



Portsmouth, NH City Council

Municipal Complex, Eileen Dondero Foley Council Chambers, Portsmouth, NH

Tuesday, February 17, 2026 at 7:00 PM

Register to participate via Zoom. A unique meeting ID and password are provided once you register. To register, click on the link below or copy and paste into your web browser:

https://us06web.zoom.us/webinar/register/WN_EPh9lIncSIGJ-22NpGSTlg

Anticipated Non-Public Session

5:15 PM – Anticipated Non-Public Session is being held in Conference Room A in Accordance with RSA 91-A:3, II (a), (d), (e), and (l)

Agenda

1. **Work Session**
2. **Public Dialogue Session (when applicable)**
3. **Call to Order (7:00 pm or thereafter)**
4. **Roll Call**
5. **Invocation**
6. **Pledge of Allegiance**
7. **Acceptance of Minutes** - *(There are no minutes on for acceptance this evening)*
8. **Recognitions and Volunteer Committee Reports**
 - A. *Recognition of Scholastic Writing Award Winners
 - B. *Recognition of Portsmouth High School Boys Alpine Ski Team Third Straight State Championship
9. **Public Comment Session**

This session shall not exceed 45 minutes; participation may be in person or via Zoom

10. Public Hearings and Vote On Ordinances and/or Resolutions

First Reading of Ordinance:

- A. First Reading of Ordinance Amending Chapter 1, ADMINISTRATIVE CODE, Article IV – COMMISSIONS AND AUTHORITIES, Section 1.415, be added to establish a permanent Sister City Committee (***Sample motion – move to pass first reading and schedule public hearing and second reading for March 16, 2026 City Council meeting***)
- B. First Reading of Ordinance Amending Chapter 10, Zoning Ordinance as follows: rezone parcel described on the City Tax Map 209, Lot 87 from Single Residence B (SRB) to Gateway Neighborhood Mixed Use Center (G2); and Article 4 Zoning Districts and Use Regulations, Section 10.440, Use 3.40 “Museum” to be changed from “S”, Special Exception to “P”, Permitted in Gateway Neighborhood Mixed Use Corridor (G1) and G2. The Zoning Maps to be amended are referenced in the City’s Zoning Ordinance at Chapter 10, Article 4, Zoning and District Use Regulations, referenced in the City’s Zoning Ordinance at Chapter 10, Article 4, Zoning and District Use Regulations, Section 10.421, District Location and Boundaries, Section 10.421.10, collectively the “Zoning Maps” (***Sample motion – move to pass first reading and schedule public hearing and second reading for March 16, 2026 City Council meeting***)
- C. First Reading of Ordinance Amending Chapter 10, Zoning Ordinance to change the zoning designation of the following parcels 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 (***Sample motion – move to pass first reading and schedule public hearing and second reading for March 16, 2026 City Council meeting***)
- D. PUBLIC HEARING AND ADOPTION of Resolution pursuant to RSA 72:35 for the Optional Veterans Tax Credit for Service-Connected Total Disability
- **PRESENTATION**
 - **CITY COUNCIL QUESTIONS**
 - **PUBLIC HEARING SPEAKERS**
 - **ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS**

OPTION 1:

Amend the optional Tax Credit for Service-Connected Total Disability to \$4,750 as of April 1, 2026, on the taxes due on the residential property of any veteran who has been honorably discharged or an officer honorably separated from military service and; who has a total and permanent service-connected disability; OR is a double amputee or

paraplegic because of the service-connected injury; OR is the surviving spouse of a qualified veteran and has not remarried.

OPTION 2:

Amend the optional Tax Credit for Service-Connected Total Disability to \$5,000 as of April 1, 2026, on the taxes due on the residential property of any veteran who has been honorably discharged or an officer honorably separated from military service and; who has a total and permanent service-connected disability; OR is a double amputee or paraplegic because of the service-connected injury; OR is the surviving spouse of a qualified veteran and has not remarried.

OPTION 3:

Do nothing. Beginning with April 1, 2026, tax year, qualified applicants choosing to receive the optional Tax Credit for Service-Connected Total Disability, will not be eligible to receive a tax credit under RSA's 72:28, 72:28-b, and 72:28-c, or an exemption under 72:36-a. The optional Tax Credit for Service-Connected Total Disability will remain at the current amount of \$4,000.00

E. PUBLIC HEARING AND ADOPTION of Resolution Pursuant to RSA 72:39-b Regarding the Elderly Exemption on Assessed Value for Qualified Taxpayers

- **PRESENTATION**
- **CITY COUNCIL QUESTIONS**
- **PUBLIC HEARING SPEAKERS**
- **ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS**

OPTION 1:

Proposed increase of Elderly Exemption by the Social Security cost-of-living increase

Single	\$57,089 (increase of \$1,555)
Married	\$74,843 (increase of \$2,039)
Asset Limit	\$500,000

OPTION 2:

Proposed increase of Elderly Exemption by the November to November consumer price index

Single \$57,072 (increase of \$1,538)
Married \$74,821 (increase of \$2,017)
Asset Limit \$500,000

OPTION 3

Proposed increase of Elderly Exemption

Do Nothing

The elderly exemption shall remain unchanged except as amended hereby

F. PUBLIC HEARING AND ADOPTION of Resolution Pursuant to RSA 72:37-b regarding the disabled exemption based on assessed value for qualified taxpayers

- **PRESENTATION**
- **CITY COUNCIL QUESTIONS**
- **PUBLIC HEARING SPEAKERS**
- **ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS**

OPTION 1:

Proposed increase of Disabled Exemption by the Social Security cost-of-living increase

Single \$57,089 (increase of \$1,555)
Married \$74,843 (increase of \$2,039)
Asset Limit \$500,000

OPTION 2:

Proposed increase of Disabled Exemption by the November to November consumer price index

Single \$57,072 (increase of \$1,538)
Married \$74,821 (increase of \$2,017)
Asset Limit \$500,000

OPTION 3:

Proposed increase of Disabled Exemption

Do Nothing

The disabled exemption shall remain unchanged except as amended hereby

- G. PUBLIC HEARING AND SECOND READING of Ordinance amendment to Chapter 10, ZONING ORDINANCE, be amended as follows: Article 5 - Dimensional and Intensity Standards, Section 10.515.14, Power Generators; Article 15 - Definitions, Section 10.1530 - Terms of General Applicability, amending Building Coverage, Mechanical System, Power Generator and Structure (**Sample motion – move to pass second reading and hold third and final reading at the March 2, 2026**)
- **PRESENTATION**
 - **CITY COUNCIL QUESTIONS**
 - **PUBLIC HEARING SPEAKERS**
 - **ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS**
- H. PUBLIC HEARING AND SECOND READING of Ordinance amendment to Chapter 10, ZONING ORDINANCE, be amended as follows: Article I – Purpose and Applicability, Section 10.122 (1), Sustainability Objectives; Article 4 – Zoning and Use Regulations, Section 10.440 – amending Table of Uses for Ground Mounted Solar Energy Systems; Article 8 – Supplemental Use Standards, Section 10.811 – amending Accessory Uses to Permitted Residential Uses; and Article 15 – Definitions, Section 10.1530 – Terms of General Applicability, amending Solar Energy Systems and Structure (**Sample motion – move to pass second reading and hold third and final reading at the March 2, 2026**)
- **PRESENTATION**
 - **CITY COUNCIL QUESTIONS**
 - **PUBLIC HEARING SPEAKERS**
 - **ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS**
- I. PUBLIC HEARING AND SECOND READING of Ordinance amendment to Chapter 10, ZONING ORDINANCE, be amended as follows: Article 8 – Supplemental Use Standards, Section 10.814 – Accessory Dwelling Units, amending ordinance to comply with state law; and amendments to Article 4 – Zoning and Use Regulations, Section 10.440 – amending Table of Uses for Accessory Dwelling Units (**Sample motion – move to pass second reading and hold third and final reading at the March 2, 2026**)

- PRESENTATION
- CITY COUNCIL QUESTIONS
- PUBLIC HEARING SPEAKERS
- ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS

J. PUBLIC HEARING AND SECOND READING of Ordinance amendment to Chapter 10, ZONING ORDINANCE, Article 11 – Site Development Standards, Section 10.1112.311 – Off-Street Parking Requirements (**Sample motion – move to pass second reading and hold third and final reading at the March 2, 2026**)

- PRESENTATION
- CITY COUNCIL QUESTIONS
- PUBLIC HEARING SPEAKERS
- ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS

11. City Manager’s Items Which Require Action

- A. *Request for Community Revitalization Tax Relief Incentive Work Session
- B. Access Easement for Water Services for Property Located at 4 Sagamore Road
- C. Request to Schedule Public Hearing on Refunding Bond Authorization on March 2nd
- D. Request to Schedule a Public Hearing on Supplemental Appropriation for Outside Counsel on March 2nd

12. Consent Agenda

- A. Letter from Warren Widener, Seacoast Lacrosse Club, requesting permission to affix and display banners on the fences at the Recreation Athletic Field for the spring 2026 lacrosse season (**Anticipated action – move to refer to the City Manager with Authority to Act**)
- B. Letter from Heidi Carrington Heath, New Hampshire Outright, requesting permission to hold the Weekend of Love celebrating Pride and Fill-the-Hall on June 20, 2026 (**Anticipated action – move to refer to the City Manager with Authority to Act**)
- C. Letter for IAPP, requesting permission to hold the Navigate 2026: Digital Policy Leadership Summit on Wednesday, June 24, 2026 and Thursday, June 25, 2026 at several locations in downtown Portsmouth (**Anticipated action – move to refer to the City Manager with Authority to Act**)
- D. Letter from Rich Clyborne, Gundalow Company, requesting permission to conduct the Round Island Regatta on Saturday, August 8, 2026 (**Anticipated action – move to refer to the City Manager with Authority to Act**)

- E. Letter from Chris Maden, Portsmouth Maritime Folk Festival, requesting permission to hold the Portsmouth Maritime Folk Festival on Saturday, September 26, 2026 and Sunday, September 27, 2026 (***Anticipated action – move to refer to the City Manager with Authority to Act***)

13. Presentations and Written Communications

- A. Email Correspondence

14. Mayor McEachern

- A. Boards, Commissions, and Committees 2025 Attendance Records (***Sample motion – move to accept and approve the 2025 Attendance Records as presented***)
- B. *Appointments to be Voted:
- Appointment of Sarah Illingworth as an Alternate to the Arts & Cultural Commission
 - Appointment of Mary Claire Rodriguez-Abbott to the Portsmouth Energy Advisory Committee
 - Appointment of Heather Krans to the Public Art Review Committee
 - Appointment of Christopher Clement, Sr. to the Trustees of the Trust Funds

15. City Council Members

A. Assistant Mayor Kelley

- City Council Principles for Legislative Policies (***Sample motion – move to approve the City Council Principles for Legislative Positions as presented, which authorize the City to take positions on legislation consistent with these principles***)
- Legislative Subcommittee's Procedures for Submission of Testimony (***Sample motion – move to approve the Legislative Subcommittee's Procedures for Submission of Testimony as presented***)

B. Councilor Cook

- Housing Action Plan (***Sample motion – move to develop a Housing Action Plan by July 2026, as specified by the Council's 2026-2027 Goals***)

C. Councilor Blalock

- *Requesting a Quarterly Committee to meet and review the work of the Behavioral Health Organizations in Portsmouth (***Sample motion – move to evaluate the current community health needs, identify service gaps, and develop coordinated, equitable, and sustainable recommendations aimed at improving mental health for all Portsmouth residents***)

16. Approval of Grants/Donations

- A. Approval of Grant Agreement with the U.S. Department of Housing and Urban Development (HUD) - \$850,000.00 (***Sample motion – move to accept up to \$850,000.00 from the U.S. Department of Housing and Urban Development and to authorize the City Manager to enter into a Grant Agreement, including any future schedule modifications, to support design and construction services for two trailhead facilities***)
- B. Approval of Grant Agreement with the U.S. Environmental Protection Agency (EPA) – to Protect the Water Quality of the Bellamy Reservoir - \$714,000.00 (***Sample motion – move to accept up to \$714,000.00 from the U.S. Environmental Protection Agency and to authorize the City Manager to enter into the Grant Agreement as presented***)

17. City Manager’s Informational Items

- A. *Update on FlashVote Survey Regarding Public Art

18. Miscellaneous Business Including Business Remaining Unfinished At Previous Meeting

19. Adjournment (At 10:30 pm or earlier)

*Indicates verbal report with no attachments

KELLI L. BARNABY, MMC/CNHMC
CITY CLERK