats and other household pets, but not including kennels.
- (b) Yard sale.
- (bc)** The outdoor storage of one travel trailer or camper that is not used for occupancy or business purposes. The connection of any utility or service such as electrical, water, gas or sewage to the travel trailer or camper for any continuous period exceeding 48 hours shall be prima facie evidence that it is being used for habitation or business purposes.
- (ed)** Roadside stand or display area in conjunction with a farm for the sale of products raised on the premises by the owner or lessee thereof provided that all the following conditions are met:
  - (1) Such stand or display area shall not cover more than 150 square feet of gross floor area or ground area.
  - (2) Such stand or display area shall be located at least 30 feet from the street right-of-way.
  - (3) Adequate off-street parking shall be provided and arranged in such a way that vehicles will not back into the street.

**(e) EV fueling space A.**

### 10.843 Motor Vehicle, Marine Craft and Equipment Sales, Service and Related Uses

#### 10.843.30 Motor Vehicle Service Stations

10.843.31 All repairs and service work shall take place within an enclosed building.

- 10.843.32 Repaired or rebuilt vehicles shall not be sold upon the premises.
- 10.843.33 All pump islands shall be set back at least 40 feet from all lot lines.
- 10.843.34 Except for **EV fueling space A**, all above ground **EV** charging support equipment shall be set back 10 feet from all **lot lines**.
- 10.843.35 Sale of convenience goods 1 and 2 as an accessory use

**Article 11 Site Development Standards**

**10.1112.20 Calculation of Number of Required Spaces**

- 10.1112.21 The number of required **off-street parking** spaces shall be the sum of the requirements for the various individual **uses** on a **lot** computed separately.
- 10.1112.22 Where the computation of required **off-street parking** spaces results in a fractional number, the computation shall be rounded up to the next whole number.
- 10.1112.23 Parking spaces occupied by **EV** chargers and supporting equipment may count towards minimum parking requirements.

**10.1112.32 Parking Requirements for Nonresidential Uses**

10.1112.321 The required minimum number of off-street parking spaces for uses other than 1.10 through 1.90 shall be based on the following table.

**Table of Minimum Off-Street Parking Requirements for Nonresidential Uses**

Use No.	Use	Requirement
<i>11. Motor Vehicle-Related Uses</i>		
11.20	Motor vehicle service station, motor vehicle repair or washing facility for passenger cars and light trucks	2 + 1 per 400 sf GFA <b>EV fueling spaces A and B may count towards minimum parking requirements</b>

## Article 15 Definitions

### Section 10.1530 Terms of General Applicability

#### EV (Electric Vehicle)

An **EV** is a motor vehicle that derives some or all of its primary motive power from an electric motor that draws electricity from a battery and is charged from an external source.

#### EV fueling space A

A public or private parking space with adjacent above ground charging support equipment that uses customary residential electric service for charging **EVs**.

#### EV fueling space B

A public or private parking space with adjacent above ground charging support equipment that uses greater than customary residential electric service for charging **EVs**.

#### Motor vehicle service station

An establishment that sells fuel (including but not limited to gasoline, diesel, natural gas, electricity or hydrogen) to **individual EVs and motor** vehicles. A motor vehicle service station may include:

- **motor vehicle repair;**
- **convenience goods 1 and 2;**
- retail sale of propane and kerosene;
- ~~retail sale of motor vehicle and EV maintenance products; required for motor vehicle maintenance such as oil, transmission fluid, brake fluid, polish, wax, fuel additives and treatments, wipers, tires, batteries, windshield wiper fluid, cleaning fluids and similar items;~~
- ~~minor automotive maintenance such as the addition of fluids, replacement of wiper blades and similar activities; and~~
- ~~retail sale of over-the-counter consumer merchandise.~~
- **EV fueling spaces A and B;**
- the sale and exchange of **EV** batteries; and
- electric charging facilities for electric mobility devices

A **Motor vehicle service station** shall not include any of the following:

- **motor vehicle painting or body work;**
- motor vehicle sales, leasing or rental; and
- **outdoor storage** or display of motor vehicles, boats, motor vehicle parts or other merchandise, except for:
  - (a) small sample displays of motor vehicle accessory items; or
  - (b) batteries or tires located **adjacent** to the **principal building** or on islands or designated areas that support fueling infrastructure



~~Motor vehicle service station 1~~

~~A motor vehicle service station that includes not more than 12 square feet of display area for the retail sale of consumer merchandise, and that does not include any of the following:~~

- ~~▪ motor vehicle repair;~~
- ~~▪ motor vehicle painting or body work;~~
- ~~▪ motor vehicle sales, leasing or rental;~~
- ~~▪ outdoor storage or display of vehicles, boats, automobile parts or other merchandise, except for (a) small sample displays of automotive accessory items or (b) batteries or tires located adjacent to the principal building or on the pump islands.~~

~~Motor vehicle service station 2~~

~~A motor vehicle service station that include the activities and limitations of motor vehicle service station 1 and also includes motor vehicle repair.~~

~~Motor vehicle service station 3~~

~~A motor vehicle service station that includes the activities and limitations of motor vehicle service station 1 and also includes sale of convenience goods 1 or 2.~~

The City Clerk shall properly alphabetize and/or re-number the ordinances as necessary in accordance with this amendment.

All ordinances or parts of ordinances inconsistent herewith are hereby deleted.

This ordinance shall take effect upon its passage.

APPROVED:

\_\_\_\_\_  
Deaglan McEachern, Mayor

ADOPTED BY COUNCIL:

\_\_\_\_\_  
Kelli L. Barnaby, City Clerk



## CITY OF PORTSMOUTH

City Hall, One Junkins Avenue  
Portsmouth, New Hampshire 03801  
kconard@cityofportsmouth.com  
(603) 610-7201

Karen S. Conard  
City Manager

**Date:** May 2, 2024

**To:** Honorable Mayor McEachern and City Council Members

**From:** Karen S. Conard, City Manager *KSC*

**Re:** City Manager's Comments on City Council Agenda of May 6, 2024

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### ***X. Public Hearing and Vote on Ordinances and/or Resolutions:***

**A. First Reading of Ordinance Amending Chapter 10, Article 6, Section 10.633.20 by Adding a Newly Numbered Paragraph 28 "Solar Energy Panels flush mounted to rooftops of existing structures which do not require other alterations to existing structures" and by adding a new numbered paragraph 29 "Accessory Elements to Solar Energy Panels which do not require other alterations to existing structures":**

On January 16, 2024, the City Council voted to amend Chapter 10, Article 6, Section 10.633.20 and to refer that amendment to the Planning Board for a Work Session with the Historic District Commission (HDC) for a report back with recommendations to the City Council. The proposed amendments scheduled for first reading tonight are the original amendments sent to the Planning Board on January 16, 2024. These amendments add two new paragraphs (28 and 29) to the City's Zoning Ordinance (Chapter 10, Article 6, Section 10.633.20) which would exempt certain solar panels and their accessory elements from HDC approval.

The HDC and Planning Board held a joint work session on February 21, 2024 to discuss how to respond to the City Council's request. At the March 4, 2024 City Council meeting, Chairs Ruedig and Chellman gave a brief update to the Council, explaining that the HDC and the Planning Board would work together over the next several months to bring forward amendments to the Zoning Ordinance regarding solar panels for first reading at the May 6, 2024 City Council meeting.

The HDC held three work sessions (March 13, 2024, April 10, 2024 and April 17, 2024) and drafted new proposed solar panel amendments which were reviewed by the Planning Board at their April 25, 2024 meeting. The Planning Board approved the HDC's amendments (with one minor edit) and has scheduled a public hearing on these amendments at their next meeting on May 16, 2024.

The new solar panel amendments from the HDC and Planning Board are not scheduled for first reading tonight but [are included in your packet as an Agenda item under Councilor Moreau's name](#). Councilor Moreau will provide a report back on these amendments and Chairs Ruedig and Chellman will be present to answer questions about those amendments.

Proposed Action Options:

- *Vote to pass first reading and schedule a public hearing and second reading regarding Solar Energy Panel amendments to Chapter 10, Article 6, Section 10.633.20, as presented, on June 3, 2024; or*
- *Vote to postpone first reading to consider both the present solar panel amendments to Chapter 10, Article 6, Section 10.633.20 and the amendments proposed by the HDC and Planning Board at the June 3, 2024 City Council Meeting.*

**B. Public Hearing/Second Reading of Ordinance amending Chapter 10, Zoning Ordinance – Electric Vehicle Charging Stations, Article 4, Zoning District and Use Regulations, Section 10.440, Table of Uses, Sections 11.20, 11.21, 19.60 and 19.70, Article 8, Supplemental Use Standards, Section 10.810 and Section 10.843, Article 11, Site Development Standards, Sections 10.1112.20 and 10.1112.32 and Article 15, Definitions, Section 10.1530, Terms of General Applicability:**

At its May 2, 2022 meeting, the City Council referred draft zoning ordinance amendments submitted by Councilor Denton relative to electric vehicle (EV) charging stations to the Planning Board for review and recommendation. Currently, an EV charging station, as a principal use, is allowed by special exception in the GB, G1, B, CD4-W and I zones under the motor vehicle service station classification. An EV charging station is currently allowed as an accessory use to any permitted principal use on any Citywide lot.

The Planning Board began discussion of these amendments in November 2023 and has been working on revisions since then. The original referral included adding specific charging levels (1, 2 & 3) to the use tables in the Ordinance. With the speed of change in the industry, having broad definitions that will not become obsolete is the best approach. For example, when the Board began discussion of this topic there were Level 1, 2 and 3 chargers and now there are level 4 chargers, fully automated battery exchange stations and soon there may be wireless charging for EVs. The Planning Board took a broad approach during the course of its work on these amendments so the Ordinance would not be quickly outdated once adopted. The proposed amendments capture EV charging and infrastructure that should remain relevant with the future technology anticipated.

At its February 29, 2024 meeting, the Planning Board voted to schedule a public hearing on the amendments after legal review. Legal reviewed the draft with staff and the Chair and made edits to simplify and condense the attached amendments. The Planning Board held a public hearing at their March 21, 2024 meeting on the amendments and recommend that the City Council hold first reading on these zoning amendments.

The City Council held first reading on April 15, 2024 and amended the ordinance as follows: added Section 10.1112.23 regarding the “Calculation of Number of Required Spaces” that provides parking spaces occupied by EV chargers and support equipment may count towards minimum parking requirements; deleted the phrase “including but not limited to, generators and transformers” from Section 10.843.34; and added in the Table of Uses Level B Chargers in the Office Research Zone by Conditional Use Permit. [These amendments have been incorporated into the ordinance for Council’s consideration for second reading tonight.](#)

*I recommend that the City Council move to pass second reading and schedule a third and final reading at the May 20, 2024 City Council meeting.*

## ***XI. City Manager’s Items Which Require Action:***

### **1. Planning Board Recommendation on Home Occupation Amendments:**

At the April 25, 2024 meeting, the Planning Board held a public hearing on zoning amendments related to home occupation after a referral from the City Council on February 20, 2024.

The Master Plan speaks to expanding the opportunities for home-based businesses. This trend was realized in the Master Plan and became more prevalent during the pandemic. Goal 3.1.3 below appears in several sections of the Master Plan with the goal of enhancing economic development, enriching the urban and suburban neighborhoods, and encouraging the creative use of existing housing stock.

The initial amendment allowed up to two (2) clients at one time for a home occupation, 1 or 2 category. This would allow, for example, someone to teach art or give music lessons as a home occupation and have clients come to their house.

The Planning Board held a public hearing and heard from several members of the public in favor of any changes that would allow client visitation for a home occupation. The Planning Board added language to allow up to 6 clients to a home occupation 2 and to change the use tables where a Special Exception is currently required, to a Conditional Use Permit.

The Planning Board voted to recommend to City Council to hold first reading on the zoning [amendments for home occupation as presented.](#)

*I recommend that the City Council move to schedule first reading of the proposed zoning amendments regarding home occupation at the May 20, 2024 City Council meeting.*

### **2. Second Report Back on Request for Water Taxi:**

The City Council, at its January 16, 2024 meeting, requested a report back on a request from a private water taxi owner to use the docks at Prescott Park for a commercial water taxi business and to post signs on a fence and at the docks at Prescott Park to advertise this business.

Senior Assistant City Attorney Jane Ferrini provided a report back on February 5, 2024, advising that signage and commercial crafts are prohibited from using the piers, floats and docks at Prescott Park by City Ordinance (Chapter 8, Article II, Parks, Section 8.202, E, 1). In addition, she relayed that charitable deed restrictions limit the use of Prescott Park property to park and recreational purposes, and that these restrictions are enforced by the New Hampshire Charitable Trust Unit of the Attorney General’s Office. The City Council requested a second report back after staff discussed the water taxi owner’s request with the Charitable Trust Unit.

Michael Haley, Acting Director of the Charitable Trust Unit, advised the City that for-profit commercial use of Prescott Park was not contemplated by the terms of the Prescott will. He further advised that permitting commercial use of Prescott Park would be a change in the terms of the gift restrictions contained in the Prescott Park deeds, and would only be permitted if the court granted the City a Petition for Cy Pres, which is a request that a court find that the existing terms of the gift are impossible or impracticable to comply with. Haley further cautioned that the Attorney General’s Office would need to be part of that proceeding and decide whether to support it.

After receiving this information, Legal Department staff reached out to water taxi owner Mike Comeau to explain the Attorney General’s opinion. After several discussions, Legal staff recommended, and Mr. Comeau agreed, to revise his request to the Council to permit water taxi drop off and pick up at the Robert P. Sullivan Boat Launch at Peirce Island.

*I recommend that the City Council vote to permit Mr. Comeau’s water taxi service to drop off and pick up passengers only at the Robert P. Sullivan Boat Launch at Peirce Island, and to grant the City Manager authority to negotiate a License Agreement for this request.*

3. **Request to Schedule Community Policing Facility Work Session:**

I would like to request a work session regarding the Community Policing Facility on May 20<sup>th</sup> at 6:00 p.m. to review plans and progress updates for the project.

*I recommend that the City Council move to schedule the work session as presented.*

***XII. Consent Agenda:***

A. **Projecting Sign License – 33 Deer Street Unit 3A:**

Permission is being sought to install a projecting sign at [33 Deer Street Unit 3A](#) that extends over the public right of way, as follows:

Sign dimensions: 20” x 20”

Sign area: 2.18 sq. ft.

The proposed sign complies with zoning requirements. If a license is granted by the City Council, no other municipal approvals are needed. *Therefore, I recommend approval of a revocable municipal license, subject to the following conditions:*

- 1) *The license shall be approved by the Legal Department as to content and form;*
- 2) *Any removal or relocation of the sign, for any reason, shall be done at no cost to the City; and*
- 3) *Any disturbance of a sidewalk, street or other public infrastructure resulting from the installation, relocation or removal of the signs, for any reason, shall be restored at no cost to the City and shall be subject to review and acceptance by the Department of Public Works.*

## ***XVI. Approval of Grants/Donations:***

### **A. Acceptance of Donation from the Portsmouth Garden Club to the Senior Activity Center for Memorial Garden - \$800:**

Attached please find [the donation form from the Portsmouth Garden Club](#) for the Senior Activity Center in the amount of \$800.

*I recommend that the City Council move to approve and accept the donation as presented.*

### **B. Acceptance of Memorial Bench in Honor of James Marchese:**

Attached please find [a memorandum from the Public Works Department](#) recommending acceptance of a memorial bench from Marcia Marchese in honor of James Marchese.

*I recommend that the City Council move to accept the donation of a memorial bench in honor of James Marchese to be placed on Peirce Island.*

### **C. Acceptance of Memorial Plaque in Honor of Joan Christy:**

Attached please find [a memorandum from the Public Works Department](#) recommending acceptance of a memorial plaque from Stephanie Campbell in honor of Joan Christy.

*I recommend that the City Council move to accept the donation of a memorial plaque in honor of former City Librarian Joan Christy to be placed at the base of an existing tree at the Library.*

### **D. Acceptance of Donation from the State of NH National Society of the Colonial Dames of America - \$2,500:**

By way of background regarding [the \\$2,500 donation from the Colonial Dames](#), the family of Dinah Chase Whipple and Valerie Cunningham of the Black Heritage Trail of New Hampshire first contacted Susan Sterry, Co-Chair of the Cemetery Committee in November 2023. They inquired about the possible placement of a headstone for Dinah Chase Whipple next to Prince Whipple, her husband in North Cemetery. See [attached communication from the family](#).

The Cemetery Committee considered the inquiry and supports the installation of an appropriate marker. Dinah Chase Whipple founded one of the first schools for Black children in the United States. The school was open from 1806-1832 on High Street in Portsmouth. Members of the Cemetery Committee are working with the family and other local organizations to raise funds. The goal is to install a headstone and hold a ceremony before the end of the year.

The Department of Public Works has no objection to the addition of this headstone and will help to coordinate installation.

*I recommend that the City Council move to approve and accept the donation as presented.*

## ***XVII. City Manager's Informational Items:***

### **1. Update on Community Policing Facility:**

City staff will provide a verbal update regarding progress updates for the proposed Community Policing Facility.

### **2. Sherburne Property Disposition:**

To advance the City Council's Action from the April 14, 2024 City Council meeting where the City Council voted to approve the following: "to recommend that the City Council work towards the official disposition and land lease of the Sherburne School property for the creation of permanent, below market rate housing," the following action will be taken.

The City Manager will direct staff to draft a Request for Qualifications (RFQ) to solicit from qualified parties their credentials for the development of permanent below market rate housing specific to the Sherburne School property (Map 259 Lot 10). The RFQ will include additional language that considers inclusion of other uses which would provide a demonstrated community benefit.

### **3. Report Back on Historic Grants:**

City staff will provide a verbal update relative to Councilor Cook's inquiry from the March 18<sup>th</sup> City Council meeting.

### **4. Update on Tax Deeded Properties from the Legal Department:**

[Attached please find an update from the Legal Department](#) on the three tax deeded properties.

### **5. PDA Board Meeting Update:**

Following the most recent PDA Board Meeting on April 18<sup>th</sup>, I will provide a verbal update on the topics discussed.



ORDINANCE #

THE CITY OF PORTSMOUTH ORDAINS

That Chapter 10, ZONING ORDINANCE, be amended regarding Home Occupation, Article 4, Zoning Districts and Use Regulations, Section 10.440 Table of Uses- Residential, Mixed Residential, Business and Industrial Districts, Section 19.22 and Article 15, Section 10.1530, Terms of General Applicability of the Ordinances of the City of Portsmouth, be amended as follows (deletions from existing language **stricken**; additions to existing language **bolded**; remaining language unchanged from existing):

**Chapter 10 Zoning Ordinance**

Article 4 Zoning Districts and Use Regulations

Section 10.440 Table of Uses-Residential, Mixed Residential, Business and Industrial Districts.

Use	R	SR A	GR A	GR C (A)	GA/ MH	MR O	CD 4- L2	MR B	CD 5 CD 4	GB	G1	G2	B CD 4-W	WB	OR	I	WI
19.20 Home occupation																	
19.21 Home occupation 1	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N
19.22 Home occupation 2	<del>S</del> <b>CU</b>	<del>S</del> <b>CU</b>	<del>S</del> <b>CU</b>	<del>S</del> <b>CU</b>	N	<del>S</del> <b>CU</b>	<del>S</del> <b>CU</b>	P	P	P	P	P	P	N	N	N	N

Article 15 Definitions

Section 10.1530 Terms of General Applicability

**Home occupation**

An **office** or other **use** customarily conducted as an **accessory use** to a **dwelling**, complying with all the following standards:

- (a) Conducted entirely within a **dwelling** or an existing **accessory building**, and with no change to the character of the **dwelling** or **accessory building**;
- (b) Maximum floor area of 300 square feet;
- (c) No **outdoor storage** of materials or products;
- (d) Outdoor parking of no more than one vehicle related to the **home occupation**;
- (e) No deliveries by vehicles with more than two axles.

**Home occupation 1**

A **home occupation** with no nonresident employees; no **sign** related to the business; no **more than 2** client, vendor or general public visitations **at one time**; and no deliveries other than by regular postal service and no more than one package delivery service truck (e.g., FedEx, UPS, etc.) per day.

**Home occupation 2**

A **home occupation** with not more than one nonresident employee **and not more than 6** client, vendor or general public visitations **at one time**.

The City Clerk shall properly alphabetize and/or re-number the ordinances as necessary in accordance with this amendment.

All ordinances or parts of ordinances inconsistent herewith are hereby deleted.

This ordinance shall take effect upon its passage.

APPROVED:

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Deaglan McEachern, Mayor

ADOPTED BY COUNCIL:

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Kelli L. Barnaby, City Clerk

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# MEMORANDUM

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**TO:** Karen Conard, City Manager

**FROM:** Peter Britz, Planning & Sustainability Director 

**DATE:** April 16, 2024

**RE:** City Council Referral – Projecting Sign  
Address: 33 Deer Street Unit 3A  
Business Name: Sage  
Business Owner: Jordan Cashman

---

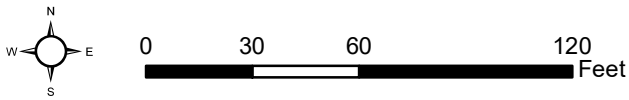
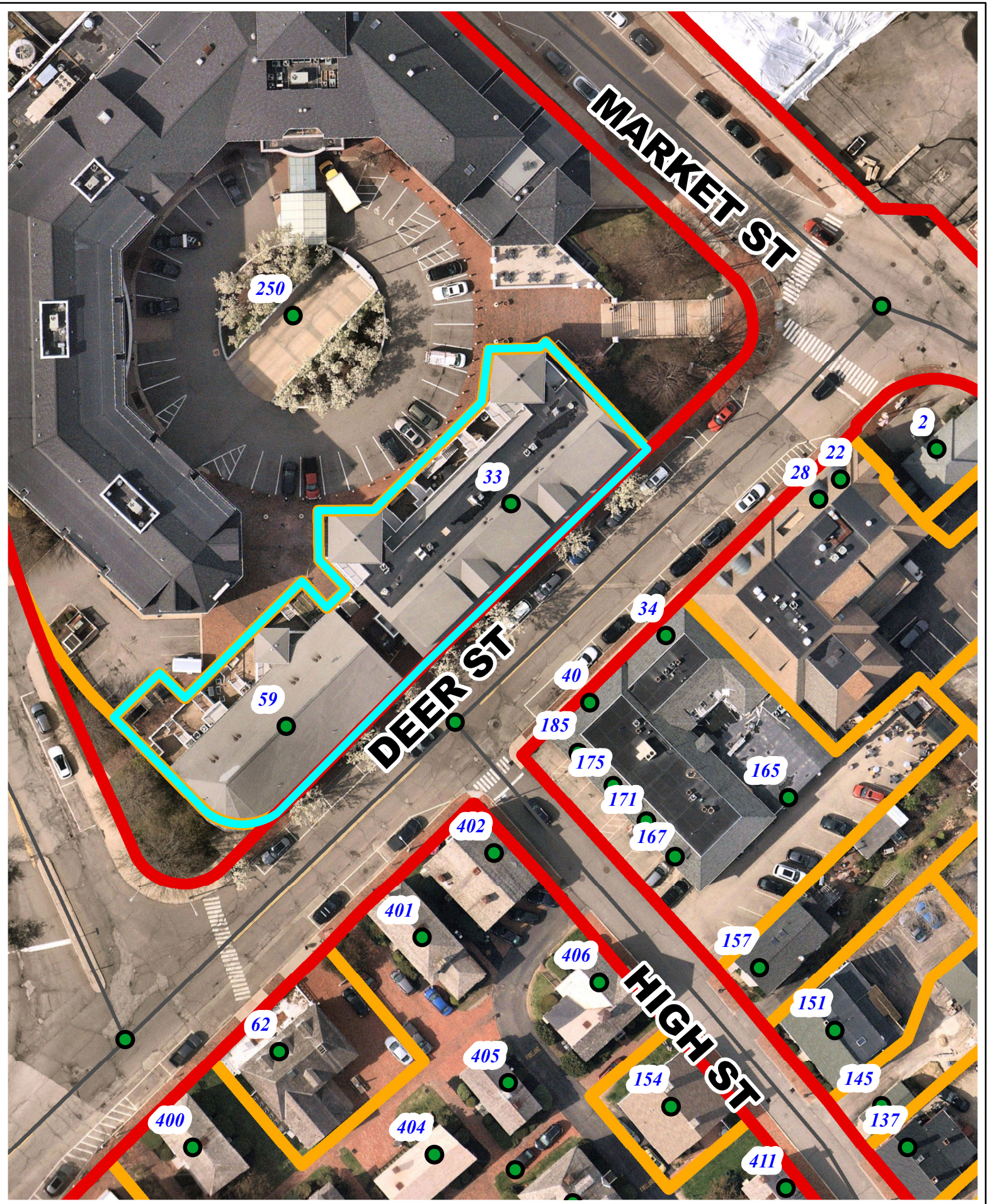
Permission is being sought to install a projecting sign that extends over the public right of way, as follows:

Sign dimensions: 20" x 20"  
Sign area: 2.18 sq. ft.

The proposed sign complies with zoning requirements. If a license is granted by the City Council, no other municipal approvals are needed. Therefore, I recommend approval of a revocable municipal license, subject to the following conditions:

1. The license shall be approved by the Legal Department as to content and form;
2. Any removal or relocation of the sign, for any reason, shall be done at no cost to the City; and
3. Any disturbance of a sidewalk, street or other public infrastructure resulting from the installation, relocation or removal of the signs, for any reason, shall be restored at no cost to the City and shall be subject to review and acceptance by the Department of Public Works.

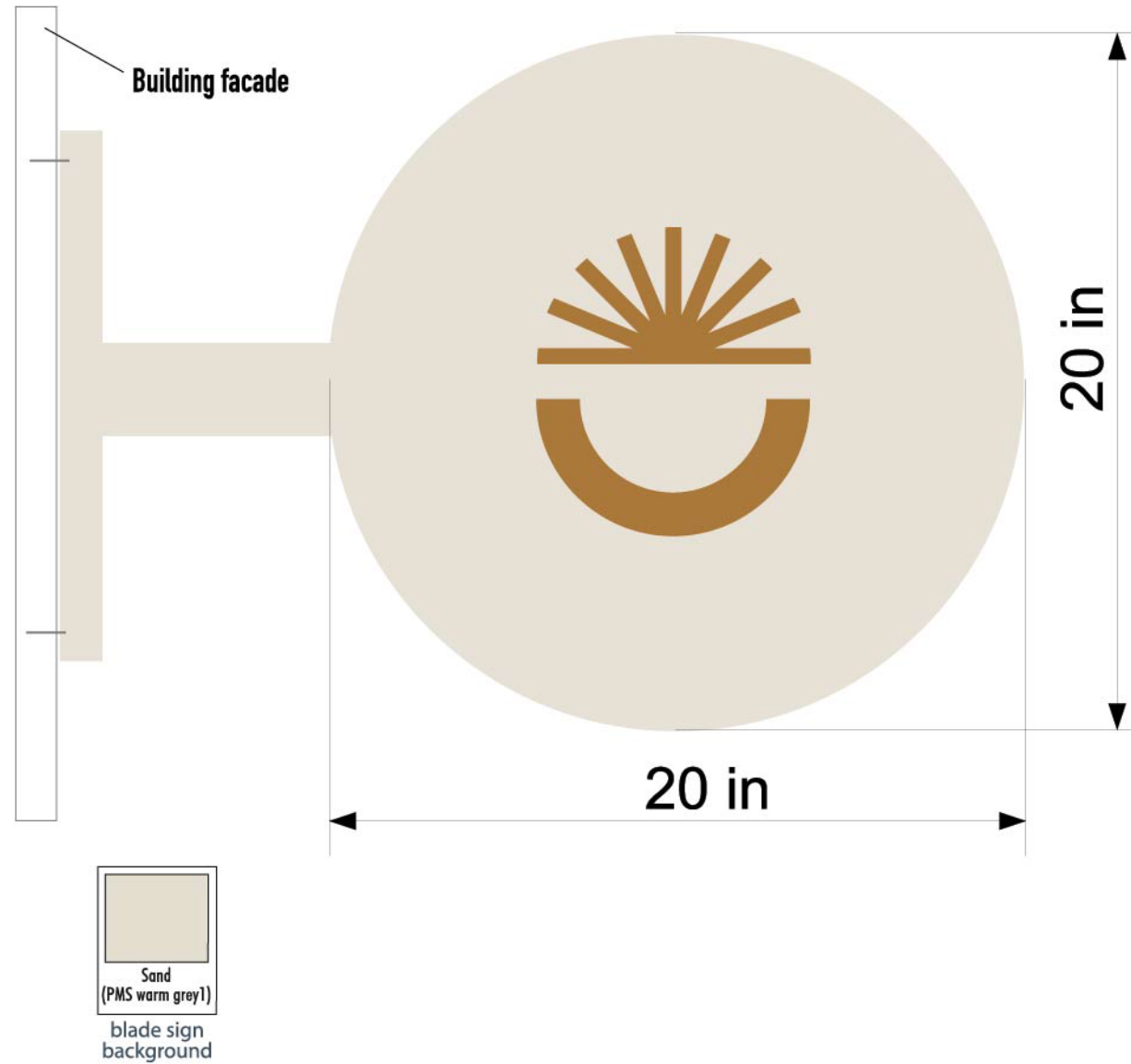




**Request for license  
33 Deer Street Unit 3A**



# Sage Projecting Sign



20" round 3" thick fabricated aluminum Projecting Sign with 1/4" thick solid brass lettering.  
Projecting sign to be painted Sand (pantone warm grey 1)  
Brass letters stud-mounted to sign background.  
Sign to be welded to 1/4" flat stock mounting plate.  
Projecting sign mounted to building with thru bolts



## SIGNVERSE

24 Spencer St Stoneham, MA  
t: 781.438.5280 f:781.438.8823  
SIGNVERSE.COM

Sage  
33 Deer Street, Portsmouth, NH  
4.15.24





Piscataqua Maritime Commission  
Post Office Box 545  
Portsmouth, NH 03802-0545

April 10, 2024

Mayor McEachern and City Council Members  
Karen Conard, City Manager  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

Reference: Request to hold the Sail Portsmouth Tall Ship event

Dear Mayor McEachern and City Council Members,

On behalf of the Sail Portsmouth Board of Directors, we are requesting permission to proceed with this year's Sail Portsmouth maritime event featuring one Parade of Sail and two days of the United State Coast Guard Eagle, America's Tall Ship open to the public for tours.

History and Purpose:

We, the Piscataqua Maritime Commission, dba Sail Portsmouth, have been holding these events almost annually since 1998. This year's goals are:

- To help raise awareness of our region's rich maritime history and the importance of maritime trade and industry to the region's current economy.
- To attract local and out-of-state visitors to our city's restaurants, lodging establishments and other attractions.
- To raise money for the Sea Challenge Scholarship Fund that supports underserved Seacoast high school students who enroll in experiential educational programs aboard tall ships.

Schedule Overview:

**Friday, July 26, 0915 to 1000** – Parade of Sail up the Piscataqua River from the mouth at navigation marker 2KR to the State Pier, 555 Market Street





Piscataqua Maritime Commission  
Post Office Box 545  
Portsmouth, NH 03802-0545

**Saturday, July 27 through Sunday, July 28 :**

1000 to 1700 - The USCG Eagle berthed at the State Pier open to the public for ship tours.

Saturday, July 27 – By invitation only Captain’s Reception hosted by Sail Portsmouth on board the Eagle.

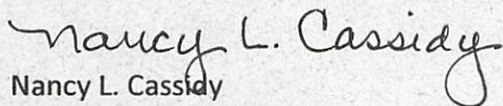
Sunday, July 28 – By invitation only Ship Crew and Volunteers BBQ hosted by Sail Portsmouth under the tent.

**Special Considerations and Requests:**

1. We should have a police detail to control traffic at the Market Street entrance to the State Pier.
2. On Saturday, July 27 through Sunday, July 28, we request to have shuttles running between the venue from the parking garages/lots as was done in 2022.
3. Governor Christopher Sununu has confirmed being this year’s Grand Marshal for the Parade of Sail on Friday, July 26. Might this mean security provided by the city?
4. We ask for the Portsmouth Fire Department tug to participate in the Parade of Sail on Friday, July 26.
5. The USCG Eagle may require an ambulance or EMT’s on site on Saturday, July 27 and Sunday, July 28.
6. What permits/letters of approval are required from the City?

Should you have any addition questions concerning the event, please contact Phil von Hemert, 603-833-0844, [pvonhemert@sailportsmouth.org](mailto:pvonhemert@sailportsmouth.org)

Respectfully submitted on behalf of the Sail Portsmouth Board of Directors,

  
Nancy L. Cassidy  
Secretary, Sail Portsmouth





RECEIVED  
APR 24 REC'D  
CITY MANAGER  
PORTSMOUTH, NH

Alan Ammann – Worshipful Master  
St. John's Lodge No 1 F. & A. M.  
351 Middle Street – Portsmouth, NH 03801

April 24, 2024

To: The City Manager  
1 Junkins Avenue  
Portsmouth, NH 03801

Dear Ms. Conard:

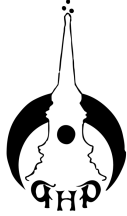
I am requesting that we be allowed to hold our annual St. John's Sunday Parade on Sunday, June 23, 2024. This tradition has gone on for over 100 years. We propose to assemble at the William Pitt Tavern at 416 Court Street commencing at 8:50 a.m. We will march to St. John's Church for church services at 9:30 a.m. After the conclusion of services, we propose to march back to the William Pitt Tavern. We will have the usual insurance that is required and are available for any type of logistics meeting at your convenience.

We look forward to your response.

Sincerely,

*Pete Islaine* For

Alan Ammann, Worshipful Master  
St. John's Lodge #1 Portsmouth, NH  
Ammann.alan@gmail.com  
(603) 781-2455 mobile



The Portsmouth Halloween Parade  
36 Maplewood Avenue  
Portsmouth, NH 03801  
[portsmouthhalloweenparade@gmail.com](mailto:portsmouthhalloweenparade@gmail.com)

April 23, 2024

To: City Council of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

Honorable Mayor McEachern and City Councilors:

I am writing today to request permission to hold the 29th Portsmouth Halloween Parade, this year to take place on Thursday, October 31st. We would like to once again step off from Peirce Island at 7:00 pm. We seek to stage and organize the Parade on the island beginning at 6:00 pm. We would like to utilize the boat launch, Four Tree Island parking lot, and the Outdoor Pool lots for marchers and their vehicles.

The parade route itself will remain the same (see attached map). We recognize that we have benefited greatly from the efforts of the Department of Public Works over the years, who provide barricades, large vehicles to harden to corners, and cleanup. We would ask that they assist us once again in these matters, in addition to closing down the affected streets beginning at 5:30 pm, or whatever time they deem fitting. The plan would be to reopen them no later than 8:30 pm.

We will of course carry the usual insurance that is required. Further, we would work with Police and Fire Departments who ensure a safe and entertaining parade, and to whom we are very grateful for all their planning and assistance. We look forward to your response. Thank you.

Sincerely,

Jonathan Day  
Board of the Portsmouth Halloween Parade

cc/ Karen Conard, City Manager  
Jessica Griffin, Assistant to the City Manager  
Joanna Diemer, Administrative Assistant

# PHP Route

## Important Points



Staging Area



END at Prescott Park



Pause At Marcy & State



Pause in the Square



Pause at State & Pleasant

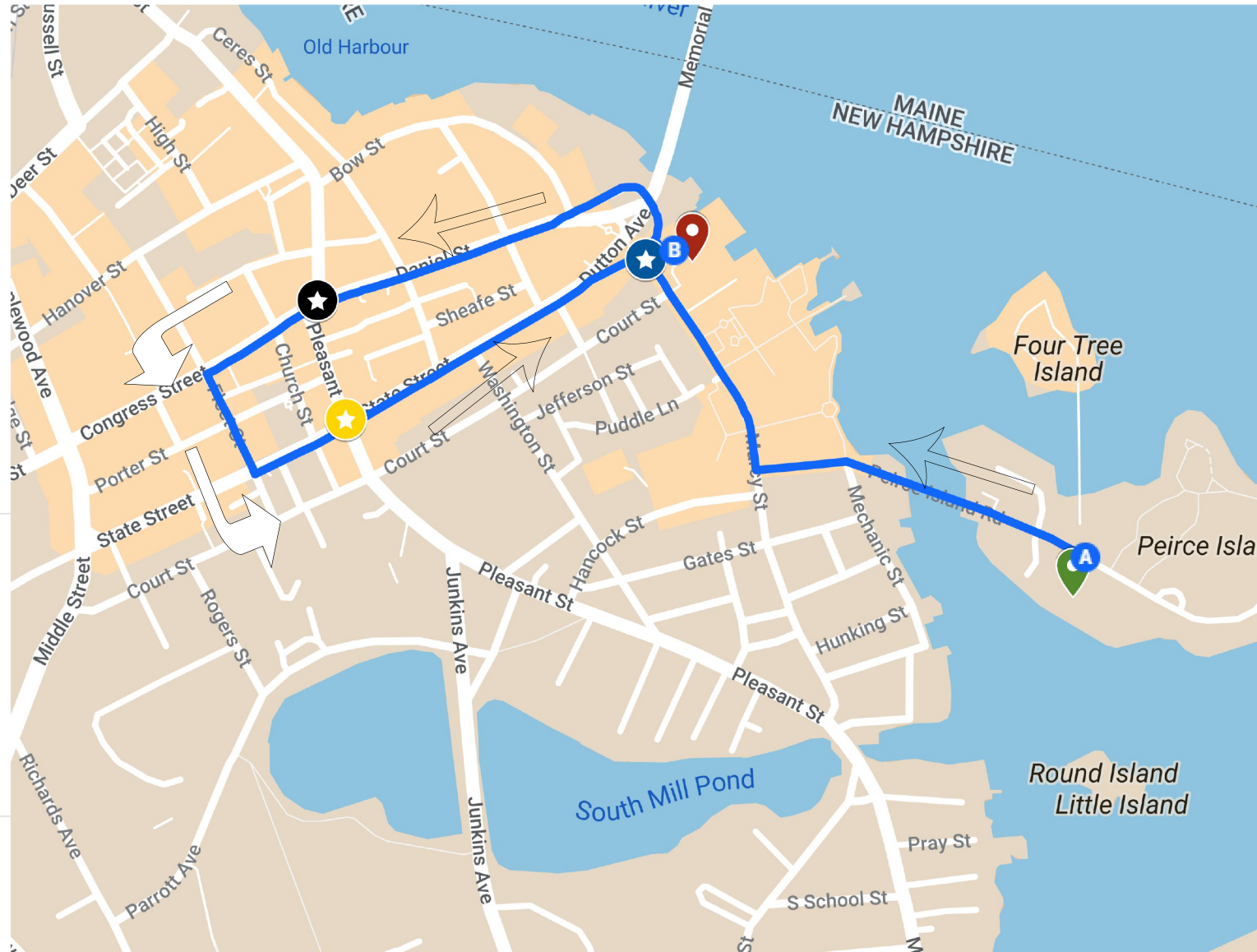
## 2023 PHP Parade Route



Peirce Island Rd, Portsmouth,  
NH 03801, USA



10 State Street, Portsmouth,  
NH 03801, USA



CITY COUNCIL E-MAILS

Received: April 15, 2024 (after 5:30 p.m.) – May 2, 2024 (before 9:00 a.m.)

May 6, 2024 Council Meeting

Submitted on Tue, 04/16/2024 - 08:02

**First Name**

Julia

**Last Name**

Buck

**Email**

[buckjulia@hotmail.com](mailto:buckjulia@hotmail.com)

**Address**

398 Lincoln Avenue

**Message**

I have been watching this unfold -- through Seacoast Online and FB. Just want to add my 2 cents for consideration.

I would like the council/city to consider building brand new SENIOR housing at this location. adapted just for seniors -- 65 and older? Since the current Sherburne residents are reluctant to have "work force" housing -- with all the traffic, noise, etc., creating clean, safe housing for seniors -- who mostly don't drive, would be a win win for both communities. Seniors would have a community, hopefully bus service through COAST, they would be right near Portsmouth Regional, have neighbors who may offer community, and be safe in one location. PERHAPS the current Senior Center -- although wonderful, would be relocated to this site -- more parking, targeted services, etc. Filling this senior housing would include moving current seniors who are placed around town in elite/old senior housing -- this includes seniors who are in Portsmouth Housing Authority Housing and in places like Lafayette School and City Hall -- and target all services, transportation, activities to and for seniors to the Sherburne location. Perhaps the current SENIOR center could be repurposed to address the needs of the unhoused -- or, simply turned into more WORKFORCE housing.

And what to do about workforce housing? Take all of the current SENIOR HOUSING in Portsmouth and make it workforce housing. Firstly, there may be some upgrades needed -- the properties around town -- across from the fish market, near the Bypass, near Hannaford's, etc. are in rough shape. BUT what would happen, is that you would be renting affordable housing to people who work in Portsmouth -- I would say that should be the criteria -- of course with income limits. Those workers would then become part of Portsmouth's fabric -- possibly walking to work instead of driving -- alleviating parking costs for those workers. This would ensure city employees, restaurant employees, etc. could be near work, add vibrancy to the neighborhoods, and hopefully thrive.

This would also allow for people who have children, to send them to Portsmouth schools -- all of the schools. As you know, NFS is overgrown and placing a bunch of workforce housing in that district would further impact that school. Placing workforce employees all around town -- Atlantic Heights, Margeson, etc. would truly allow those that work in town to integrate into the community. Again, working in Portsmouth -- with a consistent 6 month check -- would be required.

Thank you for your time reading this. I would love to hear your thoughts.

**Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting.** Yes

---

Submitted on Tue, 04/16/2024 - 20:00

**First Name**

Karen

**Last Name**

Solomonides

**Email**

[kjsolomonides@gmail.com](mailto:kjsolomonides@gmail.com)

**Address**

87 Hillside drive

**Message**

Dear City Councilors,

I often ride my bike in and around Portsmouth. I find it challenging to share the road with some cars and trucks as they choose to pass me at high rates of speed and crowd me to the edge of the road where cars are parked. This puts me at risk of being hit by a vehicle or forcing me to crash into a parked car. This situation doesn't occur with all vehicles, but I do encounter this on many rides. Many parents seem to share my concerns as I see them riding bikes with their children on pedestrian sidewalks. This puts pedestrians at risk for a collision. This also is a hazard.

As a member of the SABAR, it is my wish to promote safe bicycle riding. Please help to promote traffic calming and protected bicycle lanes.

Thank you,

Karen Solomonides

**Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting.** Yes

Submitted on Thu, 04/18/2024 - 20:16

**First Name**

barbara

**Last Name**

marino

**Email**

[barbara15825@yahoo.com](mailto:barbara15825@yahoo.com)

**Address**

1345 Islington St

**Message**

The access to the bike path from Islington is quite busy with the improvements to the bike path. Pedestrians and cyclists cross at the unmarked area when cars are usually coming from route 33 at speeds of 35-40 mph. I can stand at the access to the bike path while 8-10 cars pass me before someone stops to let me cross. Could you please place a crosswalk there?

**Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting.** Yes

---

***Response to the above from City Manager Conard:***

Good morning Ms. Marino, Honorable Mayor and City Council Members –

Thank you for your email. Please note that the City Public Works Department is planning to install a crosswalk with a flashing beacon at this location sometime during the summer construction season.

Take care and enjoy your weekend –

Karen

**Karen S. Conard**

*City Manager*

---

Submitted on Sat, 04/20/2024 - 08:25

**First Name**

dawn

**Last Name**

przychodzien

**Email**

[dprzych@gmail.com](mailto:dprzych@gmail.com)

**Address**

111 Sparhawk street

**Message**

Dearest Mayor, City Manager and City of Portsmouth Councilors-

I'm sure that there have been many studies and consulting sessions in recent years on how to improve our city's infrastructure. Having dedicated bike lanes create a solution that not only offers safety to cyclists, but they also "standardizes" some of the city cyclists' behaviors (like double and triple bikes across the lane). It also allows vehicles and pedestrians to not have to guess how the bikers will navigate the roads resulting in less accidents.

-Dedicated lanes means fewer accidents: bicycles, pedestrians and cars.

- Dedicated lanes allow commuters to have a larger visual space for maintaining safety in turning, avoiding fixed obstacles, and more. (Have you ever been cut off by a car?)

- Dedicated lanes mean that drivers will no longer need to move into oncoming traffic to go around bicyclists.

-Dedicated lanes provide a safe enough environment for our community to choose biking over driving ( reduces air pollution and road congestion)

-Dedicated lanes means healthy: if we had bike lane, many people who would bike if they felt that it was a safe option.

**Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting.** Yes

**Submitted on Sat, 04/20/2024 - 09:31**

**First Name**

Robin

**Last Name**

Lurie-Meyerkopf

**Email**

[talkinrobin5@gmail.com](mailto:talkinrobin5@gmail.com)

**Address**

53 Whidden St

**Message**

First of all thank you all for your work on the council. Thank you for the thoughtful discussion on the South Meeting House. I want to let you know I am concerned about the somewhat organized effort against the VA even submitting a proposal for their use. Our veterans give a lot to our society and having a place to get together in our city seems reasonable. I have been following the process and dialogue. There is a document from the SMH Preservation Group that doesn't even use last names. Is this on purpose.? I live steps within the meeting house and do not know these folks. I agree with the council we need a thoughtful process that all non profits can submit RFP's to. There are many note worthy nonprofits who could probably use the space but I cannot personally think of a better fit than what the VA has proposed. Thank you.

**Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting.** Yes

---

**Submitted on Sat, 04/20/2024 - 20:32**

**First Name**

Erik

**Last Name**

Anderson

**Email**

[andy42152@aol.com](mailto:andy42152@aol.com)

**Address**

38 Georges Terrace

**Message**

Dear Councilors,

I appreciated the opportunity to speak at the public comment portion of the last Council meeting to convey my thoughts and suggestions that the Council might consider. Portsmouth appears to be taking the lead in addressing below market rate housing and progress continues. Without doubt this issue is not solely a isolated Portsmouth issue but a regional and state matter beyond our city geographical boundaries. As solutions are sought it would seem appropriate to reach out to surrounding towns to ask for their position on the issue and subsequently ask them the possibility of their contribution to Portsmouth's efforts. It could be in property contribution. monetary contribution or some other aspect that assists in this effort. It is thought that this is not a large ask of these towns as they are potentially benefactors of any Portsmouth effort in the labor field or general commerce from the populous that this housing initiative is intended to assist. If the City Council could discuss a letter of inquiry to these surrounding towns with the expectation of a letterhead response it would surely clear the air of a regional commitment or a solely Portsmouth initiative. I hope this could receive some Council discussion at its earliest convenience as Portsmouth's effort is currently the only effort addressing the issue.

In advance, thanks for the time and any action on this request.

Respectfully

Erik Anderson

**Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting.** Yes

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**Submitted on Wed, 04/24/2024 - 16:27**

**First Name**

William

**Last Name**

Lyons

**Email**

[wm.lyons@comcast.net](mailto:wm.lyons@comcast.net)

**Address**

62 Mendum Avenue

**Message**

Dear Council members,

I write as a member of SABR's Portsmouth Advocacy Group and Sustainability Committee, and former member of the citizens advisory group for the first Portsmouth Bike-Pedestrian Plan and the 2013 Blue Ribbon Committee on Transportation Policy.

I greatly appreciate the City's support for the much-needed update to the Bike-Ped Plan. There is a critical opportunity to enhance the importance of walking and biking in our future transportation system. Each element of the plan, whether protected bike lanes on Middle Street and elsewhere or more pedestrian friendly crossings, must be part of a well-thought out future connected network of affordable, convenient, and safe alternatives to personal vehicles.

The updated plan should directly address how walking and biking, including as first mile and last mile connections to public transit, can support the Mayor and Council's top priorities for 2024:

1) Affordable Housing: as highlighted in the Places to Live Dialogue, transportation combined with housing accounts for over 50% of average household expenses. Affordable housing plans and projects should include a focus on walking, biking, and public transit options, for example, along the Gateway Corridors where there is space for new housing. A better bus or bike path should always be considered in affordable housing plans. For example, how could a Sherburne School or Christmas Tree Shop project be a best practice affordable Transit Oriented Development, with attractive walk, bike, and transit access to downtown and C&J and reduced parking requirements?

2) Climate Change: support the enhanced walking, biking, public transit and connectivity strategies in the upcoming Climate Action Plan (CAP) to help meet the greenhouse gas (GHG) reduction targets. Align the updated Bike-Ped Plan with CAP implementation by estimating GHG reduction estimates for major bike-ped options and projects. Estimates can then be considered in evaluation of bike-ped proposals for the Capital Budget as well as in the Market Square Redesign and new Master Plan.

Thank you.

Sincerely,

William M. Lyons

**Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes**

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**Submitted on Fri, 04/26/2024 - 14:37**

**First Name**

Effie

**Last Name**

Malley

**Email**

[effie.malley@gmail.com](mailto:effie.malley@gmail.com)

**Address**

428 Pleasant Street

**Message**

Hello. I appreciate the City updating the bicycle and pedestrian plan. I am eager to participate in public meetings and input. I look forward to the City having more protected bike lanes, and more bike lanes that are connected. A coordinated system of connecting bike lanes makes bicycling a more feasible transportation option. As one who cares deeply about climate change, I encourage measures that reduce mileage of gas vehicles. Thank you for making the bike ped plan a priority.

**Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes**

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**Submitted on Fri, 04/26/2024 - 16:48**

**First Name**

Gerald

**Last Name**

Duffy

**Email**

[gduffy44@gmail.com](mailto:gduffy44@gmail.com)

**Address**

428 Pleasant St, Unit 3

**Message**

Dear Mayor and esteemed councilors:

Dear Chair and members:

We wrote this to the Historic District Commission and are sending to you, the policy makers. As South End residents AND passionate advocates for renewable energy — including every kW individual homeowners can squeeze from arrays of rooftop solar arrays — my wife, Effie Malley, and I have been following the discussion about their use in the South End and Historic District. We both think that the City, i.e. the HDC, should be as liberal as possible with granting approvals to HD residents who want to install them, with as few constraints as possible.

Today's arrays will be augmented in a matter of just a few years with architectural-standard integrated photovoltaic roofing materials. In fact, today's discussion will be a moot point fairly quickly. The solar panels installed today will fade from our view far sooner than the exposed entrails of our communications infrastructure that continue to blight our historic areas.



In your considerations, we hope you will take a longer perspective, more than just what is happening today, now. The changing times and the energy-related threats we face demand it that we step out of comfort zones a bit. This should include expedient compromise with tradition when it is understood to be both urgent and temporary. We hope that any revised ordinance you produce during this discussion recognizes, acknowledges, and articulates the quickly changing construction material PV technology that we can dependently expect soon. Our technologists are capable of giving us a win-win: 1) roofing materials that are elegant in a historic setting and 2) the opportunity for every homeowner with a sunny exposure to install renewable energy generation. Thank you for folding these points into your discussion. It is vital the council plays a leadership role in this matter.

A quick search on google produces lots of images of the integrated photovoltaics already available. You'll see what we mean.

Sincerely  
Gerald Duffy  
Effie Malley

**Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting.** Yes

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**Submitted on Sun, 04/28/2024 - 22:01**

**First Name**

Matt

**Last Name**

Glenn

**Email**

[matt.glenn@seacoastbikes.org](mailto:matt.glenn@seacoastbikes.org)

**Address**

34 Harrison Avenue

**Message**

Dear Mayor and Councilors,

Seacoast Area Bicycle Riders would like to invite you all to two events this coming Sunday which we have organized in collaboration with City departments. From 1pm to 3pm outside New Franklin School we will host a kids Bike Rodeo, performing safety checks and teaching safe riding skills. There will be opportunities to talk with representatives from both Rockingham Planning and Kittelson & Associates as they begin the new Bike/Ped planning process... and Kona Ice, and music!

Then, at 3pm we will gather for the Mayor's Ride, which this year will be a six mile loop including a brand new side-path on Borthwick Ave and a trailhead for the Seacoast Greenway. We would love to have you along, but even if you cannot it is well worth taking a look at our route to see the notes from City Engineer Eric Eby on many recent bike and pedestrian projects:

<https://ridewithgps.com/routes/45382764>

Warm regards,

Matt Glenn

Seacoast Area Bicycle Riders

**Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting.** Yes

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**Submitted on Tue, 04/30/2024 - 17:04**

**First Name**

Christine

**Last Name**

Pu

**Email**

[christineannpu@gmail.com](mailto:christineannpu@gmail.com)

**Address**

50 Cate Street Unit 22

**Message**

As a member of the Portsmouth Advocacy Group under SABR, I am writing to express our collective enthusiasm for enhancing the city's bike infrastructure. We believe that creating interconnected bike lanes extending into downtown and Market Square would not only promote a healthier and more sustainable mode of transportation but also contribute significantly to the vibrancy and accessibility of our beloved city. Currently, Portsmouth does not have any dedicated bike lanes connecting to Market Square. By establishing designated bike lanes that seamlessly connect to downtown to the rest of Portsmouth, we can encourage more individuals to choose biking as a convenient and eco-friendly option for commuting and reduce the demand for parking in downtown. We urge the council to consider making bike infrastructure a priority, ensuring Portsmouth remains a progressive and inclusive city for all its residents and visitors.

**Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting.** Yes

**Submitted on Wed, 05/01/2024 - 09:54**

**First Name**

Elizabeth

**Last Name**

Bratter

**Email**

[gatoday@yahoo.com](mailto:gatoday@yahoo.com)

**Address**

159 McDonough (property owner)

**Message**

Dear Mayor McEachren and Members of the City Council,

I was informed a few months ago that letters should be received by the Wednesday BEFORE the City Council Meeting if it is desired, they be included in the packet as public comment. Letters could still be received up until noon of the day of the meeting and those would be printed and added to the information for the meeting. This means the letters provided after Wednesday will likely NOT be read until the meeting is over! It also means the public has NO access to those letters because they are NOT added to public comment, although they should be, since they are.

This logic is not very helpful generally. Today is Wednesday, 9:32AM and there is no agenda or anything listed for the upcoming Monday City Council Meeting. This makes it difficult to see what will be presented much less what the Council's packet has listed in it. If one waits for the Agenda and Packet, the letter is NOT included in public comment for others to see. I'm not sure how to rectify the timing but it just doesn't seem reasonable to ask for comment without current information. It makes sense the letters/emails received late can't be found in the packet and it is wonderful that they are printed and given to you to review if you have time. Late letters or emails could be listed in the minutes. I was not able to find them there either, when reviewing archived materials. The other thing is now one has to sign up for Zoom to review recordings of meetings where in the past one could easily access them though utube. This too inhibits public access and being able to find public comments not included in the packet.

Please review this policy.

Respectfully,

Elizabeth Bratter

**Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes**

---

Katie Ross  
Pure Barre Portsmouth  
2454 Lafayette Rd, Unit 37  
Portsmouth, NH, 03801  
603-373-8143  
[portsmouthsm@purebarre.com](mailto:portsmouthsm@purebarre.com)

Mayor and City Council of Portsmouth  
1 Junkins Ave  
Portsmouth, NH, 03801

Dear Mayor and Portsmouth City Council,

My name is Katie Ross, and I am the Studio Manager at Pure Barre Portsmouth. We are a barre fitness studio located in Portsmouth. We are writing to formally request the use of Prescott Park for a Silent Yoga Class on Friday, June 21st at 6:00 am.

This will be a completely silent class, we will not need any amplification. Our Class is only 50 minutes long. We will be all packed up and out of the park by 7:30 am. This class will be entirely free and open to the public.

We have had a class here in past years, and it has been a wonderful experience and a great community building event.

Thank you for your consideration, we look forward to hearing back from you.

Sincerely,

Katie Ross

Bucovina Cuisines  
168 North Road  
East Kingston, NH, 03827  
April 24, 2024

Honorable City Council  
1 Junkins Ave  
Portsmouth, NH, 03801



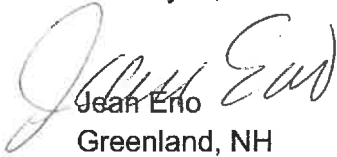
Dear Councilors,

In 2022 you waived the typical fees and granted Chef Oksana Karcha of Bucovina Cuisines special permission to sell food on Pleasant St as part of her effort to raise funds for her fellow countrymen in Ukraine. I am a friend of hers and write to you today seeking the same waiver and permission for four dates this year: May 19, June 16, July 14 and Aug 25, from 3pm-6pm, at the same location if possible, which was the corner of NH Bank.

Oksana is a long-time, city-approved vendor at the Portsmouth Farmers' Market and looking to serve food the exact same way she does at the market. She operates a NH-licensed commercial kitchen and would of course utilize the very protocols required of her by your Health Department. In 2022, she maintained a thoroughly transparent fundraising account (Zelle) and several newspapers covered her efforts. She will do the very same this year.

We hope that you will delegate authority to your City Manager to authorize this request.

Thank you, and on behalf of Chef Karcha,

  
Jean Erio  
Greenland, NH



Herbert & Jeannette Lloyd  
5 Ruth Street  
Portsmouth, NH 03801  
435-640-3786

4/16/2024

**City of Portsmouth (City Mayor, Council and Manger)**

**Dear Deaglan McEachern, City Councilors and Karen Conard,**

We, the undersigned property owners of 5 Ruth Street, [Herbert & Jeannette Lloyd], hereby request the City of Portsmouth engagement in developing a mutually agreeable Landscape License Agreement for the maintenance of city-owned property located at [5 Ruth Street], as designated within the attached drawing.

**Background:**

As responsible property owners, we have voluntarily undertaken the maintenance of the landscape on the aforementioned city-owned property adjacent to our residence. Over the years, we have diligently cared for the green space, ensuring its upkeep and aesthetic appeal for the benefit of our community and neighborhood.

**Proposal:**

In the spirit of continued collaboration and community stewardship, we propose the development of a formal Landscape License Agreement between the City of Portsmouth and ourselves, Herbert and Jeannette Lloyd, to formalize our ongoing maintenance responsibilities for the designated city-owned property.

**Attached Drawing:**

Please find attached a drawing depicting the designated city-owned property and the areas proposed for maintenance under the Landscape License Agreement.

We believe that formalizing our commitment to landscape maintenance through a Landscape License Agreement will strengthen our partnership with the City of Portsmouth and contribute to the beautification and upkeep of our shared community spaces.

We look forward to the opportunity to discuss this proposal further and work together to develop a mutually beneficial agreement. Should you have any questions or require

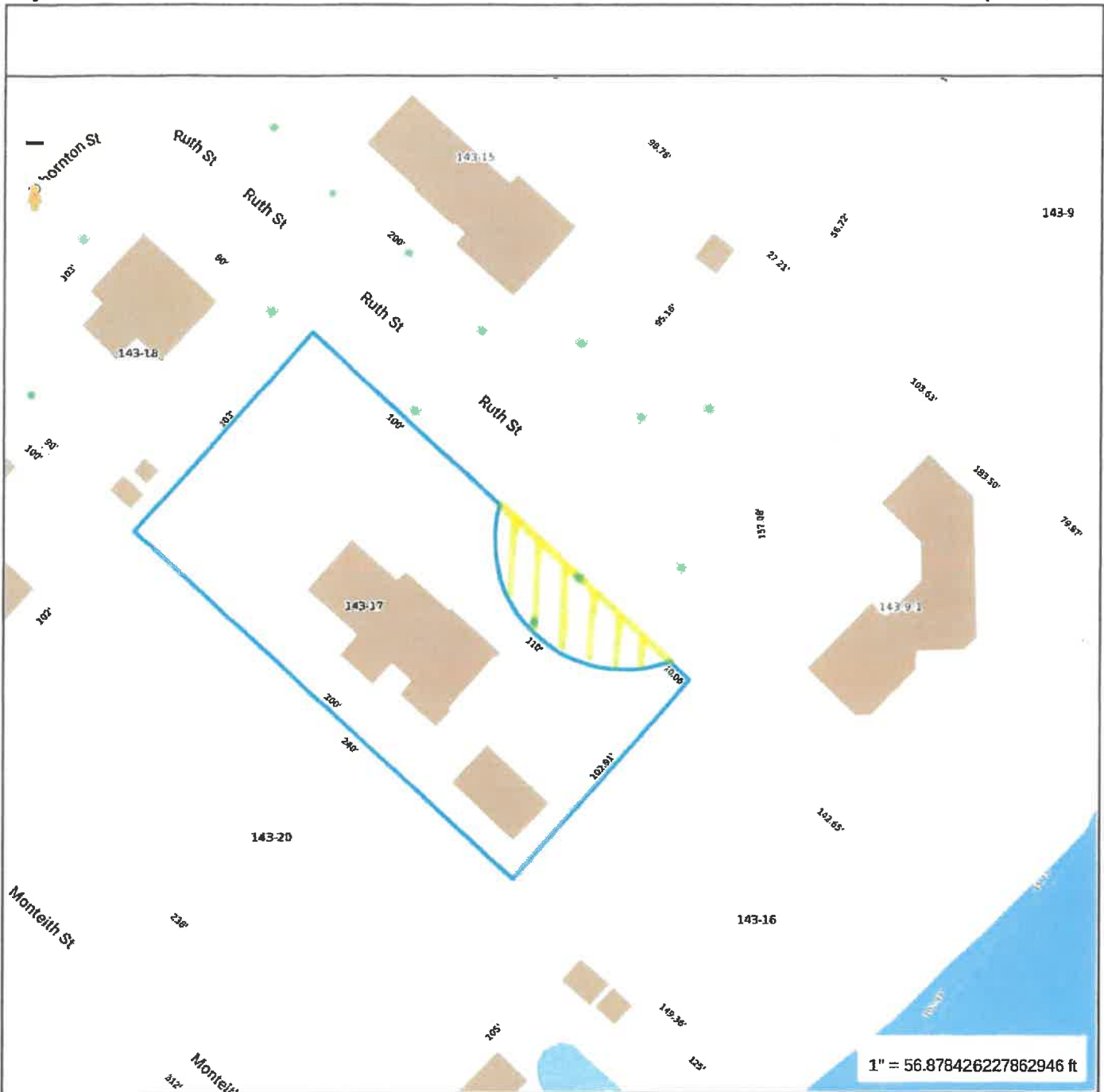
additional information, please do not hesitate to contact us at 435-640-3786 or herb\_lloyd@hotmail.com.

Sincerely,


Herbert & Jeannette Lloyd

Handwritten signatures of Herbert and Jeannette Lloyd. The signature on the left is 'H Lloyd' and the signature on the right is 'Jeannette Lloyd'.

cc: Peter Britz, Kate Homet



Property Information	
Property ID	0143-0017-0000
Location	5 RUTH ST
Owner	LLOYD JEANNETTE B

  
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**  
 City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.  
 Geometry updated 08/24/2023  
 Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Dear Mayor McEachren and Members of the City Council,

April 29,2024

The objective of changing the zoning of the proposed lots is to become more consistent with the 2025 Master Plan. The Master Plan does not say the "Corridor" should all be the SAME zoning, just mixed use.

What is most annoying is that each board or committee moved the G1 zoning down the road with little consideration of neighborhoods or adjacent properties or even overlay districts. The Land Use Committee talked about the original 40 lots **one time for 45 minutes**, many points were brought up and quashed by some misinformation. The justification to change Rite Aid completely to G1 when it sits within 10' of SRB was stunning. 11 Lots directly about Rite Aid within 10 to 20'. 10 are SRB and 1 is MRB.

The Planning Board assumed Land Use had covered everything, voted on each page and so the lump was moved it to City Council. It was stated at the 2nd reading at City Council that the idea of looking at this in groups by neighborhoods was not going to happen, yet city lots were corrected and one lot was changed to G2. The 7 lots across from Elwyn Park were not even considered for G2 in spite of the neighborhood objecting to many of "uses" allowed in G1 repeatedly over the years.

The impact of zoning changes on neighborhoods can be devastating. The Islington Creek areas that were General Business got changed to CD5, as a trade. That CD5 zoning was NOT a transition zoning as is recommended by the Master Plan. It is the most intense Character District zoning next to the lowest intensity of the Character District. These issues were not rectified by the City although the neighborhood requested it prior to 2020 and on 3/5/2020 promises were made but the inappropriate zoning is still there today, with MAJOR impacts on the neighborhood yet to come!

The current zoning change was talked about for years but it really only came to fruition in three meetings of the Land Use Committee where the lots were actually chosen. The last meeting was when it was discussed where most other ideas were quashed and the lump was sent to the City Council.

**Please watch the Land Use Committee Meeting held on 11/3/23 in which these parcels were actually discussed in detail.** *They were NEVER voted on!* It was stated that these would be presented to the Planning Board and discussed in detail there. *This never happened.* In the first PB meeting it was found that most of the members of the board had no idea what Gateway 1 (G1) zoning entailed, much less **that Gateway 2 (G2) was an option**. More information was provided to the PB members for the second PB meeting regarding the lots and the G1 zoning, however the parcels were not discussed by the Planning Board at all. They were approved as a lump and assumed that the Land Use Committee agreed on what was put forward. This lack of discussion at the PB meetings left the general public out on really understanding what was proposed, the options, the uses. This lack of public information moved on to the City Council Meetings. The first City Council meeting there was NO presentation of what was being proposed. It was just a matter of moving paper. At the second reading an abutter got up and stated he had no idea what G1 was. **What did the abutter's letters say?** Was information provided as to the changes being proposed and explained what they meant in terms of uses? I was told NO LETTERS could be submitted for the 2nd Reading and Public Hearing, people HAD to attend in person to comment. There is likely a legal question as to regulating public comment to the meeting only.

Watching the Land Use Committee Meeting. It is apparent that some misinformation was provided, which was propagated to the 2nd Reading at the City Council. For example: *there are 22 permitted uses in General Business (GB) that are NOT permitted or are special exceptions in G1. It was presented that G1 allows the same light industry as the current Industrial Zone. There are at least 10 uses that are allowed in Industrial but NOT in G1.* Some of these are common uses on quite a few of the existing properties proposed to become G1, such as impound lots-most car dealers have these. Wholesale or Warehouse businesses as well and car dealerships are permitted in their current zoning **but NOT in G1**. *At the Planning Board meeting it was stated by a member of the board, zoning should be changed to G1 so special exceptions would not be needed for future developments. By changing some of these to G1 special expectations WILL be needed. In the case of lots currently zoned GB over 23 special exceptions and*

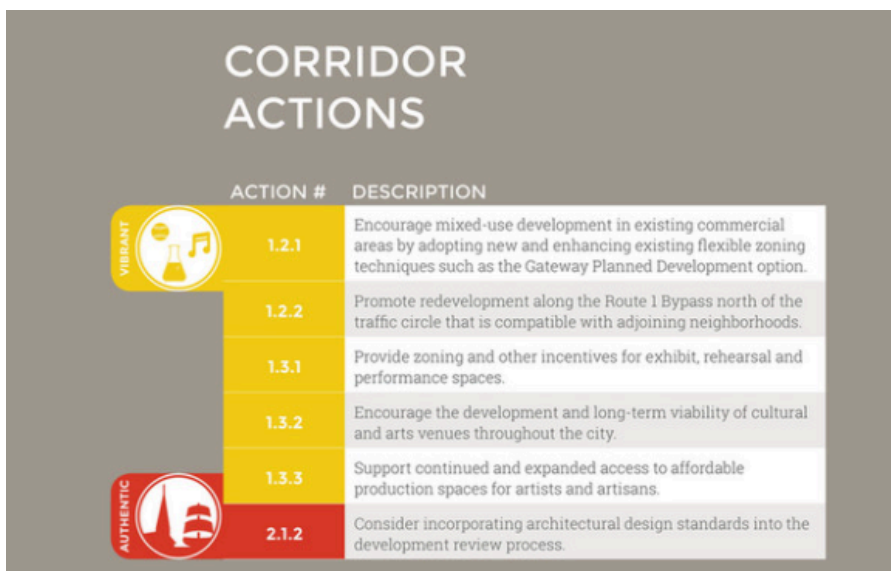
*in the cases of lots zoned I, there could be as many as 10 that will need complete variances because those uses permitted in I **will NOT be permitted** should these lots be changed to G1!*

**Changing ANY of the lots in the Highway Noise Overlay District will be in direct conflict with the NHDOT recommendations for Zoning in said areas** (listed at the end). Link to entire pamphlet: [\[noise-barriers-programs-pamphlet.pdf \(nh.gov\)\]](#)

Here is the link to the Land Use Committee Meeting 11/3/23. The section involving the rezoning is about 45 minutes long, definitely worth watching to see some of the discussions which had great ideas yet quickly quashed and members were told those uses are included in G1..

<https://www.cityofportsmouth.com/city/land-use-committee>

Page 130 in Master Plan 2025. Please review: 1.2.1 and 1.3.2 Compatible with Adjoining Neighborhoods:



	ACTION #	DESCRIPTION
VIBRANT	1.2.1	Encourage mixed-use development in existing commercial areas by adopting new and enhancing existing flexible zoning techniques such as the Gateway Planned Development option.
	1.2.2	Promote redevelopment along the Route 1 Bypass north of the traffic circle that is compatible with adjoining neighborhoods.
	1.3.1	Provide zoning and other incentives for exhibit, rehearsal and performance spaces.
	1.3.2	Encourage the development and long-term viability of cultural and arts venues throughout the city.
AUTHENTIC	1.3.3	Support continued and expanded access to affordable production spaces for artists and artisans.
	2.1.2	Consider incorporating architectural design standards into the development review process.

Zoning for **High Noise Impact areas per NHDOT** is listed at the end, for your review. Allowing residential in these areas will increase building costs significantly as well as reduce quality of life for those who move into these zones. Studies have shown constant noise, even when mitigated minimally, has negative impacts on sleep, stress levels much less air quality. Portsmouth just got approved for Type 1 sound walls for those who live along 95 and could have had Type 2 sound walls had the city's portion been paid for those along the Spaulding Turnpike. *The rezoning from GB and I areas along the Spaulding and the Traffic Circle to G1 is completely contraindicated!*

**According to The City Council 1/16/2024 Revised Rules and Orders it seems that even at 3rd reading things can be rejected or changed prior to having the final vote. Please do NOT approve these G1 changes as a lump. Please take the time and review them one more time BEFORE THE MEETING and be sure the neighborhoods that directly abut this high intensity zone of G1 be amended to best protect neighborhoods, especially single family homes and existing businesses and industrial areas.**

Respectfully,  
Elizabeth Bratter  
159 McDonough St  
Property owner

**NHDOT Noise for municipalities below:**

# Noise-Compatible Planning: How Can Municipalities Reduce Traffic Noise Impacts?

Noise Compatible Planning eliminates or reduces the undesirable effects of highway traffic noise by encouraging less noise sensitive land uses next to highways, promoting the use of open space, and using special building construction techniques and site layout to minimize noise impacts. These measures will help to address potential future highway noise before problems and complaints occur.

Besides lowering highway traffic noise, Noise Compatible planning has many other benefits including:

- › Increasing a citizen's quality of life;
- › Reducing noise complaints due to highways;
- › Saving costs on potential noise barriers or other mitigation measures and using these saved costs on other roadway improvements; and
- › Increasing Property Values.

Challenges with implementing Noise Compatible Planning include:

- › Administrative costs to implement the regulations and zoning requirements through ordinances;
- › Additional costs to land owners and developers who must abide by stricter regulations; and
- › Potential inter-agency and inter-ordinance conflicts among zoning and development codes.

Generally, local officials can implement Noise Compatible Planning through Physical Responses and Policy Strategies. These measures are often prescribed in a municipality's zoning ordinance, subdivision ordinance or land development review. Individual municipalities will have their own procedures to pass the ordinances required to include these measures in their regulations and review processes.

## Noise Compatible Land Uses

One of the most common and effective measures in Noise Compatible Planning involves zoning the parcels adjacent to a highway for noise compatible land uses on the municipality's official zoning map. This may include industrial uses or commercial uses without areas of frequent human use.

Noise compatible land uses are those uses where highway traffic noise may be less intrusive to the purpose of land use and would be unlikely to cause annoyance amongst a parcel's occupants. These land uses typically fall under NAC Category F and partially under NAC Category E of the Department's Noise Policy. Common examples of Category F land uses that are appropriate for zoning adjacent to highways are agriculture, forest, industrial, utilities, or warehousing. While Category E land uses are more acceptable to be in proximity to highways than Category A, B, C, or D, certain types of commercial uses are not preferred. Retail and Intensive Commercial uses generally benefit from easy access to highways to better serve the users of these lands and are considered noise compatible land



# CITY OF PORTSMOUTH

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Municipal Complex  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801  
mayor@cityofportsmouth.com  
(603) 610-7200

Deaglan McEachern  
Mayor  
May 1, 2024

Steve Smith, Board of Selectmen Chair  
Paul Sanderson, Town Administrator  
Greenland Town Hall  
11 Town Square  
P.O. Box 100  
Greenland, NH 03840

Bill Stewart, Select Board Chair  
Michael Tully, Town Administrator  
New Castle Town Hall  
49 Main Street  
P.O. Box 367  
New Castle, NH 03854

Brandon Arsenault, Board of Selectmen Chair  
Martha Roy, Town Administrator  
Newington Town Hall  
205 Nimble Hill Road  
Newington, NH 03801

Bill Epperson, Select Board Chair  
Matt Scruton, Town Manager  
Rye Town Hall  
10 Central Road  
Rye, NH 03870

Ladies and Gentlemen:

The purpose of this letter is to initiate a discussion about what each of our SAU 52 communities are doing to address workforce housing and to work collectively to identify properties that would be suitable for workforce housing developments.

As background, I would like to update you on exciting progress relative to workforce housing that have taken place in the City of Portsmouth over the last several months:

- In February 2024, the City Council established a Housing Blue Ribbon Committee with the appointment of 11 members comprised of the Assistant Mayor, two City Councilors and eight citizens of various backgrounds. This Committee's stated mission is to expand the housing supply, especially affordable units in the City of Portsmouth.

- The Places to Live Study Circle Dialogue served as an outreach and engagement effort with Portsmouth citizens and businesses to address and assess the City's housing challenges, and to create succinct goals and actions to address these challenges, specifically related to workforce and affordable housing concerns. This engagement effort included a Joint Listening Session with the City Council and Planning Board in February 2024
- In April 2024, the newly formed Housing Blue Ribbon Committee recommended that the City Council work towards the official disposition and land lease of the Sherburne school property for the creation of permanent workforce / affordable housing.
- The City has recently amended its Zoning Ordinance to create density bonus incentives for workforce housing and to expand the Gateway zoning district that will provide greater housing development opportunities.
- The Portsmouth Housing Authority and the Episcopal Church of New Hampshire recently announced their partnership for a housing development project that includes workforce housing on church-owned land.
- Through the InvestNH initiative, the City supports a Housing Navigator position in our Planning & Sustainability Department to coordinate housing-related matters within the City, with adjoining communities, and at the State level.
- The City actively participates in the Rockingham Regional Planning Commission monthly meetings with City Councilor Beth Moreau and other City staff members, to maintain coordination with municipalities on housing and other related matters.

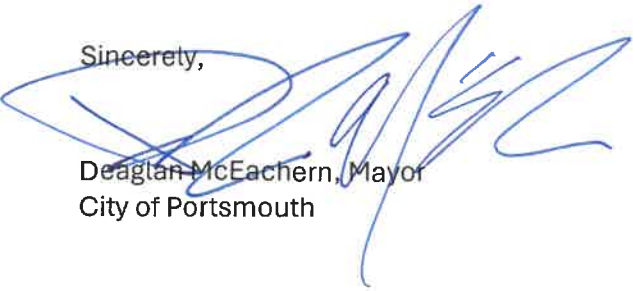
I plan to report back to our City Council on our collective communities' efforts regarding workforce housing at the May 20, 2024 City Council meeting and would ask to hear back from you by May 17, 2024 to be included in this report back.

In addition, I want to advise each of you that during review of the enabling legislation for the creation of housing authorities, Portsmouth Housing Authority's area of operation is not limited to Portsmouth but extends six miles from the City's border, which includes all SAU members that do not have a housing authority. PHA's housing developments are funded through loan tax credits administered by the NH Housing Finance Authority. Preliminary applications are due in June and final applications are due by August 30, 2024. Please feel free to reach out to Craig Welch, Executive Director of PHA directly with any question you may have regarding these resources.

"Alone, we can do so little, together we can do so much." Helen Keller.

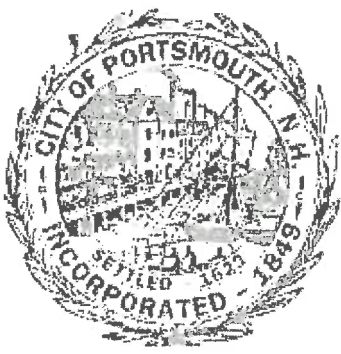
Look forward to hearing back from you.

Sincerely,



Deaglan McEachern, Mayor  
City of Portsmouth





# CITY OF PORTSMOUTH, N.H. BOARDS AND COMMISSIONS

## APPOINTMENT APPLICATION

Instructions: Please print or type and complete all information  
Please submit resume along with this application

RECEIVED  
MAR 28 2024  
Renewing applicant  
By

Committee: Cable and Broadband Internet Commission

Name: Luis Rodriguez Telephone: 860 304-2604

Could you be contacted at work? YES/NO - If so, telephone# \_\_\_\_\_

Street address: 49 Odiorne Point Rd. Portsmouth, NH 03801

Mailing address (if different): \_\_\_\_\_

Email address (for clerk's office communication): luis@rosania.dmd.com

How long have you been a resident of Portsmouth? Since 2015

Occupational background:

IT, management, project management.

Would you be able to commit to attending all meetings?  YES/NO

Reasons for wishing to continue serving: Interest in bettering services for people of Portsmouth. I feel my skills and ideas could contribute to the committee.

OVER  
➔

Please list any organizations, groups, or other committees you are involved in:

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Please list two character references not related to you or city staff members:  
(Portsmouth references preferred)

1) Christina Bergeron 75 Odiorne Point Rd. Portsmouth 603-231-5061  
Name, address, telephone number

2) Mike Snow 213 South St. Portsmouth 315-212-3501  
Name, address, telephone number

BY SUBMITTING THIS APPLICATION YOU UNDERSTAND THAT:

1. This reappointment application is for consideration and does not mean you will necessarily be reappointed to this Board/Commission; and
2. The Mayor will review your application, may contact you, check your references, and determine any potential conflict of interests; and
3. This application may be forwarded to the City Council for consideration at the Mayor's discretion; and
4. If this application is forwarded to the City Council, they may consider the application and vote on it at the next scheduled meeting.
5. Application will be kept on file for one year from date of receipt.

Signature: \_\_\_\_\_

*[Handwritten Signature]*

Date: \_\_\_\_\_

3/19/24

CITY CLERK INFORMATION ONLY:

New Term Expiration Date: 4-1-2027

Annual Number of Meetings: 9 Number of Meetings Absent: 1

Date of Original Appointment: 9-19-2022

**Please submit application to: City Clerk's Office, 1 Junkins Avenue, Portsmouth, NH 03801**





Please list any organizations, groups, or other committees you are involved in:

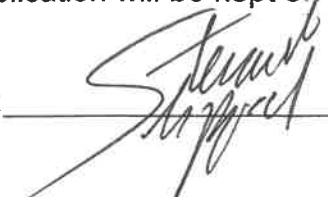
Board member, Protect Our Winters France  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please list two character references not related to you or city staff members:  
(Portsmouth references preferred)

- 1) James Beal 286 Cabot Street, Portsmouth - 603.205.0949  
Name, address, telephone number
- 2) Robert Fernald, 1 Park Circle, North Hampton - 603.380.6005  
Name, address, telephone number

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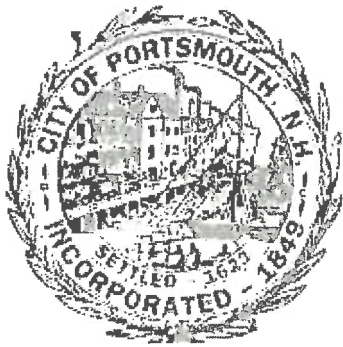
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Signature:  Date: 03/29/24

**CITY CLERK INFORMATION ONLY:**

New Term Expiration Date: 4-1-2027  
Annual Number of Meetings: 11 (2023) Number of Meetings Absent: 2  
Date of Original Appointment: 11-19-2022

**Please submit application to: City Clerk's Office, 1 Junkins Avenue, Portsmouth, NH 03801**



# CITY OF PORTSMOUTH, N.H. BOARDS AND COMMISSIONS

## APPOINTMENT APPLICATION

Instructions: Please print or type and complete all information  
Please submit resume' along with this application



Committee: HDC

Name: Daniel J. Brown Telephone: 603 436 0992

Could you be contacted at work? YES  NO - If so, telephone# \_\_\_\_\_

Street address: 32 Pickering St

Mailing address (if different): \_\_\_\_\_

Email address (for clerk's office communication): djbrown@aol.com

How long have you been a resident of Portsmouth? 48 yrs

Occupational background:  
Physician no farm 40 yrs  
Lived in 2 historic houses

Would you be able to commit to attending all meetings? YES  NO

Reasons for wishing to continue serving:  
Importance of HDC  
Enjoy how city develops



Please list any organizations, groups, or other committees you are involved in:

Friends of the South End  
Retired Physicians Group

Please list two character references not related to you or city staff members:  
*(Portsmouth references preferred)*

- 1) Dina Torner 1020 Woodbury Ave, 603 498 0075  
Name, address, telephone number
- 2) John Warren 49 Mandam Ave 603 431 5022  
Name, address, telephone number

BY SUBMITTING THIS APPLICATION YOU UNDERSTAND THAT:

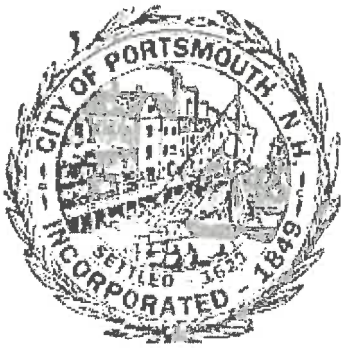
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Signature: [Handwritten Signature] Date: 4/17/2024

**CITY CLERK INFORMATION ONLY:**

New Term Expiration Date: June 1, 2027  
Annual Number of Meetings: 15 <sup>2023</sup> Number of Meetings Absent: 1  
Date of Original Appointment: 5-9-2021

**Please submit application to: City Clerk's Office, 1 Junkins Avenue, Portsmouth, NH 03801**



CITY OF PORTSMOUTH, N.H.  
BOARDS AND COMMISSIONS  
APPOINTMENT APPLICATION

Instructions: Please print or type and complete all information  
Please submit resume' along with this application

Committee: Trees and Public Greenery Renewing applicant

Name: Michael Griffin Telephone: 603-498-8960

Could you be contacted at work? YES/NO- If so, telephone# \_\_\_\_\_

Street address: 579 Sagamore Avenue, Unit 55

Mailing address (if different): \_\_\_\_\_

Email address (for clerk's office communication): mjggipper@aol.com

How long have you been a resident of Portsmouth? 71 years

Occupational background:

Presently retired, having worked in the construction industry for 43 years for AH Harris & Sons. Studied Dendrology at UNH. Currently assisting with new tree plantings at The South Cemetery, with 50 new trees planted in the past 10 years.

Would you be able to commit to attending all meetings?  YES/NO

Reasons for wishing to continue serving: To continue the important task of maintaining and preserving existing trees in Portsmouth. To oversee and approve all tree removal requests and to assist our City Arborist in new tree selections and advise on appropriate planting locations.





Please list any organizations, groups, or other committees you are involved in:

Commissioner Portsmouth Housing Authority  
Cemetery Committee, Maine/NH Bridge Authority  
Propeller Club, Portsmouth Lodge of Elks #97  
Warwick Club, Thresher Base, 100 Club (life member)

Please list two character references not related to you or city staff members:  
(Portsmouth references preferred)

1) Jack Heath 35 Lawrence Street 603-714-2607  
Name, address, telephone number

2) Richard Hartley 452 Richards Avenue 603-502-7694  
Name, address, telephone number

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Signature: Michael J. Lippen Date: 4/4/24

CITY CLERK INFORMATION ONLY:

New Term Expiration Date: 6-7-2027

Annual Number of Meetings: 11 2023 Number of Meetings Absent: 0

Date of Original Appointment: 6-18-2018

**Please submit application to: City Clerk's Office, 1 Junkins Avenue, Portsmouth, NH 03801**



CITY OF PORTSMOUTH, N.H.  
BOARDS AND COMMISSIONS



APPOINTMENT APPLICATION

Instructions: Please print or type and complete all information  
Please submit resume' along with this application

Committee: TREES AND PUBLIC GREENERY Renewing applicant

Name: DENNIS SOUTO Telephone: (603) 498-3936

Could you be contacted at work? YES/NO - If so, telephone# \_\_\_\_\_

Street address: 218 WILLARD AVENUE

Mailing address (if different): \_\_\_\_\_

Email address (for clerk's office communication): DENS00@COMCAST.NET

How long have you been a resident of Portsmouth? 44 YEARS

Occupational background:

USDA FOREST SERVICE FOREST ENTOMOLOGIST  
FOR 31 YEARS

Would you be able to commit to attending all meetings? YES/NO

Reasons for wishing to continue serving: MY WAY TO GIVE BACK  
TO MY COMMUNITY. GREAT COMMITTEE  
TO SERVE ON.





Please list any organizations, groups, or other committees you are involved in:

PORTSMOUTH MUSIC AND ARTS CENTER (PMAC)  
TRANSPORTATION ASSISTANCE FOR SEACOAST  
RESIDENTS (TASC)

Please list two character references not related to you or city staff members:  
(Portsmouth references preferred)

1) DICK ADAMS (603) 501-8737  
Name, address, telephone number

2) CAROL BULLA (603) 926-9026  
Name, address, telephone number

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Signature: Dennis Sauto Date: 4/9/24

CITY CLERK INFORMATION ONLY:

New Term Expiration Date: 6-7-2027

Annual Number of Meetings: 11 Number of Meetings Absent: 2

Date of Original Appointment: 9/4/2012

Please submit application to: City Clerk's Office, 1 Junkins Avenue, Portsmouth, NH 03801



CITY OF PORTSMOUTH, N.H.  
BOARDS AND COMMISSIONS

APPOINTMENT APPLICATION

Instructions: Please print or type and complete all information.  
Please submit resume' along with this application.



Committee: Citywide Neighborhood Committee

Name: Christian Berling Telephone: 603-781-1957

Could you be contacted at work? YES  NO  If so, telephone# 603-781-1957

Street address: 117 Ash Street. Portsmouth, NH 03801

Mailing address (if different ): \_\_\_\_\_

Email address (for clerk's office communication ): cberling16@gmail.com

How long have you been a resident of Portsmouth? 28 years

Occupational background:

Ran the US / Canadian subsidiary of a German medical instrument manufacturer.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please list experience you have in respect to this Board/Commission:

Listening, problem solving, presenting, motivating, developing and implementing strategy, providing constructive feedback.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Have you contacted the chair of the Board/Commission to determine the time commitment involved? YES  NO

Would you be able to commit to attending all meetings? YES  NO

Reasons for wishing to serve: \_\_\_\_\_

As a long-time resident of Portsmouth, and a recent retiree, I was contacted by Will Gatchell regarding the Neighborhood Committee. I think this Committee would be a great way for me to start giving back to the community that i have called home for almost 3 decades.

Please list any organizations, groups, or other committees you are involved in:  
None.

Please list two character references not related to you or city staff members:  
*(Portsmouth references preferred)*

- 1) Will Gatchell. 120 Hillcrest Drive. Portsmouth, NH 03801. 603-723-0878  
Name, address, telephone number
- 2) Lee Frank. 169 Madison St. Portsmouth. 646-456-8116  
Name, address, telephone number

BY SUBMITTING THIS APPLICATION YOU UNDERSTAND THAT:

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Signature:  Date: 2/2/2024

If you do not receive the appointment you are requesting, would you be interested in serving on another board or commission? Yes  No

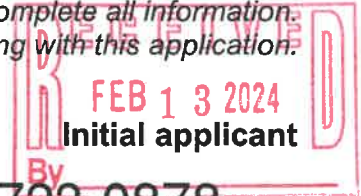
**Please submit application to the City Clerks Office, 1 Junkins Avenue, Portsmouth, NH 03801**



# CITY OF PORTSMOUTH, N.H. BOARDS AND COMMISSIONS

## APPOINTMENT APPLICATION

*Instructions: Please print or type and complete all information.  
Please submit resume' along with this application.*



Committee: Citywide Neighborhood Committee

Name: William Gatchell Telephone: 603-723-0878

Could you be contacted at work? YES  NO  If so, telephone# \_\_\_\_\_

Street address: 120 Hilcrest Drive

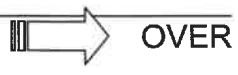
Mailing address (if different ): \_\_\_\_\_

Email address (for clerk's office communication ): willgatchell@gmail.com

How long have you been a resident of Portsmouth? 13+ years

Occupational background:  
Licensed Architect with 25 years experience.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please list experience you have in respect to this Board/Commission:  
I served a 2 year term the previous term. I have extensive public speaking and  
moderator experience I can apply to the ward forums. Former experience:  
Architalx, Portland, ME. Board Member 6 years: hosts lectures and community events.  
Active in Ward 3, Echo Ave/Farm Lane neighborhood to close Rte 16 offramp.  
Leader, Portsmouth Scout Pack/Troop 164: 2015-2020.



Have you contacted the chair of the Board/Commission to determine the time commitment involved? YES  NO

Would you be able to commit to attending all meetings? YES  NO

Reasons for wishing to serve: \_\_\_\_\_

I enjoyed serving over the past 2 years and would like to continue. I would also like to  
\_\_\_\_\_ manage the Ward forums in place of the outgoing committee member. I believe I can  
\_\_\_\_\_ improve the role of moderator and help the sessions run more smoothly.  
\_\_\_\_\_

Please list any organizations, groups, or other committees you are involved in:

Parent Music Club (Portsmouth school district)

Choir School Board, St John's Church (currently not requiring any of my time)

Fundraising for the Portsmouth Choir Italy trip.

Please list two character references not related to you or city staff members:  
*(Portsmouth references preferred)*

1) Dave Cosgrove, 174 Echo Avenue 603-498-7990

Name, address, telephone number

2) Elaine Apatang Butts 520 Ocean Road 978-204-5749

Name, address, telephone number

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Signature:  Date: 01-26-2024

If you do not receive the appointment you are requesting, would you be interested in serving on another board or commission? Yes X No       

**Please submit application to the City Clerks Office, 1 Junkins Avenue, Portsmouth, NH 03801**



# CITY OF PORTSMOUTH, N.H. BOARDS AND COMMISSIONS

## APPOINTMENT APPLICATION

*Instructions: Please print or type and complete all information.  
Please submit resume' along with this application.*

Committee: Citywide Neighborhood Committee

Name: Kenneth J. Hale Telephone: 603-380-1774

Could you be contacted at work? YES  NO  If so, telephone# 603-436-1640

Street address: 886 State Street, Portsmouth, NH 03801

Mailing address (if different ): \_\_\_\_\_

Email address (for clerk's office communication ): khale@gathernh.org

How long have you been a resident of Portsmouth? Since 1992

Occupational background:

Formerly self-employed as a real estate service provider. Have held several managerial positions with specialty food stores. Currently working part-time at Gather.

Please list experience you have in respect to this Board/Commission:

I have participated in National Night Out. Through Gather, I have worked with a number of neighborhoods conduction food drives.

OVER

Have you contacted the chair of the Board/Commission to determine the time commitment involved? YES  NO

Would you be able to commit to attending all meetings? YES  NO

Reasons for wishing to serve: \_\_\_\_\_

CNC does a lot of good/positive work: Seems to me CNC would be a good place to explore civic involvement.

I have discussed the time commitment involved with outgoing member Kathleen Boduch.

Please list any organizations, groups, or other committees you are involved in:  
St. John's Episcopal Church - Partitioner & Outside the Box Steering Committee (a funds granting outreach program).

Former board involvement - Leadership Seacoast, Aids Response Seacoast, and Portsmouth Advocates.

Please list two character references not related to you or city staff members:  
(Portsmouth references preferred)

1) David Beadling 466 Dennet St, Portsmouth, NH 603-380-3036  
Name, address, telephone number

2) Kathleen Boduch 34 Hunking St, Portsmouth, NH 603-531-9962  
Name, address, telephone number

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Signature: Kenneth J. Hale Date: 02/14/24

If you do not receive the appointment you are requesting, would you be interested in serving on another board or commission? Yes X No \_\_\_\_\_

**Please submit application to the City Clerks Office, 1 Junkins Avenue, Portsmouth, NH 03801**

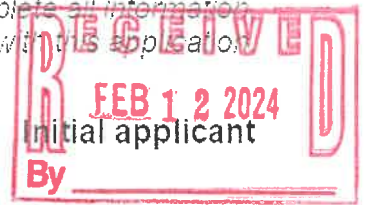




CITY OF PORTSMOUTH, N.H.  
BOARDS AND COMMISSIONS

APPOINTMENT APPLICATION

Instructions: Please print or type and complete all information.  
Please submit resume along with this application.



Committee: Citywide Neighborhood Committee

Name: Colleen Ovecka Telephone: 603 828 3038

Could you be contacted at work? YES  NO  If so, telephone# N/A

Street address: 5 Suzanne Drive

Mailing address (if different ): \_\_\_\_\_

Email address (for clerk's office communication ): Colleen.oleary715@gmail.com

How long have you been a resident of Portsmouth? 31 years

Occupational background:

I am currently a stay at home mom. Prior to that I was a paraprofessional at Little Harbour. Before that, I worked at Woodman Park Elementary School. I was also a substitute teacher.

Please list experience you have in respect to this Board/Commission:

I am currently one of the co-chairs of the Maple Haven Neighborhood Association. In addition to MHNA meetings, I planned our neighborhood National Night Out event and attended the Ward 3 Forum. I have also attended a few CNC meetings.



Have you contacted the chair of the Board/Commission to determine the time commitment involved? YES  NO

Would you be able to commit to attending all meetings? YES  NO

Reasons for wishing to serve: I was involved in many college, church, and work organizations. I took a break from involvement when I had kids. During that break I gained a better understanding of my interests and secured my desire to become involved. The CNC seems to align with what I am looking for.

Please list any organizations, groups, or other committees you are involved in:

Maple Haven Neighborhood Association

Please list two character references not related to you or city staff members:  
(Portsmouth references preferred)

1) Elaine Apatang-Butts 520 Ocean Rd. 978 204-5749  
Name. address. telephone number

2) Laura Harville 77 Colonial Dr. 603 988-3242  
Name. address. telephone number

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Signature: Colleen Ormeda Date: 2/12/24

If you do not receive the appointment you are requesting, would you be interested in serving on another board or commission? Yes  No

Please submit application to the City Clerks Office, 1 Junkins Avenue, Portsmouth, NH 03801



# CITY OF PORTSMOUTH, N.H. BOARDS AND COMMISSIONS

## APPOINTMENT APPLICATION

*Instructions: Please print or type and complete all information.  
Please submit resume' along with this application.*



Committee: Citywide Neighborhood Committee

Name: Chuck Raye Telephone: 6036862968

Could you be contacted at work? YES  NO  If so, telephone# \_\_\_\_\_

Street address: 21 Wallis Road

Mailing address (if different ): \_\_\_\_\_

Email address (for clerk's office communication ): cpraye@gmail.com

How long have you been a resident of Portsmouth? 11 years

### Occupational background:

Since graduating from Syracuse University with a BS in Mechanical Engineering in 2010, I've held several roles at MilliporeSigma, a global Life Science company. I spent ~8 years in different engineering roles supporting a manufacturing facility that makes equipment used in the production of various types of therapeutic products. For the last ~6 years, I've been a Product Manager focusing on the development, production & marketing of new types of equipment with a global, cross functional team. I've presented at several global conferences, have been a people manager & also have my Green Belt in Lean Six Sigma processes.



### Please list experience you have in respect to this Board/Commission:

I've lived in the Maple Haven neighborhood since 2013 and I'm currently the Secretary for the Maple Haven Neighborhood Committee that was reactivated in 2023. This neighborhood committee was reactivated to help gain consensus regarding City plans to upgrade the sidewalks in our neighborhood, which lead to various neighborhood discussions over the course of 2023.

➡ OVER

Have you contacted the chair of the Board/Commission to determine the time commitment involved? YES  NO

Would you be able to commit to attending all meetings? YES  NO

Reasons for wishing to serve:

After joining the discussions regarding the Maple Haven sidewalks and getting more involved with the community through the neighborhood association, I would like to expand my participation within the broader community through the CNC. I enjoy learning about what's going on across the city, seeing how these improvements contribute to the greater good and want to contribute to these efforts.

Please list any organizations, groups, or other committees you are involved in:

Maple Haven Neighborhood Committee, Portsmouth Democrats Executive Committee, International Society of Pharmaceutical Engineers, American Society for Testing and Materials

Please list two character references not related to you or city staff members:  
*(Portsmouth references preferred)*

1) Elaine Apatang, 9782045749  
Name, address, telephone number

2) Joanna Kelley, 5 Simonds Road, 6037671565  
Name, address, telephone number

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Signature: Cherita Lewis Date: 26-JAN-2024

If you do not receive the appointment you are requesting, would you be interested in serving on another board or commission? Yes  No

**Please submit application to the City Clerks Office, 1 Junkins Avenue, Portsmouth, NH 03801**  
6/27/2012



# CITY OF PORTSMOUTH, N.H. BOARDS AND COMMISSIONS

## APPOINTMENT APPLICATION

*Instructions: Please print or type and complete all information.  
Please submit resume' along with this application.*



Committee: Citywide Neighborhood Committee

Name: Peter Somssich Telephone: 603-436-5221

Could you be contacted at work? YES  NO  If so, telephone# \_\_\_\_\_

Street address: 34 Swett Ave.

Mailing address (if different ): \_\_\_\_\_

Email address (for clerk's office communication ): peter.somssich@gmail.com

How long have you been a resident of Portsmouth? since 2001

Occupational background:

Now retired, Previously Material Scientist  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please list experience you have in respect to this Board/Commission:

Have now served for the past 2 years on this committee  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OVER



Have you contacted the chair of the Board/Commission to determine the time commitment involved? YES  NO

Would you be able to commit to attending all meetings? YES  NO

Reasons for wishing to serve: \_\_\_\_\_

I am a strong supporter of neighborhood involvement in our city's affairs.

I served 4 years as the Democratic Chair in Portsmouth

I was also the Co-Chair of the Memorial Bridge Illumination Committee

Please list any organizations, groups, or other committees you are involved in:

I am currently a public attendee of the NH Offshore Wind Commission, having previously served on the commission officially for 2 years.

I am a member of the Portsmouth Energy Advisory Committee

I also serve as a Trustee at South Church

Please list two character references not related to you or city staff members:  
(Portsmouth references preferred)

1) Nancy Brown, 333 Bartlett St. . 603-436-7801

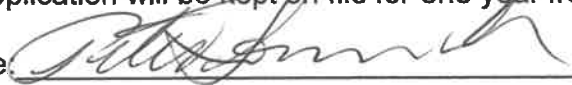
Name, address, telephone number

2) Larry Cataldo, 133 Islington St., 908-528-3933

Name, address, telephone number

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Signature:  Date: 12/5/2023

If you do not receive the appointment you are requesting, would you be interested in serving on another board or commission? Yes  No

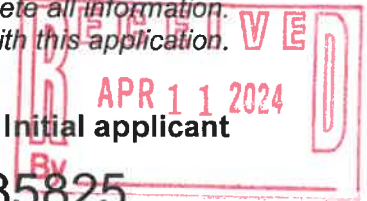
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# CITY OF PORTSMOUTH, N.H. BOARDS AND COMMISSIONS

## APPOINTMENT APPLICATION

*Instructions: Please print or type and complete all information.  
Please submit resume' along with this application.*



Committee: Sister Cities

Name: Ben VanCamp Telephone: 8287135825

Could you be contacted at work? YES  NO  If so, telephone# 6036105516

Street address: 500 Market Street, Unite 16A

Mailing address (if different ): 10 Meserve Road, Durham, NH

Email address (for clerk's office communication ): ben@portsmouthcollaborative.org

How long have you been a resident of Portsmouth? non-resident

Occupational background:

Chief Collaborator & President of the Chamber Collaborative of Greater Portsmouth  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please list experience you have in respect to this Board/Commission:

Serves as a non-voting member of the Economic Development Commission  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Have you contacted the chair of the Board/Commission to determine the time commitment involved? YES  NO

Would you be able to commit to attending all meetings? YES  NO

Reasons for wishing to serve: \_\_\_\_\_

I wish to continue to represent the business community in the sister cities effort.

Please list any organizations, groups, or other committees you are involved in:

Chamber Collaborative of Greater Portsmouth

Great Bay Community College, Advisory Committee

Seacoast Chamber Alliance

NH Association of Chamber of Commerce Executives

Please list two character references not related to you or city staff members:  
(*Portsmouth references preferred*)

1) Rich Blalock, 6035027424

Name, address, telephone number

2) Andrew Bagley, 6035838015

Name, address, telephone number

BY SUBMITTING THIS APPLICATION YOU UNDERSTAND THAT:

1. This application is for consideration and does not mean you will necessarily be appointed to this Board/Commission; and
2. The Mayor will review your application, may contact you, check your references, and determine any potential conflict of interests; and
3. This application may be forwarded to the City Council for consideration at the Mayor's discretion; and
4. If this application is forwarded to the City Council, they may consider the application and vote on it at the next scheduled meeting.
5. Application will be kept on file for one year from date of receipt.

Signature:  Date: 4/10/24

If you do not receive the appointment you are requesting, would you be interested in serving on another board or commission? Yes \_\_\_\_\_ No

**Please submit application to the City Clerks Office, 1 Junkins Avenue, Portsmouth, NH 03801**

April 23, 2024

Hi Bert, Peter and Kate,

I'm writing to let you all know I need to resign from the sustainability committee. My work life has recently ramped up significantly with a ton more work travel and I find myself not able to make the meetings regularly. I'm sad to leave the group as I really like the work we do and progress we have made but I cannot commit to attending consistently. I am happy that my work life is also contributing to a more sustainable future and the reason it has ramped up is a great opportunity that will help to decarbonize many buildings across the country. Sometimes we need to focus where we will make the most impact.

It has been great working with you all, I will miss it. Keep pushing forward!

Cheers,

Aubrey Gewehr

## Energy Advisory Committee Update

The Mayor's Blue Ribbon Energy Advisory Committee meets the first Wednesday of the month. In addition to overseeing Portsmouth Community Power, the committee works to create a lower cost, lower carbon energy future for Portsmouth.

In February, the committee set priorities using a group voting exercise. The top five priorities were (in rank order): Community solar projects (ideally that benefit residents directly), reducing the municipal government's carbon footprint, maximizing opt-ups to Green 50 and Green 100 in Portsmouth Community Power, energy efficiency standards and incentives for buildings, learning and collaborations from/with other communities, and micro grids.

The committee has been researching the work of other energy committees around the state and their success stories (Exeter and Lebanon for municipally owned solar, Exeter for energy efficiency grants, etc.), and teaming up with Clean Energy NH to develop recommendations to the City Council.

The committee formed two working groups:

- Solar workgroup (Betsy Blaisdell, Herb Lloyd, Peter Sommsich). It is focused on three work areas:
  1. Education and networking: educating the community about benefits of residential solar and learning from those who've succeeded.
  2. Identify barriers and disincentives and make recommendations to the City Council to remove them.
  3. Build a pipeline of municipal solar or other renewable projects to reduce carbon and cost for taxpayers.
- Emission Reduction Funding Opportunities (Tracey Cameron, Tom Rooney, Councilor Kate Cook)
  1. Weatherization
  2. Public Transportation
  3. Other (see below)

The second group has been researching federal "Energy Efficiency Block Grants" which flow from the Biden administration's Inflation Reduction Act. The state will distribute \$49,999,999 for weatherization, public transportation, improving energy efficiency at water treatment plants, waste reduction, diversion and recycling and other measures. Exeter received \$250,000 to weatherize mobile homes, for example.

The solar workgroup and PEAC hope to present a proposal to the City Council for a **no cost** feasibility study of wind, solar and other "behind the meter" renewable energy solutions for Pease and Peirce Island wastewater treatment plants. The proposed study would be done by the National Renewable Energy Lab as part of the DOE Clean Energy to Communities program. Staff review should happen this month.

Finally, a future opportunity: The Community Power Coalition of New Hampshire has hired a full-time local projects director and is negotiating Power Purchase Agreements with local solar and hydro generators. The committee will be watching local projects through CPCNH with interest.

NOTICE: This opinion is subject to motions for rehearing under Rule 22 as well as formal revision before publication in the New Hampshire Reports. Readers are requested to notify the Reporter, Supreme Court of New Hampshire, One Charles Doe Drive, Concord, New Hampshire 03301, of any editorial errors in order that corrections may be made before the opinion goes to press. Errors may be reported by email at the following address: [reporter@courts.state.nh.us](mailto:reporter@courts.state.nh.us). Opinions are available on the Internet by 9:00 a.m. on the morning of their release. The direct address of the court's home page is: <https://www.courts.nh.gov/our-courts/supreme-court>

THE SUPREME COURT OF NEW HAMPSHIRE

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Merrimack

Case No. 2022-0122

Citation: Mojalaki Holdings v. City of Franklin, 2024 N.H. 17

MOJALAKI HOLDINGS, LLC & a.

v.

CITY OF FRANKLIN

Argued: January 31, 2023  
Opinion Issued: April 9, 2024

Cleveland, Waters and Bass, P.A., of Concord (Philip M. Hastings and Jeffrey C. Christensen on the brief, and Jeffrey C. Christensen orally), for the plaintiffs.

Wescott Law, P.A., of Laconia (Paul F. Fitzgerald on the brief and orally), for the defendant.

HANTZ MARCONI, J.

[¶1] The plaintiffs, Mojalaki Holdings, LLC (Mojalaki) and GSSG New Hampshire, LLC (GSSG), appeal an order of the Superior Court (Tucker, J.) affirming a decision of the City of Franklin Planning Board (Board) that denied



a site plan application to install a solar panel array. We reverse and remand for entry of a builder's remedy.

I

[¶2] We draw the following facts from the trial court's order, the Board's decision, or the record before us. GSSG applied for site plan approval to construct a solar panel array. The solar panel array requires installing new utility poles and cutting down mature trees so the solar panels can receive sufficient sunlight. It would sit on about six and a half acres of the approximately 96 acres of land owned by Mojalaki. The land is mostly open space and was once a golf course.

[¶3] At the time of the application, the City Planner advised that the City did not have any ordinance language "on the books" specifically addressing solar panel arrays. Instead, he advised that the Board has relied on RSA 672:1, III-a when reviewing them. RSA 672:1, III-a (2016) states:

Proper regulations encourage energy efficient patterns of development, the use of solar energy, including adequate access to direct sunlight for solar energy uses, and the use of other renewable forms of energy, and energy conservation. Therefore, the installation of solar, wind, or other renewable energy systems or the building of structures that facilitate the collection of renewable energy shall not be unreasonably limited by use of municipal zoning powers or by the unreasonable interpretation of such powers except where necessary to protect the public health, safety, and welfare . . . .

[¶4] While reviewing the application, the Board held multiple hearings and conducted a site visit. During public comment sessions, neighbors raised concerns that the project could alter the scenery of the area and their views of the land. The Board heard concerns about the "impact of the solar array on the community," including how the project would affect neighboring property values. Some members of the public distrusted the project because of bad experiences with other solar projects in the city. The plaintiffs tried to address those concerns by representing to the Board that they would plant new trees and install a green mesh to screen off the project. Neighbors remained opposed.

[¶5] After the public hearings closed, the City Planner drafted two decisions — one to grant the application with 14 conditions and one to deny it. He sent both to the Board for its review and vote. The Board denied the site plan application by a vote of seven to one. The Board concluded that the project conflicted with several of the purpose provisions in the City's site plan review regulations and gave three reasons for its denial. First, it opined that installing new utility poles would "create an industrial look and character

which is out of place in this neighborhood.” Second, it opined that the solar panel array “creates an endangerment, an adverse impact, to both the direct abutters to the project, and to the overall residents of the neighborhood.” And third, it opined that cutting down mature trees to plant new trees contradicts the purpose provisions.

[¶6] The plaintiffs appealed the decision to the superior court. The superior court upheld the denial of the site plan application, relying on the first and third of the Board’s three reasons for denial. It determined, however, that no facts supported the Board’s second basis, that the solar panel array endangered, or adversely impacted the residents, and did not uphold that finding.

[¶7] This appeal followed.

## II

[¶8] When a party appeals a planning board’s decision and then a trial court’s decision, two standards of review come into play. First, the trial court’s review of a planning board’s decision is governed by RSA 677:15, V, which provides that the trial court “may reverse or affirm, wholly or partly, or may modify the decision brought up for review when there is an error of law or when the court is persuaded by the balance of probabilities, on the evidence before it, that [the Board’s] decision is unreasonable.” RSA 677:15, V (2016). Thus, the trial court’s review is limited. Trustees of Dartmouth Coll. v. Town of Hanover, 171 N.H. 497, 504 (2018). The trial court must treat the factual findings of the planning board as prima facie lawful and reasonable and cannot set aside its decision absent unreasonableness or an identified error of law. Id. The appealing party bears the burden of persuading the trial court that, by the balance of probabilities, the Board’s decision was unreasonable. Id. The trial court determines not whether it agrees with the planning board’s findings, but whether there is evidence upon which its findings could have reasonably been based. Id.

[¶9] Our review of the trial court’s decision is similarly limited. Id. We will reverse a trial court’s decision on appeal only if it is not supported by the evidence or is legally erroneous. Id. We review the trial court’s decision to determine whether a reasonable person could have reached the same decision as the trial court based upon the evidence before it. Id. We will uphold the trial court unless its decision is not supported by the evidence or is legally erroneous. Star Vector Corp. v. Town of Windham, 146 N.H. 490, 493 (2001).

[¶10] The plaintiffs first assert that the trial court erred by affirming the Board’s decision to deny the application in reliance solely on the purpose provisions of the site plan regulations even though the plaintiffs satisfied all of the site-specific technical regulations applicable to the project. The defendant

counters that the trial court properly upheld the Board's denial based on the purpose provisions of the site plan regulations because the Board had specific concerns about constructing a solar panel array in a rural residential area. We agree with the plaintiffs. The trial court erred in affirming the Board's decision to deny the plaintiffs' site plan application based solely on applying the purpose provisions of the site plan regulations.

[¶11] Site plan review is designed to ensure that uses permitted by a zoning ordinance are “constructed on a site in such a way that they fit into the area in which they are being constructed without causing drainage, traffic, or lighting problems.” Summa Humma Enters. v. Town of Tilton, 151 N.H. 75, 78 (2004) (quotation omitted). Site plan review is also intended to ensure “that sites will be developed in a safe and attractive manner and in a way that will not involve danger or injury to the health, safety, or prosperity of abutting property owners or the general public.” Id. (quotation omitted). Nevertheless, site plan review is limited, and a project cannot be denied simply because the Board “does not feel that the proposed use is an appropriate use of the land.” Trustees of Dartmouth Coll., 171 N.H. at 504-05 (quotation omitted). That question is reserved for zoning. Id. at 505. “If the use is permitted by the zoning ordinance, it cannot be barred by the site review process unless the use would create unusual public safety, health, or welfare concerns.” 15 Peter Loughlin, New Hampshire Practice: Land Use Planning and Zoning § 30.09, at 556 (2010).

[¶12] RSA 674:44 (2016) governs the adoption of local site plan review regulations. When a planning board adopts site plan regulations, they “must, among other things, [d]efine the purposes of site plan review’ and [s]pecify the general standards and requirements with which the proposed development shall comply.” Derry Senior Dev. v. Town of Derry, 157 N.H. 441, 448 (2008) (quoting RSA 674:44, III(b), (c)). Provisions that “[d]efine the purposes of site plan review” differ from those that “[s]pecify the general standards and requirements with which the proposed development shall comply.” Id. Purpose provisions outline the goals of site plan review regulations. Conversely, other provisions detail the specific technical requirements that applications must meet to achieve the goals of the purpose provisions. See, e.g., id.

[¶13] Here, the Board adopted site plan regulations pursuant to RSA 674:44. The title of Chapter 402-1 of the regulations is “General Provisions,” and it includes a “Purpose” provision. See Franklin, N.H., Site Plan Review Regulations ch. 402-1(C) (2011) (SPRR). The “Purpose” provision states that “[t]hese regulations shall provide for and require all of the purposes and provisions outlined in [RSA 674:44, II] . . . and such other purposes outlined below.” Id. Relevant here, the stated purposes of the regulations are to, among other things:

2. Provide for the harmonious and aesthetically pleasing development of the City and its environs.
3. Provide that the land shown on the proposed plan is of such character that it can be used for building purposes without endangerment to the health, safety, and welfare of the general public and the abutting properties and their owners.

...

8. Provide for the protection of significant existing features such as mature trees or stands of trees, stone walls, water bodies, wetlands, and natural drainage patterns, and historic landmarks.

Id.

[¶14] The plaintiffs contend that the Board could not rely on these purpose provisions, alone, to deny their application. We agree. By their plain language, the purpose provisions outline the purposes for the specific regulations that follow. See Derry Senior Dev., 157 N.H. at 448 (determining that the board enacted site plan regulations to achieve their stated purpose). The purpose provisions do not detail specific requirements that an applicant must meet. Without specific requirements, the applicant is left without objective standards to guide the application and the proposed project is left to be judged by the subjective views of the Board through ad hoc decision making. See id. at 451<sup>1</sup> (“[T]he board may not deny approval on an ad hoc basis because of vague concerns.”); see also Summa Humma Enters., 151 N.H. at 81 (Nadeau, J., dissenting) (reasoning that the plaintiff should not be faulted for not meeting the Board’s concerns when no governing ordinance or regulation existed).

[¶15] Although the trial court did not read Trustees of Dartmouth College “to prohibit a Board from using general purpose provisions in ruling on a site plan,” when an application complies with zoning and the specific technical requirements of the site plan regulations, ad hoc decision making without sufficient evidentiary support cannot justify a denial on the basis of a purpose provision. Trustees of Dartmouth Coll., 171 N.H. at 512-13. Thus, while the

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<sup>1</sup> In Derry Senior Development, we determined that there was insufficient evidence to rebut the presumption that obtaining state approval of the sewage disposal system as required by the site plan regulations provided adequate proof of a safe system. Derry Senior Dev. v. Town of Derry, 157 N.H. 441, 448-51 (2008). In doing so, we explained that if other evidence demonstrated that, despite state approval, the proposed system posed a danger to public health, safety, or welfare by failing to satisfy a purpose for which the site plan regulations are enacted, the board could deny the application. Id. at 451. We did not conclude that reliance on the purpose provisions, alone, was a proper basis for denial of the application. Id.

purpose provisions guide the application of the site plan requirements, they lack sufficient specificity for site plan review. In Trustees of Dartmouth College and here, both Boards denied the applications by relying on their ad hoc concerns. See Trustees of Dartmouth Coll., 171 N.H. at 512-13. We determined there, as we do here, that a Board “cannot supersede the specific regulations and ordinances that control the site plan review process with their own personal feelings and then justify their reasoning through the application of general considerations,” or here, purpose provisions. Id. at 514.

[¶16] The defendant analogizes the present case to Deering v. Tibbetts, to contend that the Board can deny a project solely because it does not fit the surrounding environment. In Deering, we considered the validity of a municipal ordinance prohibiting construction near the town common unless the selectmen approved the plans “in order that the atmosphere of the Town of Deering may be maintained.” Deering v. Tibbetts, 105 N.H. 481, 482 (1964) (quotation omitted). The selectmen denied an application to construct a pre-built home because it would “impair the atmosphere of the Town.” Id. at 482-83 (quotation omitted). We concluded that the ordinance was a valid exercise of the town’s police powers to make bylaws for the “protection of the public institutions of the town.” Id. at 485; see RSA 31:39 (2023 Supp.). Deering differs from this case, however, because it predates the modern statutory framework for zoning and site plan review. See Laws 1983, 447:1; RSA chs. 672, 673, 674 (2016 & Supp. 2023). At that time, the Town of Deering had not adopted a zoning ordinance or site plan review regulations, nor had it established a planning board, which, today, are prerequisites to the exercise of site plan review. Deering, 105 N.H. at 483; see RSA 674:44, I. Because Deering dealt with an interpretation of the scope of the municipality’s statutory police powers, it offers little guidance.

[¶17] In addition to their challenge of the application’s denial, the plaintiffs contend that the denial of the solar facility constituted an unconstitutional taking because the decision suggested “that any development of the [p]roperty would have been unacceptable.” In light of our decision on the application, we need not address their constitutional argument.

[¶18] Lastly, the plaintiffs contend that they are entitled to a builder’s remedy, which would grant them the right to construct their solar panel array. See Cnty. Res. for Justice v. City of Manchester, 157 N.H. 152, 155 (2008). We agree. A builder’s remedy grants a developer the specific right to complete a proposed project. Id. “[T]o forsake [the plaintiffs]’ reasonable development plans after all the time, effort and capital invested in such a challenge is grossly inequitable.” Britton v. Town of Chester, 134 N.H. 434, 443 (1991). It is a discretionary remedy. Soares v. Town of Atkinson, 129 N.H. 313, 316 (1987). To receive a builder’s remedy, the applicants bear the burden of proving that their proposed development is reasonable by a preponderance of the evidence. Britton, 134 N.H. at 443-44. If the applicants meet their burden,

they can proceed with their development, so long as they comply with all other applicable regulations. Id.

[¶19] Our builder's remedy cases often arise when a zoning ordinance provision is invalidated. See, e.g., id. However, we granted a builder's remedy when the record established that a site plan proposal complied with the specific zoning ordinances and site plan regulations. Trustees of Dartmouth Coll., 171 N.H. at 514 (granting a builder's remedy provided that the applicant comply with the 21 conditions identified by the planning board). There, we determined that no further fact finding was necessary. Id. Similarly, here, our review of the record reveals that, other than with respect to the purpose provisions relied on by the Board, there was no dispute that the application met the specific, applicable site plan regulations. Thus, we grant the plaintiffs' request for a builder's remedy provided that they comply with the 14 conditions listed in the alternative draft decision which would have granted the application.

Reversed and remanded.

MACDONALD, C.J., and BASSETT and DONOVAN, JJ., concurred; HICKS, J., sat for oral argument but did not participate in the final vote, see N.H. CONST. pt. II, art. 78.



**APRIL 25, 2024 AMENDMENTS BY HDC/ PLANNING BOARD**  
**Scheduled for Planning Board Public Hearing on May 16, 2024**

**Article 6 Overlay District**

**Section 10.633 Scope of Review**

**10.633.10 Activities Requiring a Certificate of Approval**

A Certificate of Approval from the Commission is required for any construction, **demolition**, repair, renovation or **alteration** or a **building** or **structure** except as specifically exempted under Section 10.633.20.

**10.633.20 Exemptions from Certificate of Approval**

The following activities shall not require a Certificate from the Commission but require review and certification by the Code Official:

- (1) Ordinary maintenance and repair of any exterior architectural feature, which does not involve a change in design, materials or outer appearance thereof;
- (2) Painting or repainting **structures** without regard to color;
- (3) Maintenance and repair of exterior walls, chimney repairs, entryway repairs, or deck repairs provided these are of the same design and material (including the use of lime-based mortar for repointing historic brick);
- (4) Placement or replacement of shutters that are (1) constructed of wooden material, (2) one-half the width of the sash they are covering, (3) installed with hinges and dogs, and (4) louvered, paneled or constructed of boards as appropriate to the style of the building;
- (5) Replacement roofing on existing **structures** provided that (1) the roof plane and remains the same and the material remains the same regardless of color, or (2) asphalt roofing is replaced with slate, composite-slate, or wood shingles;
- (6) Replacement of an exterior door, window or storm window, provided that (1) the same design and materials are used, or (2) materials are used that restore the original architectural features, including but not limited to the number and arrangement of window lights; using true and non-removable divided lights; and ensuring that the size of the opening does not change;
- (7) Placement or replacement of roof-mounted mechanical or electrical equipment and ventilation terminators **and roof mounted solar energy systems** where the equipment (1) is not located on a roof surface that faces or is visible from a public way, (2) ~~does not exceed 27 cubic feet, and (3)~~ does not extend more than 3 feet above the roof plane **or (3) Are installed on a flat or low sloped roof with a parapet;**

- (8) Placement or replacement of wall-mounted mechanical or electrical equipment and ventilation terminators where the equipment (1) is painted a similar color to match or blend with the wall color, (2) does not extend more than six inches out from the wall plane, and (3) does not vent directly into a public way; and where (4) all duct work or equipment feeds enter the building's interior at ground level so as not to be visible;
- (9) Placement or replacement of ground-mounted mechanical or electrical equipment (including a generator) where (1) the equipment is located behind the **structure** and is not in public view, and (2) all duct work or equipment feeds are located in the building's interior or immediately adjacent to the equipment;
- (10) Placement or replacement of storm windows, storm doors, screen windows and screen doors, provided they are constructed with wood frames, with any metal or vinyl tracks concealed by the wood frames. Window guards provided they are constructed with bars or rods of wrought iron, or metal formed and painted to resemble wrought iron. Mesh guards are not exempt;
- (11) Placement or replacement of chimney caps or bishop pots that are constructed of masonry or bluestone, or of other material with a black, dark brown or copper finish;
- (12) Placement or replacement of gas and electric meters if mounted on an exterior wall, not facing or visible from a public way. **Landscaping** or fencing may be used as a visual screen;
- (13) Construction, **alteration** or **demolition** of any **structure** or element of a **structure** that the **Code Official** documents as being necessary to avoid an immediate health or safety emergency prior to the Commission convening a meeting to consider the matter. In such instance, the **Code Official** shall immediately provide written notification to the Commission of such action;
- (14) New **signs** and refacing of existing **signs**, except that new freestanding **signs** and **signs** requiring review and approval by the **Board** of Adjustment shall not be exempt;
- (15) Awning replacement if a canvas fabric is used and no **alterations** (including but not limited to the wall fittings and fastenings) are made to the **structure**;
- (16) Placement of a temporary toilet, trailer, tent or tensile **structure**;
- (17) Accessible ramp systems on **single-family** or **two-family dwellings** provided the ramp and rail system consists of black metal modular components;
- (18) The placement, removal or replacement of wood or metal fence (except for chain-link which may only be removed) provided the replacement fence is in substantially the same location with substantially the same height, material, and design;
- (19) The replacement of exterior lighting provided the replacement lighting is substantially in the same in location with substantially the same height, material, and design;
- (20) The replacement or restoration of wood siding (including removal of non-wood

materials) provided the replacement siding is the same exposure, material, and design;

- (21) Placement or replacement of terraces, walks, **driveways**, and **sidewalks** and in-ground swimming pools provided that any such element is substantially at the existing grade plane of the property;
- (22) Placement or replacement of building accessories and décor, such as window-mounted portable air conditioning units, play equipment, residential trash enclosures, snow guards, benches, trellises, non-commercial boat rack storage **structures**, window boxes, raised planters, mailboxes less than 18" in all dimensions, flags, hose reels, door bells and knockers, weathervanes, bells, wind chimes, birdfeeders, artwork, sculpture, and other similar exterior décor,
- (23) New or replacement piers, floats, docks or gangways for **single-family** and **two-family dwellings** provided any vertical handrail support systems are constructed with metal, wire, rope or wood;
- (24) Placement or replacement of wood, brick or granite steps or landings;
- (25) Placement or replacement of a commercial solid waste enclosure provided the enclosure: (1) is fully enclosed with the use of gates; (2) is constructed of wood or stone material; and (3) is no greater than 60" in height or 100 sq. ft. in area;
- (26) Placement or replacement of wood or copper gutters and downspouts.
- (27) Parking ticket kiosks, freestanding signs and other site elements related to public parking in private parking lots when authorized under a permit from the Department of Public Works.

### **10.633.30 Administrative Approval**

**10.633.31** The Code Official may grant administrative approval for minor modifications on work for which a Certificate of Approval has previously been issued, provided that the Code Official determines that the modifications do not alter the overall quality or character of the work which had been certified as appropriate by the Commission, and indicates this determination as a written addendum to an existing Certificate of Approval. Such approval shall be subject to Historic District Commission approval at the next meeting of the Historic District Commission. A list of the administrative approvals shall be submitted to the Historic District Commission prior to the meeting and the administrative approvals shall be automatically ratified unless rejected specifically by the Historic District Commission at that meeting.

### **10.633.32 Administrative Approval for Roof Mounted Solar Energy Systems**

A property owner or authorized representative may submit for administrative approval for the installation of **roof mounted solar energy systems**, associated support structures and conduit lines provided that the application meets or exceeds the following requirements:

- (1) The placement of **roof-mounted solar energy systems** shall be minimally visible from a public way (including side facing streets) and the manner of placement shall be regular with no disjointed arrays (example: symmetrically placed or evenly spaced rectilinear arrays);
- (2) The placement of solar panels, associated support structures and conduit lines shall not cause damage to or **alteration of character defining architectural features** of the **structure** (such as installation through slate or wood shingled roofs, and the removal of chimneys, dormers or altering existing roof lines);
- (3) **Roof-mounted solar energy systems** shall be flush mounted to the roof and remain within the plane of the roof;
- (4) **Roof-mounted solar energy systems** mounted on **flat roofs** shall be set back from the edge of the roof to minimize visibility.

#### **Definitions-**

**Minimally Visible:** Barely or partially visible or does not call attention to itself or detract from any Significant Architectural Features. Visibility is assessed through a commonly accessible public way. To determine visibility, one may consider the distance and angle at which the roof-mounted solar energy system becomes visible.

**Character Defining Architectural Features:** The overall shape of the building, its materials, craftsmanship, decorative details, as well as aspects of its site and environment.

**Not Visible From a Public Way:** Any portion of a historic resource that is not visible from the public street, sidewalk immediately adjacent to the property, ~~or a place to which the public has a right of access.~~

# Gift and Donation Submission Form

*Donations received by the City of Portsmouth must be accepted by the City Council. Please complete this form and submit it to the City Manager for inclusion on an upcoming agenda.*

Date:	4/17/2024
Department/ Contact Person:	Senior Activity Center, Nicole Finitis, Senior Services Supervisor
Donation Amount:	800.00

Are Funds to be directed to a particular department, program or fund? – If yes, please provide detail below:

Senior Luncheon Funds

Is there a particular purpose intended with this donation:

**Purchase of annual and perennial flowers, pavers, soil for our front garden beds, and flowers and supplies to break ground on our Memorial Garden start up.**

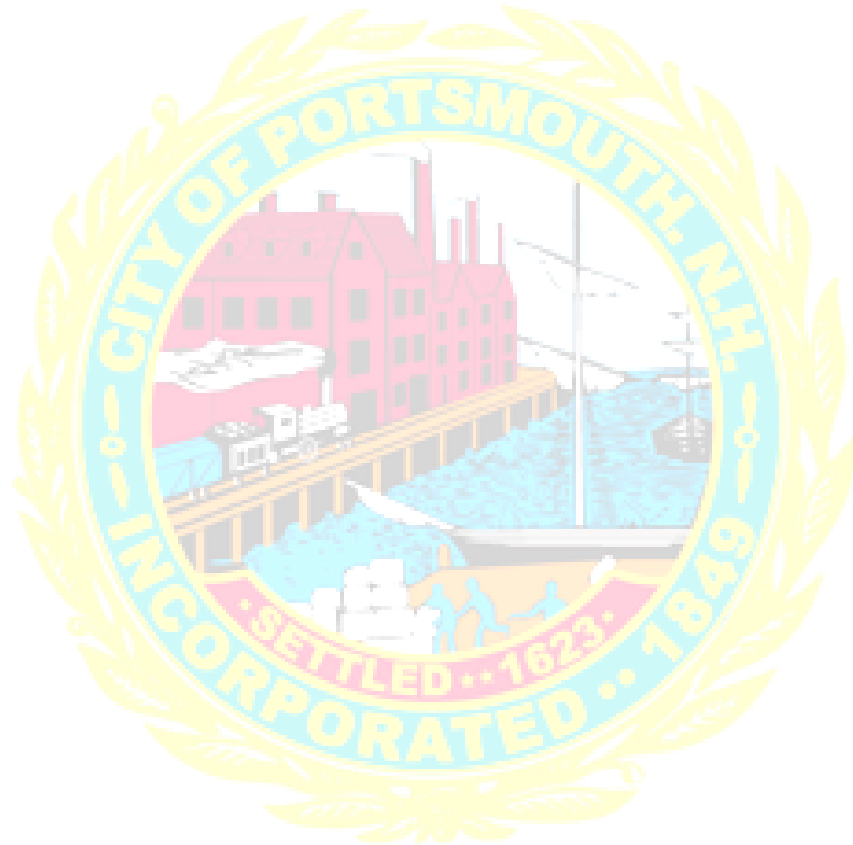
Other Information/Special Conditions:

## Donor Information

First & Last Name:	Ann Radwan, President/Merle Schlesinger, Grant Chair
Business Name:	Portsmouth Garden Club
Address*:	PO Box 8431, Portsmouth, NH 03801
Phone*:	
Email*:	<a href="mailto:portsmouthnhgardenclub@gmail.com">portsmouthnhgardenclub@gmail.com</a>

# Gift and Donation Submission Form

*Please note that gifts/donations to individual employees with a value of \$100 or more are not permitted. Information with an asterisk (\*) indicates it will not be publicly distributed.*





City of  
Portsmouth  
Department of Public Works




**Request for inclusion on a City Council Agenda**

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TO: Karen Conard, City Manager

FROM: Corin Hallowell, Parks and Greenery Foreman

CC: Peter H. Rice, Director of Public Works 

DATE: April 17, 2024

AGENDA ITEM: Acceptance of Memorial Bench

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REQUESTED MEETING DATE: April 29, 2024

RECOMMENDED BY: Peter H. Rice, Director of Public Works

DEADLINE FOR ACTION: n/a

STAFF RECOMMENDATION:

Attached please find a request from Marcia Marchese to place a granite bench on Peirce Island across from the playground. This bench will honor Marcia's deceased husband James, a lifelong resident of Portsmouth. We have reviewed this request and agree with Mrs. Marchese on the bench placement. We respectfully request the City Council accept this donation.

SUGGESTED ACTION:

*Motion to accept the donation of a memorial bench in honor of James Marchese to be placed on Peirce Island.*



CITY OF PORTSMOUTH  
MEMORIAL PARK BENCH REQUEST FORM

Thank you for your interest in donating a Memorial Park bench to the City of Portsmouth. All memorial requests and donations of funds must be approved and accepted by the Portsmouth City Council. This form outlines the process for considering requests and the information needed to begin the process. Each request will be considered by the Portsmouth City Council at an upcoming City Council meeting<sup>1</sup>.

The cost for each Memorial Park bench is: \$2,200.

Please submit this completed form with your check in the amount of \$2,200 (payable to: City of Portsmouth), and a transmittal letter to: Portsmouth City Council c/o City Manager's Office 1 Junkins Avenue Portsmouth, NH 03801.

Name(s): Marcia Marchese  
Address: 265 McKinley Rd. Portsmouth, N.H.  
Phone: 603 427-8933 Email: jim\_marchese10@comcast.net

**Please be sure to complete and enclose the following:**

- A transmittal letter to the Portsmouth City Council referencing this request.
- A check made payable to the City of Portsmouth.

**Please check one of the following:**

- I would like to request that a memorial park bench be installed in the following location: across from the playground on Pierce Island
- I do not have a preference for the location of the bench I would like the City of Portsmouth to install this park bench in accordance with current improvement and beautification efforts.

I would like to request the following content be included in a plaque that will be affixed to the Memorial bench (Please do not include more than 80 characters with spaces):

In Loving Memory of James Marchese 1960-2023

<sup>1</sup> Prior to submitting a Memorial Park Donation request, please take note of the following: the City of Portsmouth will move forward with your request in accordance with the action taken by the City Council. Not all locations requested by residents are feasible given site constraints, future improvement plans or other reasons. Staff members will work with you to identify an alternative suitable location if necessary.

## Portsmouth City Council

This letter is to ask for approval for a memorial bench to be placed in my husband's honor. He loved life and fought a long and courageous battle against cancer. James Marchese was born and raised in Portsmouth, N.H. He grew up on South Street and went to Haven and Little Harbour school. He has many fond memories of working at LaCau's Fish Market, swimming in the Pierce Island Pool, stopping for candy at The General Store, and in later years kayaking and canoeing in the river. We would take our lawn chairs and sit and watch the boats and the dogs taking a swim. It was very peaceful and relaxing to him. It will be a place I can sit and reflect on many happy memories.

Thank-You

Marcia Marchese

City of  
Portsmouth  
Department of Public Works




**Request for inclusion on a City Council Agenda**

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TO: Karen Conard, City Manager

FROM: Maxwell Wiater, Arborist Foreman

CC: Peter H. Rice, Director of Public Works 

DATE: April 17, 2024

AGENDA ITEM: Acceptance of Memorial Plaque

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REQUESTED MEETING DATE: April 29, 2024

RECOMMENDED BY: Peter H. Rice, Director of Public Works

DEADLINE FOR ACTION: n/a

STAFF RECOMMENDATION:

Attached please find a request from Stephanie Campbell to place a memorial plaque at the foot of an existing tree at the Portsmouth Public Library. This plaque will honor Joan Christy who served the City both at the Public Library and the High School Library. We have reviewed this request and recommend moving it forward to the City Council for acceptance.

SUGGESTED ACTION:

*Motion to accept the donation of a memorial plaque in honor of former City Librarian Joan Christy to be placed at the base of an existing tree at the library.*

RECEIVED

MAR 22 REC'D

CITY MANAGER  
PORTSMOUTH, NH

1001 Islington St. #39  
Portsmouth, NH 03801

March 21, 2024

Karen F. Conard, City Manager  
Portsmouth City Hall  
1 Junkins Avenue  
Portsmouth, NH

Dear Ms. Conard,

My name is Stephanie Campbell. I am writing to you on behalf of our book group to request the placement of a plaque in Memory of former librarian Joan Christy at the foot of a memorial tree in front of Portsmouth Public Library. Our book group understands we will be responsible for paying for the plaque.

Joan recently passed away on February 22, 2024. I spoke at the Trees and Greenery Committee on March 13, 2024 in support of a request for a tree in front of the Portsmouth Public Library being memorialized in memory of Joan Christy. The committee approved the request but said any request for a plaque must be approved by the City Council. The committee explained this process should begin with a letter to you with information about Joan Christy including her contributions to the City of Portsmouth.

Joan was a lifetime resident of Portsmouth. She touched many lives during her time here most especially in her position as a librarian. Joan was always approachable and happy to help with any project or concern that would bring someone into the library. Joan began her library career at Portsmouth Public Library. Then in September 1979 Joan started working at the Portsmouth High School library where she continued until she retired in 2009 as the head Librarian.

Joan loved Portsmouth. As a teenager Joan was one of the "Strawbery Banke Girls", who dressed in period costume and gave guided tours. She was an active parishioner at St. John's Episcopal Church in Portsmouth where for many years she ran the Youth group. Joan was a member of the Athenaeum and an avid gardener. Joan always supported preservation of open spaces and the planting of trees and greenery to enhance the urban environment.

A memorial tree and plaque in front of Portsmouth Public Library is especially fitting because it honors Joan's love of books and her love of nature. Both the Trees and Public Greenery Committee and Christine Friese, director of Portsmouth Public Library have been supportive of this initiative.

I look forward to hearing from you and please contact me with any questions or suggestions.  
Thank you for your consideration of this request.

Sincerely,



Stephanie Campbell  
Contact: [campbell52@comcast.net](mailto:campbell52@comcast.net) (603) 436-8921



City of Portsmouth  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

April 23, 2024

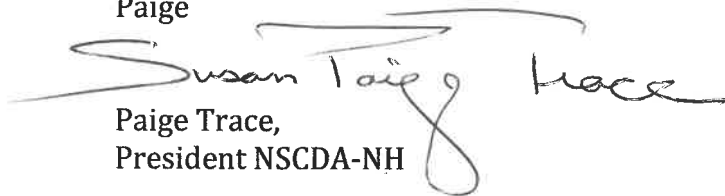
To whom it May Concern:

It is with the utmost respect and honor that I formally suggest to the City of Portsmouth that the National Society of the Colonial Dames of America in the State of New Hampshire (NSCDA-NH) would like to donate the funds necessary to pay fully for the Head Stone and it's placement for Dinah Whipple, wife of Prince Whipple.

Enclosed please find check # ~~588~~ in the amount of \$ 2,500.00 payable to the City of Portsmouth. This check is restricted to the purchase of an appropriate headstone (similar to that of Prince Whipple) for Dinah Whipple to be placed next to his stone at a site presumed to be her grave.

If actual costs should exceed \$2,500. , please advise us as we are willing to pay the total costs for this headstone and its placement in Old North Cemetery.

Most sincerely,  
Paige

A handwritten signature in blue ink that reads "Susan Paige Trace". The signature is written in a cursive style with a large, looping "S" and "T".

Paige Trace,  
President NSCDA-NH



**CITY OF PORTSMOUTH****LEGAL DEPARTMENT****MEMORANDUM**

DATE: APRIL 29, 2024

TO: KAREN S. CONARD, CITY MANAGER

FROM: TREVOR P. MCCOURT, DEPUTY CITY ATTORNEY

RE: INFORMATIONAL AGENDA ITEM – TAX DEEDED PROPERTIES  
PROPERTIES LOCATED AT 508 RICHARDS AVENUE, 323 ISLINGTON  
STREET AND 150 BARTLETT STREET

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At the April 1, 2024 City Council meeting, the City Council referred to the Planning Board the matter of appropriate disposal of three properties recently taken by tax deed by the City. These three properties are located at 508 Richards Avenue, 150 Bartlett Street and 323 Islington Street.

At its regularly scheduled meeting on April 18, 2024, the Planning Board voted unanimously to recommend the City Council dispose of the properties at public auction.

However, since April 1st, the City has received a court order in the matter of Appledore Associates, LLC v. Nancy Bates, in her official capacity as the Portsmouth Tax Collector. A company purporting to be the former property management company for these three properties has brought suit, seeking return of the properties to the former owners. The City has filed a motion to dismiss in this matter because the Plaintiff, Appledore Associates LLC is not registered to do business in New Hampshire. On April 5, the Court issued an order staying the litigation until May 6, 2024 to provide Appledore Associates LLC an opportunity to register with the Secretary of State's office.

While this order does not explicitly prevent the City from taking any action on this matter, in an abundance of caution, and to avoid any potential for violating a court order, the Legal Department recommends the City Council avoid taking up this matter until such a time as the stay is lifted.

Therefore, the Legal Department will bring this item back to the City Council for further consideration at an appropriate time.

Additionally, Councilors have requested information regarding how the City would procure an auctioneer in the event the City Council eventually votes to sell the properties at public auction. Prior to her departure, former City Tax Collector Nancy Bates provided a short

list of New Hampshire auctioneers with experience handling tax deeded properties. In accordance with the City's procurement policy, City staff would work from that short list to select an auctioneer to provide services in the best interest of the City.

cc: Suzanne M. Woodland, Deputy City Manager/Regulatory Counsel