



# Portsmouth, NH City Council

Municipal Complex, 1 Junkins Avenue, Portsmouth, NH  
in the Eileen Dondero Foley Council Chambers

March 16, 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\\_hroPpTK4QDWvJZ8Fs0wIAw](https://us06web.zoom.us/webinar/register/WN_hroPpTK4QDWvJZ8Fs0wIAw)

## Anticipated Non-Public Session

5:00 pm – Anticipated Non-Public Session is being held in Conference Room A in Accordance with RSA 91-A:3, II (a), (e) & (l)

## Agenda

### 1. Work Session

A. 6:00 pm - Presentation on RSA 79-E: Overview of Law and Options for Adoption in the Eileen Dondero Foley Council Chambers

### 2. Public Dialogue Session (when applicable)

### 3. Call to Order (7:00 pm or thereafter)

### 4. Roll Call

### 5. Invocation

### 6. Pledge of Allegiance

**Welcome Students!**

## Portsmouth High School Student Government Day Participants

Heather Wheeler & Michelle Wheeler – Portsmouth High School Teachers



Simon Noelle, Mayor

Chase Simpson, Assistant Mayor

Stella Hoium, Councilor

Tessa Bresnahan, Councilor

Colette Hebert, Councilor

Addy Lynch, Councilor

Joe Lieberman, Councilor

Samyutha Pothiraj, Councilor

Nora Quigley, Councilor

Beckett McKenna, City Manager

Stella Whitehouse, City Attorney

Reagan Colby, City Clerk

*"When educating the minds of our youth, we must not forget to educate their hearts."*

—Dalai Lama XIV

### 7. **Acceptance of Minutes**

- A. March 2, 2026 (**Sample motion – move to accept and approve the minutes of the March 2, 2026 City Council meeting**)

### 8. **Recognitions and Volunteer Committee Reports**

- A. Proclamation
- Women's History Month

**9. Public Comment Session**

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

**10. Public Hearings and Votes On Ordinances and/or Resolutions**

A. PUBLIC HEARING AND SECOND READING of Ordinance amendment to 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 second reading and schedule third reading at the April 6, 2026 City Council meeting)***

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

B. PUBLIC HEARING AND SECOND READING of Ordinance amendment to 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 second reading and schedule third reading at the April 6, 2026 City Council meeting)***

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

C. PUBLIC HEARING AND SECOND READING of Ordinance amendment 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 second reading and schedule third reading at the April 6, 2026 City Council meeting)***

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

D. PUBLIC HEARING AND ADOPTION of Resolution Pursuant to RSA 72:39-b the City hereby amends the elderly exemption based on assessed value for qualified taxpayers, such that the exemption shall be available only when the qualifying taxpayers(s) have a net income of not more than

- **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 (CPI)

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

**OPTION 4:**

Single	\$65,000 (increase of \$ 9,466)
Married	\$85,000 (increase of \$12,196)
Asset Limit	\$750,000 (increase of \$250,000)

E. PUBLIC HEARING AND ADOPTION OF Resolution Pursuant to RSA 72:37-b the City hereby amends the disabled exemption based on assessed value for qualified taxpayers, such that the exemption shall be available only when the qualifying taxpayers(s) have a net income of not more than

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

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F. PUBLIC HEARING OF Resolution authorizing the issuance of refunding bonds of up to Eight Million Five Hundred Thousand Dollars (\$8,500,000) to refinance certain outstanding bonds of the city so as to reduce interest costs, and to pay all costs incidental and related thereto. ***(Sample motion – move to adopt the Resolution as presented)***

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

G. PUBLIC HEARING OF Resolution authorizing a supplemental appropriation of \$400,000 from unassigned fund balance for necessary expenditures related to outside counsel. (***Sample motion – move to authorize the Supplemental Appropriation for Outside Counsel Fees of \$400,000***)

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

## 11. City Manager's Items Which Require Action

- A. Request Authorization to Expend Funds from the Lower State Street Pocket Park (Jay Smith) Trust (***Sample motion – move to authorize the expenditure of up to \$26,000 from the Lower State Street Pocket Park (Jay Smith Park) Trust to cover the cost of maintenance improvements to the Park***)
- B. Request to Schedule First Reading of Amendment to Chapter 11, Article II, Section 11.216 (B) Relative to Sewer Use Changes (***Sample motion – move to schedule first reading of the amendment to Chapter II, Article II, Section 11.216 (B) relative to the establishment of sewer fees at the April 6, 2026 City Council meeting***)
- C. \*Request for Community Power Work Session (***Sample motion – move to schedule a Community Power Work Session on April 20, 2026 at 6:00 p.m.***)
- D. Access Easements for Water Services for 51 and 53 Chevrolet Avenue (***Sample motion – move to authorize the City Manager to accept and approve the Access Easements for Water Services in a form substantially similar to the easement deeds contained in the agenda packet***)
- E. \*Disposal of Fire Engine (***Sample motion – move to authorize this vehicle be put out to bid in accordance with Finance Department Policy***)

## 12. Consent Agenda (there are no items under this section of the agenda)

## 13. Presentations and Written Communications

- A. Email Correspondence (***Sample motion – move to accept and place on file***)

- B. Letter from Robert Graham, designated agent for Banfield Realty, LLC and Green Valley Realty, LLC (**Sample motion – move to accept and place on file**)
- C. David M. Scanlan, NH Secretary of State – Anticipated visit

#### 14. Mayor McEachern

- A. Letter to the Honorable David M. Scanlan, NH Secretary of State
- B. \*Move to Appoint Acting City Clerk (**Sample motion – move to appoint June H. Philbrook as Acting City Clerk (Clerk Pro Tempore) to the City of Portsmouth, Effective March 17, 2026, to serve until a permanent City Clerk is hired. This appointment is made in accordance with the City Charter, Section 4.2, NH RSA 48:8, and NH RSA 669: 65 to fill the current vacancy in the office**)
- C. Appointments to be Considered:
  - Reappointment of Jacqueline Cali-Pitts to the Recreation Board (**Sample motion – move to reappoint Jacqueline Cali-Pitts to the Recreation Board**)
  - Appointment of Angus MacDonald to the Portsmouth Housing Committee (**Sample motion – move to appoint Angus MacDonald to the Portsmouth Housing Committee**)
  - Appointment of Oliver Chag to the Portsmouth Housing Committee (**Sample motion – move to appoint Oliver Chag to the Portsmouth Housing Committee**)

#### 15. City Council Members *(there are no items under this section of the agenda)*

#### 16. Approval of Grants/Donations

- A. Acceptance of Donation from Richard Duddy to donate a Memorial Bench in memory of Richie Duddy (**Sample motion – move to accept a memorial bench from Richard Duddy in memory of Richie Duddy to be installed at the Plains Ballfield**)
- B. Acceptance of Donation from Altus Engineering, LLC for a new scoreboard at the South Mill Pond Basketball Courts (**Sample motion – move to approve and accept the donation as presented**)

#### 17. City Manager's Informational Items

- A. \*Housing Action Plan Report Back
- B. \*Meeting Minutes update
- C. \*Outdoor Dining
- D. Master Plan Open House
- E. Report Back on Vacancies and Retirements

**18. Miscellaneous Business Including Business Remaining Unfinished At Previous Meeting**

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

\*Indicates verbal report with no attachments

June H. Philbrook, CNHDMC  
Deputy City Clerk

TO: KAREN S. CONARD, CITY MANAGER  
FROM: JUNE H. PHILBROOK, DEPUTY CITY CLERK  
RE: MEETING MINUTES AND ACTIONS TAKEN AT THE PORTSMOUTH CITY COUNCIL MEETING HELD IN THE EILEEN DONDERO FOLEY COUNCIL CHAMBERS ON MONDAY, MARCH 2, 2026  
PRESENT: MAYOR McEACHERN, ASSISTANT MAYOR KELLEY, COUNCILORS COOK, TABOR, BLALOCK, BAGLEY, MOREAU, FLYNN AND HOPKINS (via Zoom)

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**Mayor McEachern called the meeting to order at 7:18 p.m.**

1. Non-Public Session

**Assistant Mayor Kelley moved to close the Non-Public Session and seal the minutes. Seconded by Councilor Blalock and voted.**

2. Acceptance of Minutes – February 17, 2026, City Council meeting

**Assistant Mayor Kelley moved to accept and approve the minutes of the February 17, 2026, City Council meeting. Seconded by Councilor Blalock.**

**On a unanimous roll call vote 9-0, motion passed.**

**Councilor Cook voted to suspend the rules and bring forward Item 19. - City Manager's Informational Item A. SchoolCare Update. Seconded by Councilor Moreau.**

**On a unanimous roll call vote 9-0, motion passed.**

3. City Manager's Informational Items

A. SchoolCare Update

Deputy City Attorney McCourt provided Mayor McEachern and City Council Members and members of the public with an update regarding the health insurance coverage provided to school employees by SchoolCare, a public Risk Pool governed by NH RSA 5-B. Deputy City Attorney McCourt advised that SchoolCare presented the City with a bill for \$1.57 Million last fall as an assessment. This assessment was not authorized by our contract with SchoolCare, its own policies or the state law, RSA 5-B. Deputy City Attorney McCourt advised that City leaders have proposed a settlement of this claim and that they would be addressing to the SchoolCare Board of Directors on Friday, March 6, 2026.

4. Recognition and Volunteer Committee Reports - Public Art Review Committee (PARC) 2025 Year-End Report

**Councilor Cook moved to accept the Public Art Review Committee (PARC) 2025 Year-End Report as presented. Seconded by Councilor Flynn.**

**On a unanimous roll call vote 9-0, motion passed.**

5. Public Comment Session – There were 7 speakers. Mary Lou McElwain (Kelli Barnaby), Anne Poubeau (Bicycle & Pedestrian Blue Ribbon Committee), Don Margeson (Kelli Barnaby), Beth Margeson (Kelli Barnaby), Petra Huda (Kelli Barnaby), Matt Glenn (Bicycle & Pedestrian Blue Ribbon Committee), and Tyler Garzo (State Street)
6. Approval of Memorandum of Agreement with Portsmouth Fire Officers Association, Local #4039

**Councilor Moreau moved to approve and accepted the proposed MOA as presented. Seconded by Councilor Tabor.**

**On a unanimous roll call vote 9-0, motion passed.**

7. Approval of Memorandum of Agreement with Portsmouth Police Civilian Employees Association, NEPBA Local #11

**Councilor Blalock moved to approve and accept the proposed MOA as presented. Seconded by Councilor Bagley.**

**On a unanimous roll call vote 9-0, motion passed.**

8. Acceptance of Easements for 1465 Woodbury Avenue

**Councilor Cook moved to authorize the City Manager to accept and approve a Community Space Easement and an Access Easement for Water Services in a substantially similar form to the Easements contained in the agenda packet. Seconded by Assistant Mayor Kelley.**

**On a unanimous roll call vote 9-0, motion passed.**

9. Acceptance of Easement for 550 Sagamore Avenue

**Councilor Blalock moved to authorize the City Manager to accept and approve an Access Easement for Water Services in a substantially similar form to the Easement contained in the agenda packet. Seconded by Assistant Mayor Kelley.**

**On a unanimous roll call vote 9-0, motion passed.**

10. Consent Agenda

- A. Letter from Jillian Tartt, National Multiple Sclerosis Society, requesting permission to hold the Walk MS: Portsmouth event on Saturday, May 30, 2026

**Councilor Moreau moved to adopt the Consent Agenda. Seconded by Assistant Mayor Kelley.**

**On a unanimous roll call vote 9-0, motion passed.**

11. Email Correspondence

**Councilor Moreau moved to accept and place on file. Seconded by Councilor Flynn.**

**On a unanimous roll call vote 9-0, motion passed.**

12. Housing Action Plan Follow Up

**Councilor Tabor moved to request the City Manager report back at the March 16<sup>th</sup> City Council meeting on how the Planning & Sustainability Staff will implement creation of a Housing Action Plan by July working with Boards and Committees. Seconded by Assistant Mayor Kelley.**

**On a unanimous roll call vote 9-0, motion passed.**

13. Evaluation of Community Power Participation

**Councilor Bagley moved that the City Council request the City Manager Conard to prepare and present a report outlining the process, timeline, financial implications, and contractual considerations associated with withdrawing from Community Power with an amendment to schedule a future work session with the Portsmouth Energy Advisory Committee and Community Power Coalition of New Hampshire (CPCNH). Seconded by Councilor Moreau.**

**On a unanimous roll call vote 9-0, motion passed.**

14. Establish a Bicycle & Pedestrian Blue Ribbon Committee

**Councilor Hopkins moved that the City Council establish a Blue Ribbon Committee to support the implementation, evaluation and public engagement related to Portsmouth's Bicycle & Pedestrian Network Plan, and Complete Streets Policy. Seconded by Councilor Cook.**

**On a unanimous roll call vote 9-0, motion passed.**

15. Acceptance of Donation to the Senior Activity Center Luncheon Fund 13 in memory of Senior Activity Center Member Sandy McCann on behalf of her daughter Kerry Kenney - \$500.00

**Councilor Moreau moved to approve and accept the donation as presented. Seconded by Councilor Cook.**

**On a unanimous roll call vote 9-0, motion passed.**

16. Acceptance of Donation to the Portsmouth Police Department from Portsmouth residents Paul Gormley and Kimi Iguchi - \$1,000.00

**Councilor Flynn moved to approve and accept the donation as presented. Seconded by Councilor Bagley.**

**On a unanimous roll call vote 9-0, motion passed.**

17. Approval of Granite United Way Opioid Abatement Responsive Grant (2) Award - \$13,000.00

**Councilor Blalock moved to accept up to \$13,000.00 from the Opioid Abatement Community Grants Program and authorize the City Manager to enter into the Grant Agreement as presented. Seconded by Councilor Tabor.**

**On a unanimous roll call vote 9-0, motion passed.**

18. City Manager's Informational Items:

- *Report Back on Childcare Access and Quality Improvements – City Manager Conard provided an update to Childcare Access and Quality Improvements and encouraged Mayor McEachern and City Council members to review the attachment within the City Council Digital Packet which offers a response to Councilor Hopkins's request.*
- *Report Back on Two-Way Traffic Recommendation for State Street – City Manager Conard provided an update to Two-Way Traffic Recommendation for State Street advising that after careful review of the Two-Way Traffic Study conducted by Wall Consultant Group (WCG) in 2023, that a trial is not recommended for Two-Way Traffic on State Street during the Congress Street construction work. The study additionally found that under two-way traffic flow, the roadway would operate with acceptable congestion, with minor changes to vehicle delay, but that during Memorial Bridge lifts, vehicular traffic would be shifted between Market Square and Middle Street corridor.*

19. Adjournment

**At 9:26 p.m. Councilor Moreau moved to adjourn the meeting. Seconded by Assistant Mayor Kelley and voted.**

Respectfully submitted:

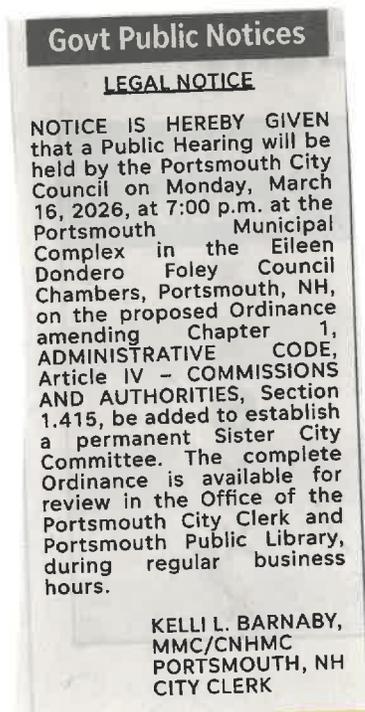
June H. Philbrook, CNHDMC  
Deputy City Clerk

*Disclaimer: To access the full video recording of this meeting, please [click here](#).*

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Portsmouth City Council on Monday, March 16, 2026, at 7:00 p.m. at the Portsmouth Municipal Complex in the Eileen Dondero Foley Council Chambers, Portsmouth, NH, on the proposed Ordinance amending Chapter 1, ADMINISTRATIVE CODE, Article IV – COMMISSIONS AND AUTHORITIES, Section 1.415, be added to establish a permanent Sister City Committee. The complete Ordinance is available for review in the Office of the Portsmouth City Clerk and Portsmouth Public Library, during regular business hours.

KELLI L. BARNABY, MMC/CNHMC  
PORTSMOUTH, NH CITY CLERK



## ORDINANCE #

### THE CITY OF PORTSMOUTH ORDAINS

That Chapter 1, ADMINISTRATIVE CODE, Article IV – COMMISSIONS AND AUTHORITIES, Section 1.415, be added to establish a permanent Sister City Committee, 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):

A. **Mission:** The mission of the Sister City Committee is to foster international friendship and understanding through cultural, educational, and economic exchanges with our sister cities and friendship cities. Our goal is to enrich our community's global perspective, promote cultural awareness, and build lasting relationships that benefit both Portsmouth and our international partners.

B. **Membership and Term:** The Sister City Committee will consist of at least 7 members, including at least three citizens and at least one City Councilor to be designated by the Mayor to serve concurrently with their two year Council term. The three community members to serve three year terms each. As attrition causes the number of community members to drop below three, the Mayor will appoint, with Council approval, new members to three year staggered terms. In addition, the Library Director will serve as a member of the committee.

C. **Qualifications:** Members will have demonstrated knowledge of and interest in the City's history and affiliation with its sister and friendship cities.

D. **Powers and Duties:** The Sister City Committee of Portsmouth, NH, aims to foster international friendship and understanding through cultural, educational, and economic exchanges with our sister cities and friendship cities. Our goal is to enrich our community's global perspective, promote cultural awareness, and build lasting relationships that benefit both Portsmouth and our international partners.

The Sister City Committee will provide advice, guidance and assistance to the City Council, the City Manager, and City Boards with respect to the following goals and shall, with the advice and consent of the City Council;

1. Organize and promote cultural events that celebrate traditions, arts, and heritage of our sister and friendship cities.
2. Facilitate artist and performer exchanges to showcase diverse cultural expressions.
3. Develop student exchange programs that allow local youth to experience life in sister and friendship cities, enhancing their global awareness and understanding.

4. Create opportunities for local businesses to connect with counterparts in our sister and friendship cities, thereby fostering trade and collaboration.
5. Promote tourism initiatives that encourage residents and visitors to explore the unique offerings of our sister and friendship cities.
6. Engage Portsmouth residents through volunteer opportunities.
7. Support initiatives that address global challenges and encourage global citizenship.
8. Foster healthy international relationships through common international languages, such as sports and mathematics.
9. Celebrate Portsmouth's historical connections, such as Nichinan and the 1905 Peace Treaty and Santarcangelo and the families who came here; both are unique to the Sister City program and should be honored by permanence.
10. Demonstrate what it means to be the City of the Open Door with people-to-people diplomacy that extends for decades into the past and into the future.

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 passage.

**APPROVED:**

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**Deaglan McEachern, Mayor**

**ADOPTED BY COUNCIL:**

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**Kelli L. Barnaby, MMC/NHCMC  
City Clerk**

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### Govt Public Notices

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KELLI L. BARNABY,  
MMC/CNHMC  
PORTSMOUTH, NH  
CITY CLERK

KELLI L. BARNABY, MMC/CNHMC  
PORTSMOUTH, NH CITY CLERK

ORDINANCE # - 26  
THE CITY OF PORTSMOUTH ORDAINS

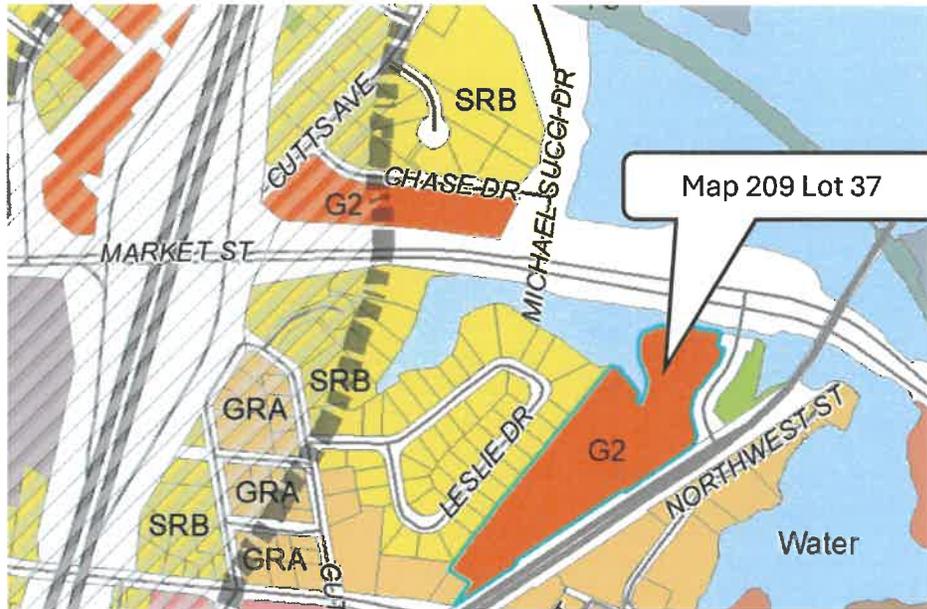
That Chapter 10, ZONING ORDINANCE, CITY OF PORTSMOUTH ZONING MAP be amended as follows: rezone parcel described on the City Tax Map 209 Lot 87 from Single Residence B (SRB) to Gateway Neighborhood Mixed Use Center (G2); and Article 4 Zoning Districts and Use Regulations, Section 10.440, Use 3.40 "Museum" 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, Section 10.421, District Location and Boundaries, Section 10.421.10, collectively the "Zoning Maps".

Deletions from existing language ~~stricken~~; additions to existing language **bolded**; remaining language unchanged from existing with appropriate bold and colors.

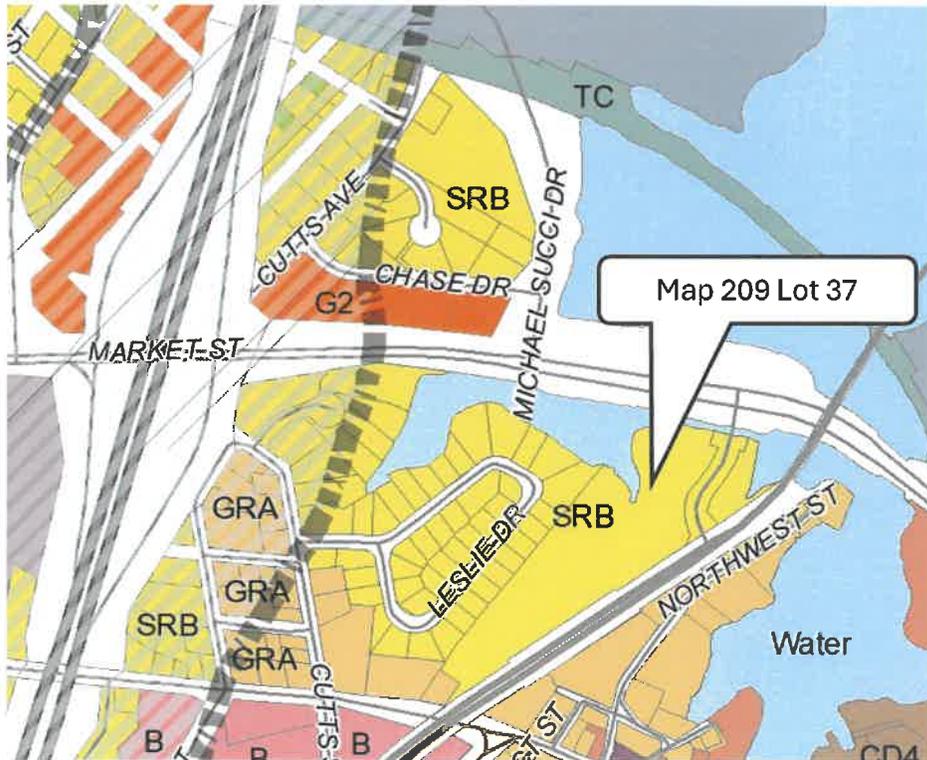
**Section 10.440**

<b>Use</b>	R	SRA SRB	GR A GR B	GR C (A)	GA/ MH	MR O CD4 -L1	CD4 -L2	MR B	CD5 CD4	GB	G1	G2	B CD4 -W	WB	OR	I	WI	Supplemental Regulations
<b>3. Educational, Religious, Charitable, Cultural and Public Uses</b>																		
<b>3.10 Place of assembly</b>																		
3.11 Religious	S	S	S	N	N	S	S	S	S	S	S	S	S	N	N	N	N	
3.12 Other nonprofit	N	N	N	N	N	S	S	S	S	S	S	S	S	N	N	N	N	
3.20 School																		
3.21 Primary or secondary	N	N	N	N	N	S	S	P	P	P	S	S	P	P	N	N	N	
3.30 Post-secondary	N	N	N	N	N	S	S	P	P	P	S	S	P	N	P	P	N	
3.30 <b>Historic preservation building</b>	S	S	S	S	S	P	P	P	P	P	P	P	P	N	P	N	N	10.821 (Historic Preservation Buildings and Museums)
3.40 <b>Museum</b>	N	N	N	N	N	P	P	N	P	P	<del>S</del> P	<del>S</del> P	P	N	P	N	N	10.821 (Historic Preservation Buildings and Museums)
3.50 <b>Performance facility</b>																		

## Proposed



## Existing



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



## ALBACORE PARK

National Historic Landmark site

569 Submarine Way, Portsmouth, NH 03801

603-436-3680 | [www.ussalbacore.org](http://www.ussalbacore.org)



October 17, 2025

Mayor Deaglan McEachern  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

Dear Mayor McEachern,

The Portsmouth Submarine and Maritime Association (PSMA), also known as Albacore Park, respectfully submits this request for a zoning change for the property located at 569 Submarine Way, Portsmouth, NH.

PSMA is a nonprofit organization established in 1981 and dedicated to preserving and interpreting the naval and maritime heritage of the Portsmouth region. We are proud stewards of the historic research submarine USS ALBACORE (AGSS-569)—a pioneering vessel that played a vital role in advancing modern submarine design.

As caretakers of the USS *Albacore*, PSMA oversees the management, maintenance, and public display of the submarine, its visitor center, museum, and the surrounding park grounds. Our mission is to honor the legacy of the United States Submarine Force, educate the public on local shipbuilding and naval history, and inspire future generations through engaging learning experiences.

Beyond our preservation work, Albacore Park serves as a hub for community and educational engagement. We host events honoring veterans and active-duty personnel, provide space for military ceremonies and reenactments, and offer maritime- and STEM-focused programs that enrich the public's understanding of naval innovation and service.

Looking ahead, PSMA has developed plans to expand and enhance the visitor experience at Albacore Park through the following initiatives:

- Development of an outdoor museum featuring naval and maritime artifacts.
- Creation of an outdoor science education center to complement our newly established *Center of Excellence* promoting careers in Science, Technology, Engineering, Mathematics (STEM), and the Skilled Trades.
- Establishment of an expanded public-access picnic area for community use.



Portsmouth Submarine & Maritime Association  
Fleet Member — Historic Naval Ships Association



These improvements may involve the construction of small accessory structures and/or other ground disturbing activities to support the new uses and amenities.

Currently, Albacore Park is zoned Single Residence B (SRB) and has operated under a variance since its establishment. As the site has no foreseeable intent for single-family residential development, and future enhancements would likely require additional variances, PSMA respectfully requests that the property be rezoned to Gateway Neighborhood Mixed Use Corridor (G1). Additionally, we request that the definition of the G1 zone be amended to include "museum use" as a permitted use by right.

Enclosed for your reference is a site plan of the Albacore Park property. We would welcome the opportunity to discuss this request further with you and the appropriate city staff.

Thank you for your time, consideration, and continued support of Portsmouth's rich maritime legacy.

Sincerely,



Dean J. Savramis  
Executive Director  
Portsmouth Submarine and Maritime Association (Albacore Park)  
569 Submarine Way  
Portsmouth, NH 03801

[dsavramis@ussalbacore.org](mailto:dsavramis@ussalbacore.org)  
603-436-3680 x407

Enclosure

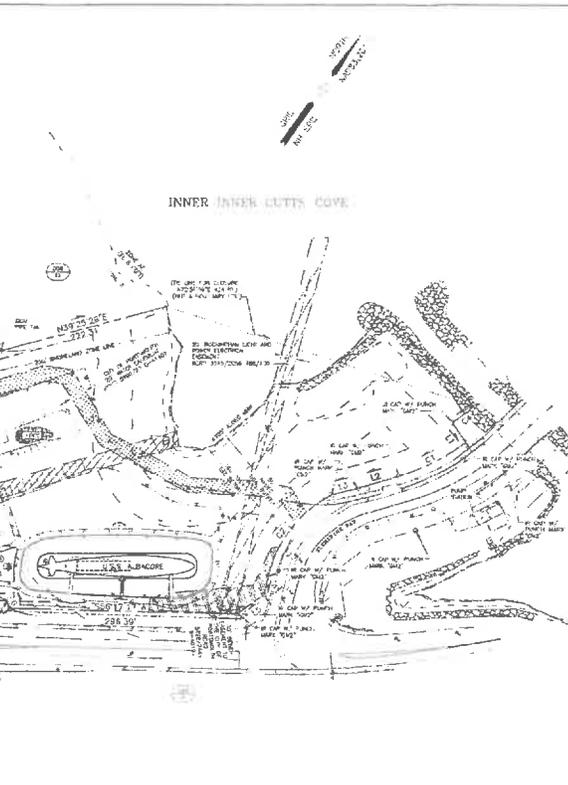




- LEGEND:**
- NEW LOT TIERMENTS
  - RECORD OF PAYMENT
  - RECORDING COUNTY
  - RECORDING OF DEED
  - PAVEMENT DRIVE
  - IRON ROD FOUND
  - IRON PIPE FOUND
  - IRON ROD SET
  - DRILL HOLE FOUND
  - DRILL HOLE SET
  - IN-GROUND FOUND
  - TRAIL MARK
  - BOUNDARY MARK (E.G. HOLE)
  - STONE BOUND WITH IRON HOLE
  - IRON ROD MARK
  - IRREGULAR OBSERVABLE LINE
  - FLOOD HAZARD ZONE

**PLAN REFERENCES:**

1. LAND OF JUDICIAL SEQUESTRATION FOR RESERVE NATIONAL WAR DEPT. 1-1918. SURVEYED AND PARTIALLY RE-SECTIONED BY MAJOR W. H. HARRISON, U.S.A., 1918. LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



**NOTES:**

1. SUBJECT IS SHOWN ON THE RESECTION MAP 209/87 LOT 87.

2. OWNER OF THE TITLE: PORTLAND GRANITE WORKS ASSOCIATION.

3. THE SUBJECT WAS PORTLAND, N.H. 03302. 1912-1923, 1931, 1937.

**EXISTING LOT AREA:**

209/87 27.5

209/88 27.5

209/89 27.5

209/90 27.5

7. THE PURPOSE OF THIS PLAN IS TO SHOW THE DETAILS OF A STANDARD SURVEY, SUFFICIENT TO ACQUIRE THE 209/87 LOT IN THE CITY OF PORTLAND, N.H.

8. ALL WORK DONE BY THE SURVEYOR IS SUBJECT TO THE REVISIONS AND OBSERVATIONS.

9. ALL WORK DONE BY THE SURVEYOR IS SUBJECT TO THE REVISIONS AND OBSERVATIONS.

10. ALL WORK DONE BY THE SURVEYOR IS SUBJECT TO THE REVISIONS AND OBSERVATIONS.

11. ALL WORK DONE BY THE SURVEYOR IS SUBJECT TO THE REVISIONS AND OBSERVATIONS.

12. ALL WORK DONE BY THE SURVEYOR IS SUBJECT TO THE REVISIONS AND OBSERVATIONS.

13. ALL WORK DONE BY THE SURVEYOR IS SUBJECT TO THE REVISIONS AND OBSERVATIONS.

14. ALL WORK DONE BY THE SURVEYOR IS SUBJECT TO THE REVISIONS AND OBSERVATIONS.

15. ALL WORK DONE BY THE SURVEYOR IS SUBJECT TO THE REVISIONS AND OBSERVATIONS.

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS "AS-BUILT" PLAN IS NOT A SUBSTITUTION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

**CURVE TABLE**

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1+00	S 86° 11' 55" W	4.70 87	S 86° 11' 55" W	4.70 87
2+00	S 86° 11' 55" W	4.70 87	S 86° 11' 55" W	4.70 87
3+00	S 86° 11' 55" W	4.70 87	S 86° 11' 55" W	4.70 87
4+00	S 86° 11' 55" W	4.70 87	S 86° 11' 55" W	4.70 87
5+00	S 86° 11' 55" W	4.70 87	S 86° 11' 55" W	4.70 87
6+00	S 86° 11' 55" W	4.70 87	S 86° 11' 55" W	4.70 87
7+00	S 86° 11' 55" W	4.70 87	S 86° 11' 55" W	4.70 87
8+00	S 86° 11' 55" W	4.70 87	S 86° 11' 55" W	4.70 87
9+00	S 86° 11' 55" W	4.70 87	S 86° 11' 55" W	4.70 87
10+00	S 86° 11' 55" W	4.70 87	S 86° 11' 55" W	4.70 87

**AREA TABLE**

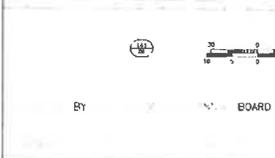
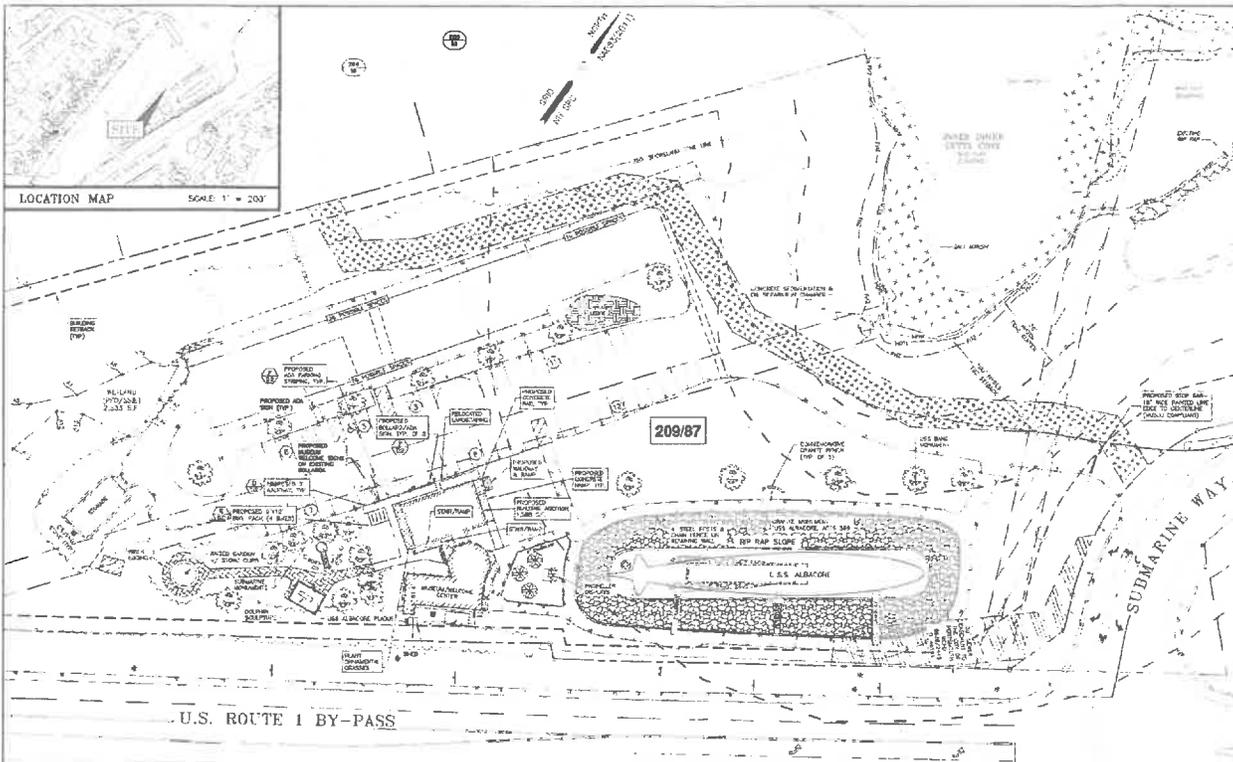
DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)
LOT 209/87	27.5	27.5
LOT 209/88	27.5	27.5
LOT 209/89	27.5	27.5
LOT 209/90	27.5	27.5

**AMBIT ENGINEERING, INC.**  
A DIVISION OF HALEY WARD, INC.

AMBIANCE PARK BUILDING ADDITION  
100 AMBIANCE PARK, PORTLAND, ME 04106

BOUNDARY PLAN  
AMBIANCE SITE PLAN

**SHEET 1 C1**



**ZONING BOARD OF ADJUSTMENT APPROVAL:**  
 REQUEST TO CONSIDER AN ADDITION TO THE EXISTING ZONING TO SUBSTANTIALLY INCREASE THE USE WHICH IS PERMITTED IN THE ZONING DISTRICT.  
 A VARIANCE FROM SECTION 10.04.01 IS REQUESTED TO ALLOW A MUSEUM WHERE THE USE IS NOT PERMITTED.

**CONDITIONS OF APPROVAL:**  
 1. ALL CONDITIONS ON THE FINAL BUILDING PERMIT SHALL BE STRICTLY OBSERVED BY THE REGISTRAR OF THE SITE PLAN APPROVAL.  
 2. THE USE SHALL BE LIMITED TO THE ZONING DISTRICT REGISTERED BY THE BOARD.  
 3. THE APPLICANT SHALL PROVIDE RECOMMENDATION THAT IT WILL MAINTAIN AND REPAIR ALL EXISTING STRUCTURES AND NOT TO REMOVE OR ALTER THEM IN ANY MANNER WITHOUT THE APPROVAL OF THE PLANNING AND SUSTAINABILITY DIRECTOR.  
 4. ALL APPROVALS SHALL BE IN ACCORDANCE WITH THE PLAN OF THE ZONING DISTRICT AND ANY OTHER APPLICABLE REGULATIONS.

ZONING DATA (ZONING DISTRICT)		REQUIRED	PROPOSED
MIN. LOT AREA	15,000 SQ. FT.	15,000 SQ. FT.	15,000 SQ. FT.
MIN. FRONT SETBACK	100 FEET	100 FEET	100 FEET
MIN. SIDE SETBACK	5 FEET	5 FEET	5 FEET
MIN. REAR SETBACK	5 FEET	5 FEET	5 FEET
MIN. FRONT YARD SETBACK	5 FEET	5 FEET	5 FEET
MIN. SIDE YARD SETBACK	5 FEET	5 FEET	5 FEET
MIN. REAR YARD SETBACK	5 FEET	5 FEET	5 FEET

**NOTES:**  
 1. OWNER'S RECORDS  
 2. SURVEYOR'S RECORDS  
 3. CITY RECORDS  
 4. STATE RECORDS  
 5. FEDERAL RECORDS  
 6. COUNTY RECORDS  
 7. LOCAL RECORDS  
 8. PRIVATE RECORDS  
 9. PUBLIC RECORDS  
 10. OTHER RECORDS

**LEGEND:**  
 1. PROPOSED BUILDING FOOTPRINT  
 2. PROPOSED PARKING SPACE  
 3. PROPOSED DRIVEWAY  
 4. PROPOSED SIGNAGE  
 5. PROPOSED LIGHT FIXTURES  
 6. PROPOSED LANDSCAPE  
 7. PROPOSED FENCE  
 8. PROPOSED UTILITY LINES  
 9. PROPOSED EROSION CONTROL  
 10. PROPOSED DRAINAGE

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	ADA PARKING	1,000	10%
2	STANDARD PARKING	9,000	90%
3	ADA PARKING BARRIER	100	1%
4	STANDARD BARRIER	900	9%
5	STANDARD DRIVEWAY	1,000	10%
6	STANDARD SIGNAGE	100	1%
7	STANDARD LIGHT FIXTURES	100	1%
8	STANDARD LANDSCAPE	100	1%
9	STANDARD FENCE	100	1%
10	STANDARD UTILITY LINES	100	1%
11	STANDARD EROSION CONTROL	100	1%
12	STANDARD DRAINAGE	100	1%

**RECORDING PLAN**  
**AMBIT ENGINEERING, INC.**  
 A DIVISION OF HALEY WARD, INC.  
 330 GOLF BOWL LANE 2  
 SUITE 100  
 WILMINGTON, DE 19804  
 TEL: 302.436.1111  
 FAX: 302.436.1112  
 WWW.AMBITENGINEERING.COM

**BOUNDARY PLAN AMENDED SITE PLAN**

OCTOBER 2023 SCALE: 1" = 20'  
 CMB JRC JMC  
 2023-01-01  
**SHEET 2** C2

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Portsmouth City Council on Monday, March 16, 2026, at 7:00 p.m. at the Portsmouth Municipal Complex in the Eileen Dondero Foley Council Chambers, Portsmouth, NH, on the proposed 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. The complete Ordinance is available for review in the Office of the Portsmouth City Clerk and Portsmouth Public Library, during regular business hours.

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KELLI L. BARNABY,  
MMC/CNHMC  
PORTSMOUTH, NH  
CITY CLERK

KELLI L. BARNABY, MMC/CNHMC  
PORTSMOUTH, NH CITY CLERK

THE CITY OF PORTSMOUTH ORDAINS

That Chapter 10, ZONING ORDINANCE, CITY OF PORTSMOUTH ZONING MAP of the Ordinances of the City of Portsmouth, be amended 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 as follows:

Deletions from existing language ~~stricken~~; additions to existing language **bolded**; remaining language unchanged from existing with appropriate bold and colors.

That the Zoning Map be amended so that the following described parcels are rezoned from Office Research (OR) to **Gateway Neighborhood Mixed Use Corridor (G1)**:

**City Tax Map 219, Lot 63**

That the Zoning Map be amended so that the following described parcels are rezoned from Industrial (I) to **Gateway Neighborhood Mixed Use Corridor (G1)**:

**City Tax Map 285, Lot 4**

**City Tax Map 285, Lot 9**

**City Tax Map 285, Lot 11-A2**

**City Tax Map 285, Lot 11-B**

**City Tax Map 285, Lot 16-3**

That the Zoning Map be amended so that the following described parcels are rezoned from Industrial (I) to **Gateway Neighborhood Mixed Use Center (G2)**:

**City Tax Map 253, Lot 6**

**City Tax Map 253, Lot 7**

**City Tax Map 253, Lot 8**

That the Zoning Map be amended so that the following described parcel is rezoned from Mixed Residential Business (MRB) to **Gateway Neighborhood Mixed Use Corridor (G1)**:

**City Tax Map 268, Lot 13**

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:

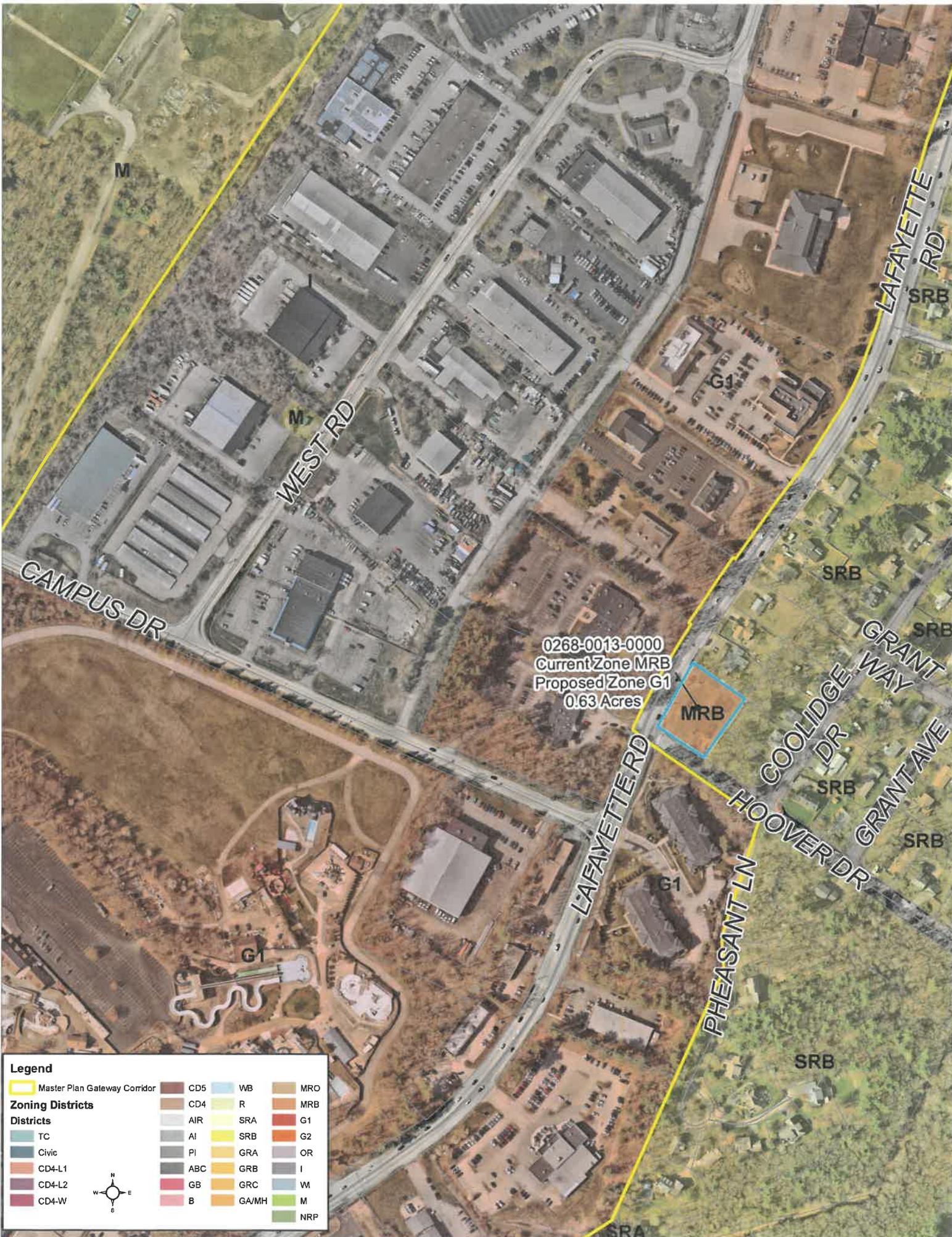
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Deaglan McEachern, Mayor

ADOPTED BY COUNCIL:

---

Kelli L. Barnaby, City Clerk



0268-0013-0000  
 Current Zone MRB  
 Proposed Zone G1  
 0.63 Acres

**Legend**

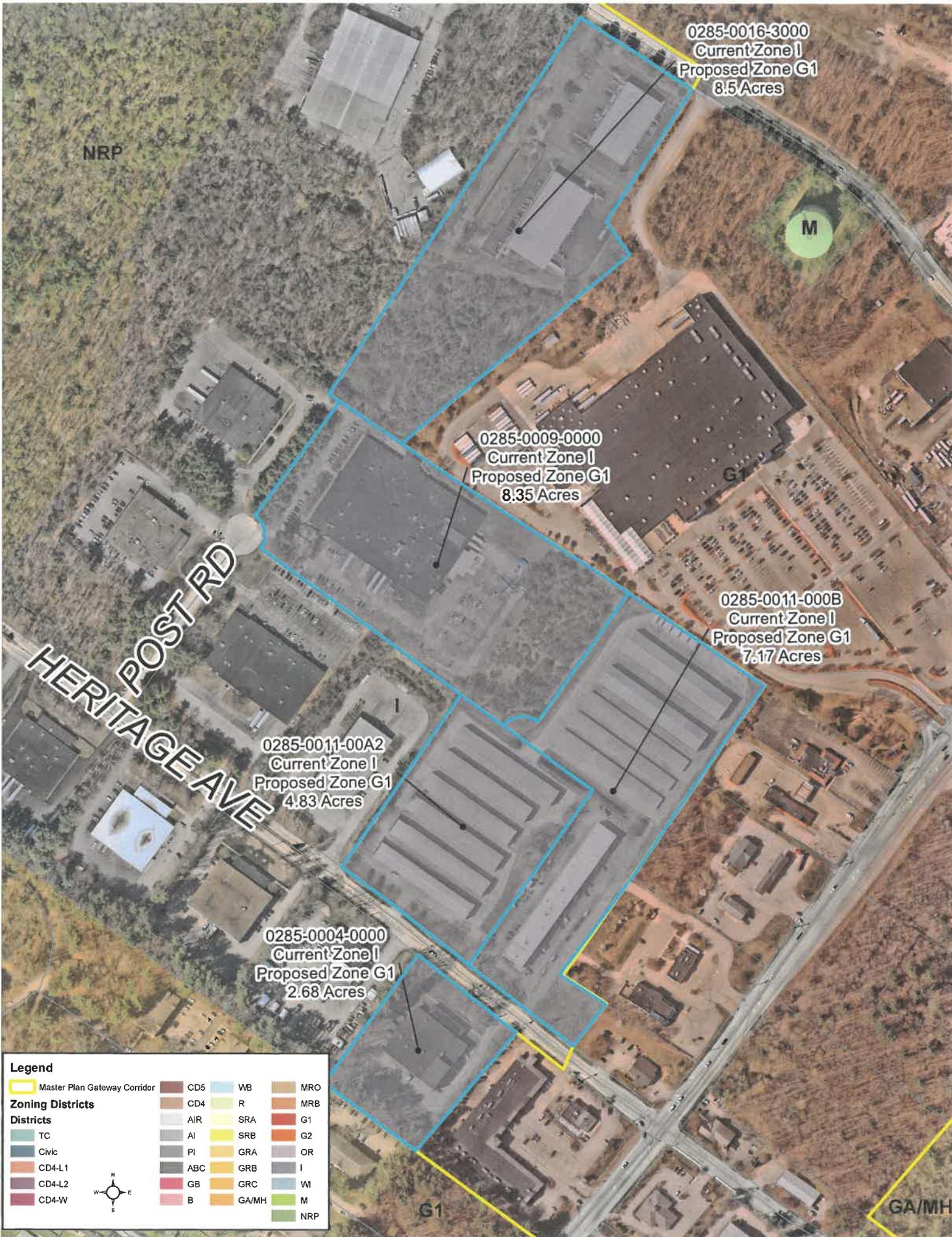
Master Plan Gateway Corridor

**Zoning Districts**

CD5	WB	MRO
CD4	R	MRB
AIR	SRA	G1
AI	SRB	G2
PI	GRA	OR
ABC	GRB	I
GB	GRC	WM
B	GAMH	M
		NRP

TC  
 Civic  
 CD4-L1  
 CD4-L2  
 CD4-W

North arrow: N, S, E, W



0285-0016-3000  
 Current Zone I  
 Proposed Zone G1  
 8.5 Acres

0285-0009-0000  
 Current Zone I  
 Proposed Zone G1  
 8.35 Acres

0285-0011-000B  
 Current Zone I  
 Proposed Zone G1  
 7.17 Acres

0285-0011-00A2  
 Current Zone I  
 Proposed Zone G1  
 4.83 Acres

0285-0004-0000  
 Current Zone I  
 Proposed Zone G1  
 2.68 Acres

NRP

M

POST RD  
 HERITAGE AVE

G1

GA/MH

**Legend**

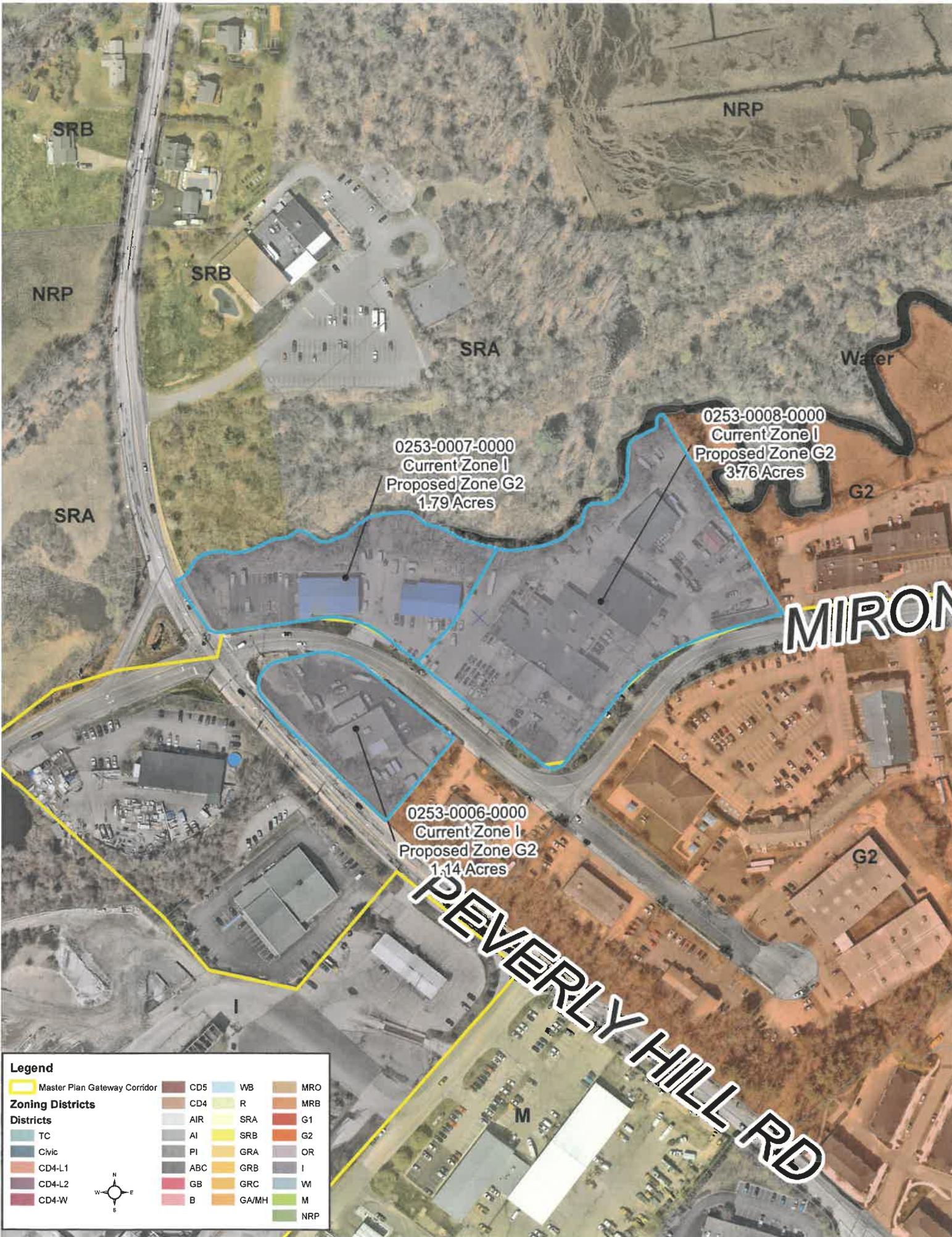
Master Plan Gateway Corridor

**Zoning Districts**

CD5	WB	MRO
CD4	R	MRB
AIR	SRA	G1
AI	SRB	G2
PI	GRA	OR
ABC	GRB	I
GB	GRC	WI
B	GA/MH	M
		NRP

TC  
 Civic  
 CD4-L1  
 CD4-L2  
 CD4-W

North arrow

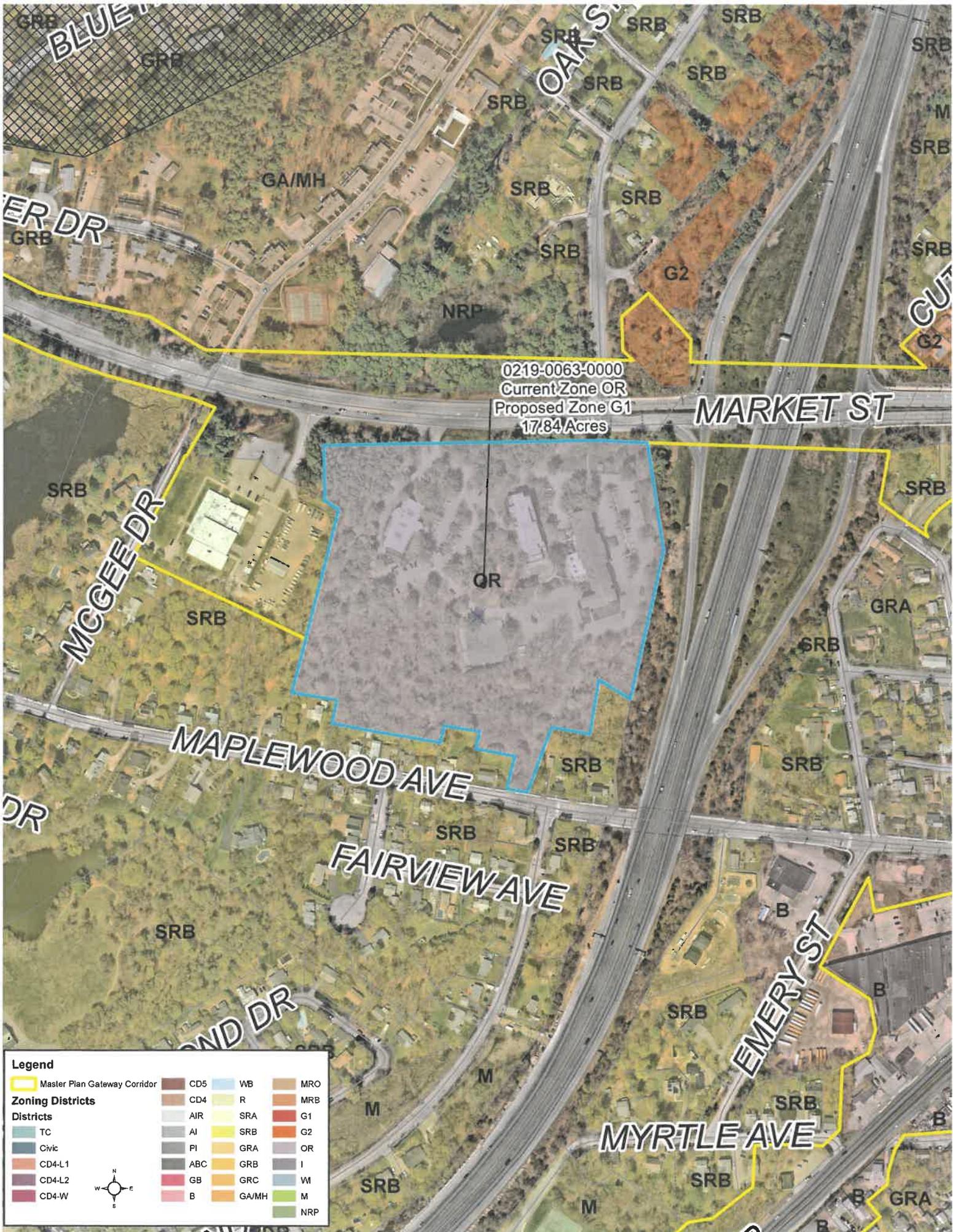


**Legend**

Master Plan Gateway Corridor

CD5	WB	MRO
CD4	R	MRB
AIR	SRA	G1
TC	SRB	G2
Civic	GRA	OR
CD4-L1	GRB	I
CD4-L2	GRC	WM
CD4-W	GAMH	M
	B	NRP

North arrow



0219-0063-0000  
 Current Zone OR  
 Proposed Zone G1  
 17.84 Acres

**Legend**

Master Plan Gateway Corridor

**Zoning Districts**

CD5	WB	MRO
CD4	R	MRB
AIR	SRA	G1
AI	SRB	G2
PI	GRA	OR
ABC	GRB	I
GB	GRC	W
B	GAMH	M
		NRP

TC  
 Civic  
 CD4-L1  
 CD4-L2  
 CD4-W

DR

W  
 N  
 E  
 S

## LEGAL NOTICE

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### **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

### **OPTION 4**

Single	\$65,000 (increase of \$ 9,466)
Married	\$85,000 (increase of \$12,196)
Asset Limit	\$750,000 (increase of \$250,000)

The elderly exemption shall remain unchanged except as amended hereby. The complete Resolution is available for review in the Office of the City Clerk during regular business hours and on the city website.

KELLI L. BARNABY, MMC/CNHMC  
PORTSMOUTH CITY CLERK

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KELLI L. BARNABY, MMC/CNHMC  
PORTSMOUTH, NH CITY CLERK

Option 1

**THE CITY OF PORTSMOUTH  
TWO THOUSAND TWENTY-SIX  
PORTSMOUTH, NEW HAMPSHIRE**

**ELDERLY EXEMPTION**

**RESOLUTION # - 2026**

**BE IT RESOLVED:**

Pursuant to RSA 72:39-b the City hereby amends the elderly exemption from property tax, based on assessed value for qualified taxpayers, such that the exemptions shall be available only when the qualifying taxpayer(s) have a net income of not more than \$57,089 for a single taxpayer or \$74,843 for married taxpayers, inclusive of social security payments.

The elderly exemption shall remain unchanged except as amended hereby.

**THAT** this Resolution shall take effect upon its passage.

**APPROVED:**

**DEAGLAN MCEACHERN, MAYOR**

**ADOPTED BY THE CITY COUNCIL:  
, 2026**

**KELLI L. BARNABY, CMC  
CITY CLERK**

**NOTE: This exemption becomes effective for the tax year April 1, 2026**

Option 2

**THE CITY OF PORTSMOUTH  
TWO THOUSAND TWENTY-SIX  
PORTSMOUTH, NEW HAMPSHIRE**

**ELDERLY EXEMPTION**

**RESOLUTION # - 2026**

**BE IT RESOLVED:**

Pursuant to RSA 72:39-b the City hereby amends the elderly exemption from property tax, based on assessed value for qualified taxpayers, such that the exemptions shall be available only when the qualifying taxpayer(s) have a net income of not more than \$57,072 for a single taxpayer or \$74,821 for married taxpayers, inclusive of social security payments.

The elderly exemption shall remain unchanged except as amended hereby.

**THAT** this Resolution shall take effect upon its passage.

**APPROVED:**

\_\_\_\_\_  
**DEAGLAN MCEACHERN, MAYOR**

**ADOPTED BY THE CITY COUNCIL:  
, 2026**

\_\_\_\_\_  
**KELLI L. BARNABY, CMC  
CITY CLERK**

**NOTE: This exemption becomes effective for the tax year April 1, 2026**

Option 4

**THE CITY OF PORTSMOUTH  
TWO THOUSAND TWENTY-SIX  
PORTSMOUTH, NEW HAMPSHIRE**

**ELDERLY EXEMPTION**

**RESOLUTION # - 2026**

**BE IT RESOLVED:**

Pursuant to RSA 72:39-b the City hereby amends the elderly exemption from property tax, based on assessed value for qualified taxpayers, such that the exemptions shall be available only when the qualifying taxpayer(s) have a net income of not more than \$65,000 for a single taxpayer or \$85,000 for married taxpayers, inclusive of social security payments. The City further hereby amends the elderly exemption for qualified taxpayers, such that the exemptions shall be available only when the qualifying taxpayer(s) assets do not exceed \$750,000 whether single or married.

The elderly exemption shall remain unchanged except as amended hereby.

**THAT** this Resolution shall take effect upon its passage.

**APPROVED:**

\_\_\_\_\_  
**DEAGLAN MCEACHERN, MAYOR**

**ADOPTED BY THE CITY COUNCIL:  
, 2026**

\_\_\_\_\_  
**KELLI L. BARNABY, CMC  
CITY CLERK**

**NOTE: This exemption becomes effective for the tax year April 1, 2026**

CITY MANAGER



MEMORANDUM

TO: Karen Conard, City Manager  
FROM: Rosann Lentz, Assessing Director  
DATE: March 12, 2026  
RE: Elderly Exemption

---

Assuming 20% more elderly and disabled taxpayers qualify for the exemption based on Option 4 , the current tax rate of \$11.51 would decrease by an additional 11 cents (\$0.11) if the exemptions were not granted.

<b>Estimated Elderly &amp; Disabled Exemption Impact</b>				
<b>Exemption Type</b>	<b>Exemption Amount</b>	<b>Number Currently Receiving Exemption</b>	<b>Value Loss</b>	<b>Revenue Loss</b>
65 through 74	\$ 375,000	43	\$ 16,125,000.00	\$ 185,598.75
75 through 79	\$ 450,000	45	\$ 20,250,000.00	\$ 233,077.50
80 and over	\$ 525,000	95	\$ 49,875,000.00	\$ 574,061.25
Disabled	\$ 375,000	3	\$ 1,125,000.00	\$ 12,948.75
Totals		186	\$ 87,375,000.00	\$ 1,284,412.50

Any changes to the elderly and disabled exemption amounts will be for the April 1, 2026, tax bill with the first half bill being due December 2026 and the second half June 2027.

Elderly & Disabled Income/Asset Requirements for 2024							
			Single	\$54,000.00			
			Married	\$70,793.00			
			Assets	\$500,000.00			
2024 Denied Due to Assets							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
80+ ELDERLY	ASSET	80	SINGLE	\$45,388.00	UNDER	\$ 508,452.00	OVER
80+ ELDERLY	ASSET	81	MARRIED	\$56,366.00	UNDER	\$ 520,268.00	OVER
75-79 ELDERLY	ASSET	79	SINGLE	\$35,058.00	UNDER	\$ 661,957.00	OVER
2024 Single Filers Denied Due to Income							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
75-79 ELDERLY	INCOME	80	SINGLE	\$54,404.00	OVER	\$ 119,194.00	UNDER
65-74 ELDERLY	INCOME	69	SINGLE	\$54,565.00	OVER	\$ 8,334.00	UNDER
75-79 ELDERLY	INCOME	77	SINGLE	\$56,529.00	OVER	\$ 169,174.00	UNDER
75-79 ELDERLY	INCOME	78	SINGLE	\$60,350.00	OVER	\$ 372,210.00	UNDER
65-74 ELDERLY	INCOME	67	SINGLE	\$63,441.00	OVER	\$ 89,638.00	UNDER
80+ ELDERLY	INCOME	91	SINGLE	\$64,210.00	OVER	\$ 169,361.00	UNDER
80+ ELDERLY	INCOME	81	SINGLE	\$67,684.00	OVER	\$ 28,320.00	UNDER
75-79 ELDERLY	INCOME	77	SINGLE	\$72,264.00	OVER	\$ 357,066.00	UNDER
2024 Married Filers Denied Due to Income							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
80+ ELDERLY	INCOME	84	MARRIED	\$77,773.00	OVER	\$ 289,986.00	UNDER
65-74 ELDERLY	INCOME	75	MARRIED	\$78,934.00	OVER	\$ 23,052.00	UNDER
2024 Married/Single Filers Denied Due to Income & Assets							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
65-74 ELDERLY	BOTH	69	SINGLE	\$141,055.00	OVER	\$ 502,069.00	OVER

Elderly & Disabled Income/Asset Requirement for 2025							
			Single	\$55,534.00			
			Married	\$72,804.00			
			Assets	\$500,000.00			
2025 Denied Due to Assets							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
80+ ELDERLY	ASSET	82	SINGLE	\$ 41,913.00	UNDER	\$ 613,672.00	OVER
DISABLED	ASSET	64	SINGLE	\$ 32,785.00	UNDER	\$ 628,152.00	OVER
65-74 ELDERLY	ASSET	68	SINGLE	\$ 46,575.00	UNDER	\$ 756,193.00	OVER
2025 Single Filers Denied Due to Income							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
80+ ELDERLY	INCOME	92	SINGLE	\$ 56,531.00	OVER	\$ 175,423.00	UNDER
75-79 ELDERLY	INCOME	75	SINGLE	\$ 56,802.00	OVER	\$ 258,404.00	UNDER
75-79 ELDERLY	INCOME	78	SINGLE	\$ 56,877.00	OVER	\$ 330,696.00	UNDER
65-74 ELDERLY	INCOME	73	SINGLE	\$ 60,281.00	OVER	\$ 217,247.00	UNDER
75-79 ELDERLY	INCOME	75	SINGLE	\$ 60,420.00	OVER	\$ 28,698.00	UNDER
75-79 ELDERLY	INCOME	77	SINGLE	\$ 65,139.00	OVER	\$ 117,466.00	UNDER
80+ ELDERLY	INCOME	82	SINGLE	\$ 66,818.00	OVER	\$ 14,320.00	UNDER
65-74 ELDERLY	INCOME	72	SINGLE	\$ 112,901.00	OVER	\$ 326,641.00	UNDER
2025 Married Filers Denied Due to Income							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
80+ ELDERLY	INCOME	81	MARRIED	\$ 80,341.00	OVER	\$ 419,330.00	UNDER
80+ ELDERLY	INCOME	84	MARRIED	\$ 82,150.00	OVER	\$ 235,342.00	UNDER
75-79 ELDERLY	INCOME	75	MARRIED	\$ 82,269.00	OVER	\$ 22,444.00	UNDER
65-74 ELDERLY	INCOME	67	MARRIED	\$ 83,017.00	OVER	\$ 114,119.00	UNDER
DISABLED	INCOME	57	MARRIED	\$ 98,014.00	OVER	\$ 130,867.00	UNDER
80+ ELDERLY	INCOME	81	MARRIED	\$ 113,034.00	OVER	\$ 246,318.00	UNDER
2025 Married/Single Filers Denied Due to Income & Assets							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
65-74 ELDERLY	BOTH	71	SINGLE	\$ 66,268.00	OVER	\$ 783,883.00	OVER



State of NH Min.	\$13,400	\$20,400	\$35,000	\$35,000	\$5,000	\$5,000	\$5,000
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Elderly Exemption Comparison Asset Limit Single - RSA72:39(b)

	Single Income:	Married Income:	Single Assets:	Married Assets:	Exemption 65-74 years old	Exemption 75-79 years old	Exemption 80+ years old
Portsmouth	\$55,534	\$72,804	\$500,000	\$500,000	\$375,000	\$450,000	\$525,000
Hampton	\$42,000	\$75,000	\$250,000	\$250,000	\$175,000	\$225,000	\$300,000
North Hampton	\$50,000	\$65,000	\$250,000	\$250,000	\$170,000	\$225,000	\$275,000
Dover	\$52,600	\$71,600	\$206,200	\$206,200	\$206,000	\$291,000	\$373,000
Rye	\$40,000	\$59,900	\$199,000	\$199,000	\$140,000	\$170,000	\$200,000
Londonderry	\$51,200	\$63,000	\$171,600	\$171,600	\$205,000	\$265,000	\$300,000
Nashua	\$57,000	\$67,000	\$162,000	\$171,000	\$305,000	\$350,000	\$430,000
Bedford	\$62,600	\$84,600	\$150,000	\$150,000	\$117,100	\$124,900	\$184,100
Concord	\$44,100	\$63,000	\$150,000	\$150,000	\$80,000	\$131,000	\$223,000
Hanover	\$46,000	\$65,000	\$145,000	\$145,000	\$145,000	\$205,000	\$285,000
Salem	\$41,000	\$55,000	\$140,000	\$140,000	\$120,000	\$140,000	\$245,000
Greenland	\$45,000	\$72,000	\$125,000	\$125,000	\$143,000	\$183,000	\$230,000
Rochester	\$40,000	\$57,000	\$124,000	\$124,000	\$187,500	\$225,000	\$262,500
Manchester	\$47,000	\$63,000	\$100,000	\$130,000	\$156,000	\$210,000	\$280,000
Somersworth	\$35,000	\$50,000	\$100,000	\$100,000	\$110,000	\$135,000	\$150,000
Keene	\$32,000	\$43,000	\$61,000	\$87,000	\$33,000	\$45,000	\$60,000
State of NH Min.	\$13,400	\$20,400	\$35,000	\$35,000	\$5,000	\$5,000	\$5,000

Elderly Exemption Comparison Asset Limit Married - RSA72:39(b)

	Single Income:	Married Income:	Single Assets:	Married Assets:	Exemption 65-74 years old	Exemption 75-79 years old	Exemption 80+ years old
Portsmouth	\$55,534	\$72,804	\$500,000	\$500,000	\$375,000	\$450,000	\$525,000
Hampton	\$42,000	\$75,000	\$250,000	\$250,000	\$175,000	\$225,000	\$300,000
North Hampton	\$50,000	\$65,000	\$250,000	\$250,000	\$170,000	\$225,000	\$275,000
Dover	\$52,600	\$71,600	\$206,200	\$206,200	\$206,000	\$291,000	\$373,000
Rye	\$40,000	\$59,900	\$199,000	\$199,000	\$140,000	\$170,000	\$200,000
Londonderry	\$51,200	\$63,000	\$171,600	\$171,600	\$205,000	\$265,000	\$300,000
Nashua	\$57,000	\$67,000	\$162,000	\$171,000	\$305,000	\$350,000	\$430,000
Bedford	\$62,600	\$84,600	\$150,000	\$150,000	\$117,100	\$124,900	\$184,100
Concord	\$44,100	\$63,000	\$150,000	\$150,000	\$80,000	\$131,000	\$223,000
Hanover	\$46,000	\$65,000	\$145,000	\$145,000	\$145,000	\$205,000	\$285,000
Salem	\$41,000	\$55,000	\$140,000	\$140,000	\$120,000	\$140,000	\$245,000
Manchester	\$47,000	\$63,000	\$100,000	\$130,000	\$156,000	\$210,000	\$280,000
Greenland	\$45,000	\$72,000	\$125,000	\$125,000	\$143,000	\$183,000	\$230,000
Rochester	\$40,000	\$57,000	\$124,000	\$124,000	\$187,500	\$225,000	\$262,500
Somersworth	\$35,000	\$50,000	\$100,000	\$100,000	\$110,000	\$135,000	\$150,000
Keene	\$32,000	\$43,000	\$61,000	\$87,000	\$33,000	\$45,000	\$60,000

State of NH Min.	\$13,400	\$20,400	\$35,000	\$35,000	\$5,000	\$5,000	\$5,000

Elderly Exemption Comparison Exemption Amount 65-74 Years Old - RSA 72:39(b)

	Single Income:	Married Income:	Single Assets:	Married Assets:	Exemption 65-74 years old	Exemption 75-79 years old	Exemption 80+ years old
Portsmouth	\$55,534	\$72,804	\$500,000	\$500,000	\$375,000	\$450,000	\$525,000
Nashua	\$57,000	\$67,000	\$162,000	\$171,000	\$305,000	\$350,000	\$430,000
Dover	\$52,600	\$71,600	\$206,200	\$206,200	\$206,000	\$291,000	\$373,000
Londonderry	\$51,200	\$63,000	\$171,600	\$171,600	\$205,000	\$265,000	\$300,000
Rochester	\$40,000	\$57,000	\$124,000	\$124,000	\$187,500	\$225,000	\$262,500
Hampton	\$42,000	\$75,000	\$250,000	\$250,000	\$175,000	\$225,000	\$300,000
North Hampton	\$50,000	\$65,000	\$250,000	\$250,000	\$170,000	\$225,000	\$275,000
Manchester	\$47,000	\$63,000	\$100,000	\$130,000	\$156,000	\$210,000	\$280,000
Hanover	\$46,000	\$65,000	\$145,000	\$145,000	\$145,000	\$205,000	\$285,000
Greenland	\$45,000	\$72,000	\$125,000	\$125,000	\$143,000	\$183,000	\$230,000
Rye	\$40,000	\$59,900	\$199,000	\$199,000	\$140,000	\$170,000	\$200,000
Salem	\$41,000	\$55,000	\$140,000	\$140,000	\$120,000	\$140,000	\$245,000
Bedford	\$62,600	\$84,600	\$150,000	\$150,000	\$117,100	\$124,900	\$184,100
Somersworth	\$35,000	\$50,000	\$100,000	\$100,000	\$110,000	\$135,000	\$150,000
Concord	\$44,100	\$63,000	\$150,000	\$150,000	\$80,000	\$131,000	\$223,000
Keene	\$32,000	\$43,000	\$61,000	\$87,000	\$33,000	\$45,000	\$60,000
State of NH Min.	\$13,400	\$20,400	\$35,000	\$35,000	\$5,000	\$5,000	\$5,000

Elderly Exemption Comparison Exemption Amount 75-79 Years Old - RSA 72:39(b)

	Single Income:	Married Income:	Single Assets:	Married Assets:	Exemption 65-74 years old	Exemption 75-79 years old	Exemption 80+ years old
Portsmouth	\$55,534	\$72,804	\$500,000	\$500,000	\$375,000	\$450,000	\$525,000
Nashua	\$57,000	\$67,000	\$162,000	\$171,000	\$305,000	\$350,000	\$430,000
Dover	\$52,600	\$71,600	\$206,200	\$206,200	\$206,000	\$291,000	\$373,000
Londonderry	\$51,200	\$63,000	\$171,600	\$171,600	\$205,000	\$265,000	\$300,000
Rochester	\$40,000	\$57,000	\$124,000	\$124,000	\$187,500	\$225,000	\$262,500
Hampton	\$42,000	\$75,000	\$250,000	\$250,000	\$175,000	\$225,000	\$300,000
North Hampton	\$50,000	\$65,000	\$250,000	\$250,000	\$170,000	\$225,000	\$275,000
Manchester	\$47,000	\$63,000	\$100,000	\$130,000	\$156,000	\$210,000	\$280,000
Hanover	\$46,000	\$65,000	\$145,000	\$145,000	\$145,000	\$205,000	\$285,000
Greenland	\$45,000	\$72,000	\$125,000	\$125,000	\$143,000	\$183,000	\$230,000
Rye	\$40,000	\$59,900	\$199,000	\$199,000	\$140,000	\$170,000	\$200,000
Salem	\$41,000	\$55,000	\$140,000	\$140,000	\$120,000	\$140,000	\$245,000
Somersworth	\$35,000	\$50,000	\$100,000	\$100,000	\$110,000	\$135,000	\$150,000
Concord	\$44,100	\$63,000	\$150,000	\$150,000	\$80,000	\$131,000	\$223,000
Bedford	\$62,600	\$84,600	\$150,000	\$150,000	\$117,100	\$124,900	\$184,100
Keene	\$32,000	\$43,000	\$61,000	\$87,000	\$33,000	\$45,000	\$60,000

State ofNH Min.	\$13,400	\$20,400	\$35,000	\$35,000	\$5,000	\$5,000	\$5,000
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Elderly Exemption Comparison Exemption Amount 80+ Years Old - RSA 72:39(b)

	Single Income:	Married Income:	Single Assets:	Married Assets:	Exemption 65-74 years old	Exemption 75-79 years old	Exemption 80+ years old
Portsmouth	\$55,534	\$72,804	\$500,000	\$500,000	\$375,000	\$450,000	\$525,000
Nashua	\$57,000	\$67,000	\$162,000	\$171,000	\$305,000	\$350,000	\$430,000
Dover	\$52,600	\$71,600	\$206,200	\$206,200	\$206,000	\$291,000	\$373,000
Hampton	\$42,000	\$75,000	\$250,000	\$250,000	\$175,000	\$225,000	\$300,000
Londonderry	\$51,200	\$63,000	\$171,600	\$171,600	\$205,000	\$265,000	\$300,000
Hanover	\$46,000	\$65,000	\$145,000	\$145,000	\$145,000	\$205,000	\$285,000
Manchester	\$47,000	\$63,000	\$100,000	\$130,000	\$156,000	\$210,000	\$280,000
North Hampton	\$50,000	\$65,000	\$250,000	\$250,000	\$170,000	\$225,000	\$275,000
Rochester	\$40,000	\$57,000	\$124,000	\$124,000	\$187,500	\$225,000	\$262,500
Salem	\$41,000	\$55,000	\$140,000	\$140,000	\$120,000	\$140,000	\$245,000
Greenland	\$45,000	\$72,000	\$125,000	\$125,000	\$143,000	\$183,000	\$230,000
Concord	\$44,100	\$63,000	\$150,000	\$150,000	\$80,000	\$131,000	\$223,000
Rye	\$40,000	\$59,900	\$199,000	\$199,000	\$140,000	\$170,000	\$200,000
Bedford	\$62,600	\$84,600	\$150,000	\$150,000	\$117,100	\$124,900	\$184,100
Somersworth	\$35,000	\$50,000	\$100,000	\$100,000	\$110,000	\$135,000	\$150,000
Keene	\$32,000	\$43,000	\$61,000	\$87,000	\$33,000	\$45,000	\$60,000
State ofNH Min.	\$13,400	\$20,400	\$35,000	\$35,000	\$5,000	\$5,000	\$5,000

Portsmouth's exemption amounts are compared to other communities similar in population, number of parcels and within the Seacoast. Income and asset limits are typically the same as the elderly exemptions for each community.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Portsmouth City Council on Monday, March 16, 2026, at 7:00 p.m., at the Portsmouth Municipal Complex in the Eileen Dondero Foley Council Chambers, Portsmouth, NH regarding a Resolution Pursuant to RSA 72:37-b the City hereby amends the disabled exemption based on assessed value for qualified taxpayers, such that the exemption shall be available only when the qualifying taxpayers(s) have a net income of not more than

**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

**OPTION 4**

Single	\$65,000 (increase of \$ 9,466)
Married	\$85,000 (increase of \$12,196)
Asset Limit	\$750,000 (increase of \$250,000)

The disabled exemption shall remain unchanged except as amended hereby. The complete Resolution is available for review in the Office of the City Clerk during regular business hours and on the city website.

KELLI L. BARNABY, MMC/CNHMC  
PORTSMOUTH CITY CLERK

**LEGAL NOTICE**

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Asset Limit	\$500,000

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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

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Married	\$85,000 (increase of \$12,196)
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The disabled exemption shall remain unchanged except as amended hereby. The complete Resolution is available for review in the Office of the City Clerk during regular business hours and on the city website.

KELLI L. BARNABY, MMC/CNHMC  
PORTSMOUTH, NH CITY CLERK

Option 1

**THE CITY OF PORTSMOUTH  
TWO THOUSAND TWENTY-SIX  
PORTSMOUTH, NEW HAMPSHIRE**

**DISABLED EXEMPTION**

**RESOLUTION # - 2026**

**BE IT RESOLVED:**

Pursuant to RSA 72:37-b the City hereby amends the disabled exemption from property tax, based on assessed value for qualified taxpayers, such that the exemptions shall be available only when the qualifying taxpayer(s) have a net income of not more than \$57,089 for a single taxpayer or \$74,843 for married taxpayers, inclusive of social security payments.

The disabled exemption shall remain unchanged except as amended hereby.

**THAT** this Resolution shall take effect upon its passage.

**APPROVED:**

\_\_\_\_\_  
**DEAGLAN MCEACHERN, MAYOR**

**ADOPTED BY THE CITY COUNCIL:  
, 2026**

\_\_\_\_\_  
**KELLI L. BARNABY, CMC  
CITY CLERK**

**NOTE: This exemption becomes effective for the tax year April 1, 2026.**

Option 2

**THE CITY OF PORTSMOUTH  
TWO THOUSAND TWENTY-SIX  
PORTSMOUTH, NEW HAMPSHIRE**

**DISABLED EXEMPTION**

**RESOLUTION # - 2026**

**BE IT RESOLVED:**

Pursuant to RSA 72:37-b the City hereby amends the disabled exemption from property tax, based on assessed value for qualified taxpayers, such that the exemptions shall be available only when the qualifying taxpayer(s) have a net income of not more than \$57,072 for a single taxpayer or \$74,821 for married taxpayers, inclusive of social security payments.

The disabled exemption shall remain unchanged except as amended hereby.

**THAT** this Resolution shall take effect upon its passage.

**APPROVED:**

**DEAGLAN MCEACHERN, MAYOR**

**ADOPTED BY THE CITY COUNCIL:  
, 2026**

**KELLI L. BARNABY, CMC  
CITY CLERK**

**NOTE: This exemption becomes effective for the tax year April 1, 2026.**

Option 4

**THE CITY OF PORTSMOUTH  
TWO THOUSAND TWENTY-SIX  
PORTSMOUTH, NEW HAMPSHIRE**

**DISABLED EXEMPTION**

**RESOLUTION # - 2026**

**BE IT RESOLVED:**

Pursuant to RSA 72:37-b the City hereby amends the disabled exemption from property tax, based on assessed value for qualified taxpayers, such that the exemptions shall be available only when the qualifying taxpayer(s) have a net income of not more than \$65,000 for a single taxpayer or \$85,000 for married taxpayers, inclusive of social security payments. The City further hereby amends the disabled exemption for qualified taxpayers, such that the exemptions shall be available only when the qualifying taxpayer(s) assets do not exceed \$750,000 whether single or married.

The disabled exemption shall remain unchanged except as amended hereby.

**THAT** this Resolution shall take effect upon its passage.

**APPROVED:**

\_\_\_\_\_  
**DEAGLAN MCEACHERN, MAYOR**

**ADOPTED BY THE CITY COUNCIL:  
, 2026**

\_\_\_\_\_  
**KELLI L. BARNABY, CMC  
CITY CLERK**

**NOTE: This exemption becomes effective for the tax year April 1, 2026.**

CITY MANAGER



MEMORANDUM

TO: Karen Conard, City Manager  
FROM: Rosann Lentz, Assessing Director  
DATE: March 12, 2026  
RE: Disabled Exemption

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Assuming 20% more taxpayers qualify for the elderly and disabled exemptions based on Option 4, the current tax rate of \$11.51 would decrease by an additional 11 cents (\$0.11) if the exemptions were not granted.

<b>Estimated Elderly &amp; Disabled Exemption Impact</b>				
<b>Exemption Type</b>	<b>Exemption Amount</b>	<b>Number Currently Receiving Exemption</b>	<b>Value Loss</b>	<b>Revenue Loss</b>
65 through 74	\$ 375,000	43	\$ 16,125,000.00	\$ 185,598.75
75 through 79	\$ 450,000	45	\$ 20,250,000.00	\$ 233,077.50
80 and over	\$ 525,000	95	\$ 49,875,000.00	\$ 574,061.25
Disabled	\$ 375,000	3	\$ 1,125,000.00	\$ 12,948.75
Totals		186	\$ 87,375,000.00	\$ 1,284,412.50

Any changes to the elderly and disabled exemption amounts will be for the April 1, 2026, tax bill with the first half bill being due December 2026 and the second half June 2027.

Elderly & Disabled Income/Asset Requirements for 2024							
			Single	\$54,000.00			
			Married	\$70,793.00			
			Assets	\$500,000.00			
2024 Denied Due to Assets							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
80+ ELDERLY	ASSET	80	SINGLE	\$45,388.00	UNDER	\$ 508,452.00	OVER
80+ ELDERLY	ASSET	81	MARRIED	\$56,366.00	UNDER	\$ 520,268.00	OVER
75-79 ELDERLY	ASSET	79	SINGLE	\$35,058.00	UNDER	\$ 661,957.00	OVER
2024 Single Filers Denied Due to Income							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
75-79 ELDERLY	INCOME	80	SINGLE	\$54,404.00	OVER	\$ 119,194.00	UNDER
65-74 ELDERLY	INCOME	69	SINGLE	\$54,565.00	OVER	\$ 8,334.00	UNDER
75-79 ELDERLY	INCOME	77	SINGLE	\$56,529.00	OVER	\$ 169,174.00	UNDER
75-79 ELDERLY	INCOME	78	SINGLE	\$60,350.00	OVER	\$ 372,210.00	UNDER
65-74 ELDERLY	INCOME	67	SINGLE	\$63,441.00	OVER	\$ 89,638.00	UNDER
80+ ELDERLY	INCOME	91	SINGLE	\$64,210.00	OVER	\$ 169,361.00	UNDER
80+ ELDERLY	INCOME	81	SINGLE	\$67,684.00	OVER	\$ 28,320.00	UNDER
75-79 ELDERLY	INCOME	77	SINGLE	\$72,264.00	OVER	\$ 357,066.00	UNDER
2024 Married Filers Denied Due to Income							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
80+ ELDERLY	INCOME	84	MARRIED	\$77,773.00	OVER	\$ 289,986.00	UNDER
65-74 ELDERLY	INCOME	75	MARRIED	\$78,934.00	OVER	\$ 23,052.00	UNDER
2024 Married/Single Filers Denied Due to Income & Assets							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
65-74 ELDERLY	BOTH	69	SINGLE	\$141,055.00	OVER	\$ 502,069.00	OVER

Elderly & Disabled Income/Asset Requirement for 2025							
			Single	\$55,534.00			
			Married	\$72,804.00			
			Assets	\$500,000.00			
2025 Denied Due to Assets							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
80+ ELDERLY	ASSET	82	SINGLE	\$ 41,913.00	UNDER	\$ 613,672.00	OVER
DISABLED	ASSET	64	SINGLE	\$ 32,785.00	UNDER	\$ 628,152.00	OVER
65-74 ELDERLY	ASSET	68	SINGLE	\$ 46,575.00	UNDER	\$ 756,193.00	OVER
2025 Single Filers Denied Due to Income							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
80+ ELDERLY	INCOME	92	SINGLE	\$ 56,531.00	OVER	\$ 175,423.00	UNDER
75-79 ELDERLY	INCOME	75	SINGLE	\$ 56,802.00	OVER	\$ 258,404.00	UNDER
75-79 ELDERLY	INCOME	78	SINGLE	\$ 56,877.00	OVER	\$ 330,696.00	UNDER
65-74 ELDERLY	INCOME	73	SINGLE	\$ 60,281.00	OVER	\$ 217,247.00	UNDER
75-79 ELDERLY	INCOME	75	SINGLE	\$ 60,420.00	OVER	\$ 28,698.00	UNDER
75-79 ELDERLY	INCOME	77	SINGLE	\$ 65,139.00	OVER	\$ 117,466.00	UNDER
80+ ELDERLY	INCOME	82	SINGLE	\$ 66,818.00	OVER	\$ 14,320.00	UNDER
65-74 ELDERLY	INCOME	72	SINGLE	\$ 112,901.00	OVER	\$ 326,641.00	UNDER
2025 Married Filers Denied Due to Income							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
80+ ELDERLY	INCOME	81	MARRIED	\$ 80,341.00	OVER	\$ 419,330.00	UNDER
80+ ELDERLY	INCOME	84	MARRIED	\$ 82,150.00	OVER	\$ 235,342.00	UNDER
75-79 ELDERLY	INCOME	75	MARRIED	\$ 82,269.00	OVER	\$ 22,444.00	UNDER
65-74 ELDERLY	INCOME	67	MARRIED	\$ 83,017.00	OVER	\$ 114,119.00	UNDER
DISABLED	INCOME	57	MARRIED	\$ 98,014.00	OVER	\$ 130,867.00	UNDER
80+ ELDERLY	INCOME	81	MARRIED	\$ 113,034.00	OVER	\$ 246,318.00	UNDER
2025 Married/Single Filers Denied Due to Income & Assets							
Exemption Type	Reason Denied	Age	Single/Married	Income Reported	Income Over/Under	Assets Reported	Asset Over/Under
65-74 ELDERLY	BOTH	71	SINGLE	\$ 66,268.00	OVER	\$ 783,883.00	OVER

Disabled Exemption - RSA72:37(b)		
	Disabled Income/Asset Limits	Disabled Amount
Portsmouth	Same as Elderly	\$375,000
Nashua	Same as Elderly	\$305,000
Hanover	Same as Elderly	\$285,000
Dover	Same as Elderly	\$206,000
Londonderry	Same as Elderly	\$205,000
Rochester	Same as Elderly	\$187,500
Hampton	Same as Elderly	\$175,000
Manchester	Same as Elderly	\$156,000
Salem	Same as Elderly	\$120,000
Bedford	Same as Elderly	\$67,600
Keene	Same as Elderly	\$33,000
Concord	None	\$0
Rye	None	\$0
North Hampton	None	\$0
Greenland	None	\$0
Somersworth	None	\$0
		Single/Married
State of NH Min.	Determined by City	\$13,400 / \$20,400

Portsmouth's exemption amounts are compared to other communities similar in population, number of parcels and within the Seacoast. Income and asset limits are typically the same as the elderly exemptions for each community.

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Portsmouth City Council on Monday, March 16, 2026, at 7:00 p.m., at the Portsmouth Municipal Complex in the Eileen Dondero Foley Council Chambers, Portsmouth, NH, on a Resolution authorizing the Issuance of Refunding Bonds of up to Eight Million Five Hundred Thousand Dollars (\$8,500,000) to Refinance certain outstanding Bonds of the City so as to Reduce Interest Costs, and to Pay All Costs Incidental and Related thereto.

That in order to reduce interest costs associated with the outstanding portion of the various City's General Obligation Bonds dated June 25, 2014 (the "Refunded Bonds"), the City is authorized to issue refunding bonds in the amount of up to Eight Million Five Hundred Thousand Dollars (\$8,500,000) to refinance all or any portion of the Refunded Bonds, and to pay associated interest costs, redemption premium and all issuance expenses associated therewith, such refunding bonds to be issued by the City Treasurer, with the approval of the City Manager, and otherwise in accordance with the Municipal Finance Act.

That the discretion of fixing the dates, maturities, rates of interest, forms and other details of such refunding bonds is hereby delegated to the City Treasurer with the approval of the City Manager.

The complete Resolution is available for review in the Office of the Portsmouth City Clerk and Portsmouth Public Library, during regular business hours.

KELLI L. BARNABY, MMC/CNHMC  
PORTSMOUTH, NH CITY CLERK

**LEGAL NOTICE**

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That the discretion of fixing the dates, maturities, rates of interest, forms and other details of such refunding bonds is hereby delegated to the City Treasurer with the approval of the City Manager.

The complete Resolution is available for review in the Office of the Portsmouth City Clerk and Portsmouth Public Library, during regular business hours.

KELLI L. BARNABY,  
MMC/CNHMC  
PORTSMOUTH, NH  
CITY CLERK

**CITY OF PORTSMOUTH  
TWO THOUSAND TWENTY-SIX  
PORTSMOUTH, NEW HAMPSHIRE**

**RESOLUTION # XX - 2026**

**A RESOLUTION AUTHORIZING THE ISSUANCE OF REFUNDING BONDS OF UP TO EIGHT MILLION FIVE HUNDRED THOUSAND DOLLARS (\$8,500,000) TO REFINANCE CERTAIN OUTSTANDING BONDS OF THE CITY SO AS TO REDUCE INTEREST COSTS, AND TO PAY ALL COSTS INCIDENTAL AND RELATED THERETO.**

**BE IT RESOLVED:**

THAT in order to reduce interest costs associated with the outstanding portion of the various City's General Obligation Bonds dated June 25, 2014 (the "Refunded Bonds"), the City is authorized to issue refunding bonds in the amount of up to **EIGHT MILLION FIVE HUNDRED THOUSAND DOLLARS (\$8,500,000)** to refinance all or any portion of the Refunded Bonds, and to pay associated interest costs, redemption premium and all issuance expenses associated therewith, such refunding bonds to be issued by the City Treasurer, with the approval of the City Manager, and otherwise in accordance with the Municipal Finance Act.

THAT the discretion of fixing the dates, maturities, rates of interest, forms and other details of such refunding bonds is hereby delegated to the City Treasurer with the approval of the City Manager.

THAT this resolution shall take effect upon its passage.

**APPROVED BY:**

\_\_\_\_\_  
**DEAGLAN MCEACHERN, MAYOR**

**ADOPTED BY THE CITY COUNCIL:  
MARCH 16, 2026**

\_\_\_\_\_  
**KELLI BARNABY, MMC/CNHMC  
CITY CLERK**

**CITY OF PORTSMOUTH  
LEGAL DEPARTMENT  
MEMORANDUM**

DATE: MARCH 10, 2026

TO: KAREN CONARD, CITY MANAGER

FROM: SUSAN G. MORRELL, CITY ATTORNEY

RE: SUPPLEMENTAL APPROPRIATION FOR OUTSIDE COUNSEL FEES

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In December of 2022, Banfield Realty LLC (Banfield) filed suit against the City in Federal Court. This complex environmental claim was initiated by the current owners of 375 Banfield Road and included claims against the former owners of the property, the real estate agency involved in the sale, the City, and the Portsmouth Housing Authority (PHA). Banfield claims the City was responsible for dumping contaminated materials from PHA's urban redevelopment project of the City's North End on their property in the late 1960's/early 1970's. Banfield Realty claims \$9-17 Million in damages for the cleanup and remediation of the property.

In March of 2023, the City engaged the McLane law firm to represent it in this matter due to their expertise in federal litigation and environmental claims. Since the initiation of the suit there have been hundreds of pleadings filed and substantial discovery efforts conducted. The discovery process has included detailed research regarding the legal relationship between the City and PHA, the details of the North End Urban Renewal Project, the collection of documents, and participation in numerous depositions. There have also been several appearances in Court for hearings and scheduling matters, many hours consulting with the legal department, and many hours engaged in discussions with the attorneys representing the plaintiff and the other defendants.

The City has paid approximately \$500,000 in legal fees to the McLane law firm to date. The senior partner/Director bills at \$695 per hour, one associate bills at \$455 per hour, the other bills at \$310 per hour, and the paralegal bills at \$285 per hour.

After extensive discovery, it was determined that there was a substantial basis for the City to file a Motion for Summary Judgment. A Motion for Summary Judgment will be granted if there is no a genuine dispute as to any material fact and the moving party is entitled to judgment as a matter of law. These motions are routinely used to resolve civil lawsuits before trial when the evidence, viewed in favor of the non-moving party (Banfield), shows no reasonable jury could rule against the movant (the City).

The City's legal position is set forth in its recently filed [Motion for Summary Judgment](#) and [Memorandum of Law](#). In essence, the City's position is that it did not participate in the dumping of any materials on the property, no evidence has been produced in discovery to establish that fact, and therefore it cannot be held liable for any contamination of the property.

The McLane law firm has spent considerable time and effort in the preparation of the Motion for Summary Judgment and in responding to Banfield's response. It will incur additional expenses in the months to come preparing for a hearing on the Motion, attending the hearing, and responding to any additional pleadings filed in the case. In addition, certain discovery work is continuing, including depositions and the engagement of an Environmental Engineer. It is estimated that the engineer's fee will be \$25,000 to \$30,000.

We are hopeful that the Court will issue a ruling on this motion this Spring. If the City is successful in its Motion, it will not incur additional trial preparation expenses. Trial in this matter is currently scheduled for November of 2026.

***Recommended action: Motion to Authorize the Supplemental Appropriation for Outside Counsel Fees of \$400,000.***

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Portsmouth City Council on Monday, March 16, 2026, at 7:00 p.m., at the Portsmouth Municipal Complex in the Eileen Dondero Foley Council Chambers, Portsmouth, NH, on a Resolution authorizing a Supplemental Appropriation from Unassigned Fund Balance for Necessary Expenditures related to Outside Counsel.

By the City Council of the City of Portsmouth, New Hampshire assembled as follows:

That, the City Council has determined that the sum of Four Hundred Thousand (\$400,000.00) Dollars is to be appropriated from Unassigned Fund Balance to defray the expenditures related to Outside Counsel for the Fiscal Year ending June 30, 2026.

That, to meet this appropriation, the City Manager is authorized to transfer these funds from Unassigned Fund Balance.

The complete Resolution is available for review in the Office of the Portsmouth City Clerk and Portsmouth Public Library, during regular business hours.

KELLI L. BARNABY, MMC/CNHMC  
PORTSMOUTH, NH CITY CLERK

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Portsmouth City Council on Monday, March 16, 2026, at 7:00 p.m., at the Portsmouth Municipal Complex in the Eileen Dondero Foley Council Chambers, Portsmouth, NH, on a Resolution authorizing a Supplemental Appropriation from Unassigned Fund Balance for Necessary Expenditures related to Outside Counsel.

By the City Council of the City of Portsmouth, New Hampshire assembled as follows:

That, the City Council has determined that the sum of Four Hundred Thousand (\$400,000.00) Dollars is to be appropriated from Unassigned Fund Balance to defray the expenditures related to Outside Counsel for the Fiscal Year ending June 30, 2026.

That, to meet this appropriation, the City Manager is authorized to transfer these funds from Unassigned Fund Balance.

The complete Resolution is available for review in the Office of the Portsmouth City Clerk and Portsmouth Public Library, during regular business hours.

KELLI L. BARNABY,  
MMC/CNHMC  
PORTSMOUTH, NH  
CITY CLERK

**CITY OF PORTSMOUTH, NEW HAMPSHIRE  
SUPPLEMENTAL APPROPRIATION  
FOR THE FISCAL YEAR ENDING JUNE 30, 2026**

**RESOLUTION # XX - 2026**

**A RESOLUTION AUTHORIZING A SUPPLEMENTAL  
APPROPRIATION FROM UNASSIGNED FUND BALANCE  
FOR NECESSARY EXPENDITURES RELATED TO OUTSIDE  
COUNSEL.**

**RESOLVED: BY THE CITY COUNCIL OF THE CITY OF PORTSMOUTH,  
NEW HAMPSHIRE ASSEMBLED AS FOLLOWS:**

**THAT, the City Council has determined that the sum of FOUR  
HUNDRED THOUSAND (\$400,000.00) DOLLARS is to be  
appropriated from Unassigned Fund Balance to defray the expenditures  
related to Outside Counsel for the Fiscal Year ending June 30, 2026.**

**THAT, to meet this appropriation, the City Manager is authorized to  
transfer these funds from Unassigned Fund Balance.**

**APPROVED BY:**

\_\_\_\_\_  
**DEAGLAN MCEACHERN, MAYOR**

**ADOPTED BY CITY COUNCIL  
MARCH 16, 2026**

\_\_\_\_\_  
**KELLI BARNABY, MMC/CNHMC  
CITY CLERK**

\_\_\_\_\_  
**CITY CHARTER  
ARTICLE VII SECTION 7.14 – AMENDMENTS TO BUDGET AFTER ADOPTION**

No appropriation shall be made for any purpose not included in the annual budget as adopted unless voted by a two-thirds (2/3) majority of the Council after a public hearing held to discuss said appropriation. The Council shall, by resolution, designate the source of any money so appropriated.



Karen S. Conard  
City Manager

## CITY OF PORTSMOUTH

Municipal Complex  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801  
[kconard@portsmouthnh.gov](mailto:kconard@portsmouthnh.gov)  
(603) 610-7201

**Date:** March 12, 2026

**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 March 16, 2026

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### *10. Public Hearings and Vote on Ordinances and/or Resolutions:*

A. **Public Hearing and Second Reading of Ordinance Amendment to Chapter 1, Administrative Code, Article IV – Commissions and Authorities, Section 1.415, be added to Establish a Permanent Sister City Committee:**

Attached please find a proposed ordinance to create a permanent Sister Cities Committee. The Sister Cities Committee has had an opportunity to review the ordinance. At the February 17, 2026 City Council meeting, the Council held first reading on the proposed ordinance.

*I recommend that the City Council move to pass second reading and schedule a third and final reading at the April 6, 2026 City Council meeting.*

B. **Public Hearing and Second Reading of Ordinance Amendment to 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":**

A letter from the Executive Director of the Portsmouth Submarine and Maritime Association was sent to the City Council with a request to change the zoning of their property at 569 Submarine Way from Single Residence B (SRB) to one of the two Gateway Districts. At the November 17, 2025 City Council meeting, the Council referred this request to the Planning Board for a report back.

The property has been a museum since 1981, which is not a permitted use in the SRB District. Any expansion of the use requires a variance and as recently as 2023, they were before the Board of Adjustment to add an addition to the visitor center. The letter requests rezoning the property to Gateway-1 or Gateway-2, and touches on future plans for the property to expand the use. [Maps are attached](#) and show the parcel and zoning, with Gateway-2 nearby on Market Street, which would be the more appropriate change of the two Districts.

At their January 21, 2026 meeting, the Planning Board considered the request to rezone the property and voted unanimously to recommend City Council hold first reading on changing the zoning from SRB to Gateway-2.

In addition, the Board voted to recommend City Council hold first reading on changing the museum use (Use 3.40) from Special Exception to Permitted in Gateway 1 and 2.

*I recommend that the City Council move to pass second reading and schedule a third and final reading at the April 6, 2026 City Council meeting.*

C. **Public Hearing and Second Reading of Ordinance Amendment 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:**

At the September 24, 2025 meeting, the City Council voted to refer to the Planning Board a request to rezone certain parcels from Industrial and Commercial to Gateway. These map amendments are a continuation of the rezoning efforts the Land Use Committee, Housing Committee, Planning Board, and City Council have been engaged in which implement recommendations of the 2025 Master Plan to create more opportunities for housing. The Planning Board considered the map changes at their November 20, 2025 meeting and recommended the City Council hold first reading on the amendments at this evening’s meeting.

In 2023 the Land Use Committee (LUC) looked at potential parcels to rezone to Gateway in order to create more opportunities for housing development. The LUC reviewed the current Gateway District and identified parcels adjacent to existing Gateway parcels that could extend or connect the District. There was a broader discussion about eliminating some of the outdated districts such as Office Research (OR) and General Business (GB). The LUC identified close to 60 parcels for consideration and split the list into short-term and long-term, with the short-term list consisting of parcels the LUC came to a consensus on rezoning. Map amendments were adopted in April of 2024, and the changes before the Council this evening are the remainder of the list originally considered by the LUC and since forwarded by the Housing Committee in late 2025 for consideration.

The information below from the Master Plan was provided to the Planning Board in 2024 for the initial batch of map amendments and is still relevant:

Below are some excerpts from the results of the public outreach process for the current Master Plan that are relevant to the map amendment discussion. Page 24 states the following:

“The Study Circles described the need for diversity in the form of mixed-use neighborhood zoning, housing that meets the needs of all ages and incomes, and less reliance on tourism as an economic driver. Specific priorities included:

- Equity throughout the community, with as much focus on the neighborhoods as downtown;
- A diverse supply of housing for all economic levels and types from young to old; single or families; abled or disabled;
- A diverse built environment, not just replicating the past, but authentic to Portsmouth, new and old;
- Diverse modes of transportation that is affordable, intermodal and regional; and
- A balanced local economy that includes opportunities for small businesses and entrepreneurship as well as tourism.”

Page 26 states the following:

“Participants responded to three potential strategies to increase the availability of housing in Portsmouth and marked on maps where each strategy should be used:

- Redevelopment of gateway commercial areas;
- Densification with second units or parcel splits; and
- Greenfield development on unbuilt parcels.

Residents overwhelmingly supported redevelopment of existing commercial areas over greenfield development or increasing density in existing neighborhoods. Some residents spoke in favor of in-law or accessory dwelling units as a strategy for both providing affordable housing and increasing income for residents with larger homes and fixed incomes.”

“During the corridor development meeting, participants consistently gave higher ratings to more activated streetscapes, with multistory buildings close to the streets, landscaping, and bicycle and pedestrian amenities.” (Page 27)

“Every group chose to include a mix of residential and commercial uses on their site, and most designs were at least two stories tall and placed buildings closer to the street than existing development.” (Page 28)

The Master Plan contains a section on Corridors on pages 121 – 133 which speaks to promoting more mixed-use development along the corridors. See link below to the Master Plan to review this section: <https://view.publitas.com/city-of-portsmouth/portsmouth-master-plan-adopted-2-16-2017/page/1>.

Among the goals in the Corridor section, Goal 1.2 below supports mixed-use development along the commercial corridors:

- Goal 1.2 – Encourage walkable mixed-use development along existing commercial corridors.
  - 1.2.1 – Encourage mixed-use development in existing commercial areas by adopting new and enhancing existing flexible zoning techniques such as 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.

The series of maps included in the City Council’s packet show the remaining ten parcels on the list with their current zoning, acreage, and proposed zoning. The maps show the subject parcels in relation to the corridors outlined in the Master Plan. The corridor boundary in the Master Plan is broad and not parcel specific. Most of the parcels fall entirely within the corridor areas, and several are located adjacent to the corridor areas identified in the Plan.

*I recommend that the City Council move to pass second reading and schedule a third and final reading at the April 6, 2026 City Council meeting.*

**D. Public Hearing and Adoption of Resolution Pursuant to RSA 72:39-b – Elderly Exemption:**

Annually, the City of Portsmouth reviews income and asset levels for the elderly exemption and makes recommendations as to these levels pursuant to RSA 72:39-b.

At the February 17, 2026, meeting, the Assessor’s Office brought forward four options to adjust the elderly exemption income and asset limits for Fiscal Year 2027.

Option 1:

This year the 2026 increase for Social Security recipients is 2.8%.

If the City Council wishes to adjust the income limits for those who qualify for the elderly exemption by the Social Security cost-of-living increase, this would increase the limits as follows:

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

Option 2:

This year the ten-year rolling average of the November-to-November Boston-Cambridge-Newton, MA-NH Consumer Price Index (CPI-U) is 2.77%.

If the City Council wishes to adjust the income level for those who qualify for the elderly exemption by the ten-year rolling average CPI-U, this would increase the limits as follows:

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

Option 3:

If the City Council wishes, they can do nothing.

Statute does not require an annual adjustment in income, assets or exemption amounts. Existing levels can remain capped as they currently exist.

Option 4:

Below is further review conducted by the Assessor’s Office on those individuals who were denied the elderly and disabled exemptions for Fiscal Years 2024 and 2025.

This review indicated that out of 32 of those who applied, 23 single taxpayers were denied having a median income of \$60,281 and median assets of \$258,040. Nine married taxpayers had a median income of \$82,150 and median assets of \$235,342.

Additionally, the Office reviewed the average Social Security payment, median Portsmouth household income and median Portsmouth per capita income reported by various online sources.

This review found the median household income reported for the City was \$101,087, the median per capita was \$69,407. Social Security recipients received on average \$33,000.

The recommended increase in asset limits was based on what an elderly household starting at the age of 65 would need to meet the median house hold and per capita income levels. This indicated that \$750,000 in a saving account earning 5% interest and withdrawing \$45,000 per year was needed to come close to the median household and per capita income levels reported for the City of Portsmouth. Their saving would be exhausted by age 87.

Additional review of what other municipalities have adopted for their elderly and disabled exemption income and asset limits was also included in this research.

To catch up with other municipalities and taking into consideration median income levels reported for the City of Portsmouth, the Assessor’s Office has proposed the following:

Adjust the elderly income and asset limits as follows:

- Single \$65,000 increase of \$9,466
- Married \$85,000 increase of \$12,196
- Asset Limit \$750,000 increase of \$250,000

Comparisons are attached.

**E. Public Hearing and Adoption of Resolution Pursuant to RSA 72:37-b – Disabled Exemption:**

Annually, the City of Portsmouth reviews income and asset levels for the disabled exemption and makes recommendations as to these levels pursuant to RSA 72:37-b.

At the February 17, 2026, meeting, the Assessor’s Office brought forward four options to adjust the disabled exemption income and asset limits for Fiscal Year 2027.

Option 1:

This year the 2026 increase for Social Security recipients is 2.8%.

If the City Council wishes to adjust the income limits for those who qualify for the disabled exemption by the Social Security cost-of-living increase, this would increase the limits as follows:

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

Option 2:

This year the ten-year rolling average of the November-to-November Boston-Cambridge-Newton, MA-NH Consumer Price Index (CPI-U) is 2.77%.

If the City Council wishes to adjust the income level for those who qualify for the disabled exemption by the ten-year rolling average CPI-U, this would increase the limits as follows:

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- Asset Limit                             \$500,000

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Adjust the disabled income and asset limits as follows:

- Single                                 \$65,000 increase of \$9,466
- Married                                 \$85,000 increase of \$12,196
- Asset Limit                             \$750,000 increase of \$250,000

[Comparisons are attached.](#)

**F. Public Hearing of Resolution Authorizing the Issuance of Refunding Bonds of Up to Eight Million Five Hundred Thousand Dollars (\$8,500,000) to Refinance Certain Outstanding Bonds of the City to Reduce Interest Costs, and to Pay All Costs Incidental and Related Thereto:**

In review of the City’s debt service schedule, it has been determined that the City has existing bond issues eligible for refunding (refinancing) which will result in future interest savings. The original bond terms included a call provision that enables the City to pay off the bonds prior to the full maturity date by issuing replacement bonds at a lower interest rate.

The original bonds issued that are eligible for Current Refunding were issued on June 25, 2014 for the following projects:

- Middle School Renovations;
- Hobbs Hill Water Tank;
- Pierce Island Wastewater Treatment Plant; and
- Pease Wastewater Treatment Plant.

By opting to call and refinance these bonds in the current market, the City could realize savings in excess of \$443,000, net of all issuance costs, over the remaining life of the bonds.

*I recommend that the City Council move to adopt the Resolution as presented.*

**G. Public Hearing of Resolution Authorizing a Supplemental Appropriation from Unassigned Fund Balance for Necessary Expenditures Related to Outside Counsel - \$400,000:**

Attached please find a memorandum from City Attorney Morrell outlining the details of a Supplemental Appropriation in the amount of \$400,000 for outside counsel fees.

*I recommend that the City Council move to authorize the Supplemental Appropriation for Outside Counsel Fees of \$400,000.*

***11. City Manager's Items Which Require Action:***

**A. Request Authorization to Expend Funds from the Lower State Street Pocket Park (Jay Smith) Trust:**

The City would like to complete maintenance improvements to the Lower State Street Pocket Park (Jay Smith Park). This Pocket Park was donated by Jay Smith and a Trust for its maintenance and improvement was established. Currently there is a balance of \$99,869.51 in the Trust. The Trust ([see attached](#)) indicates that its purpose is “for the maintenance of improvements at the Lower State Street Pocket Park, including walkways and other amenities to encourage public use and enjoyment of the Park.”

The opinion of cost for the proposed improvements is approximately \$26,000.

*I recommend that the City Council authorize the expenditure of up to \$26,000 from the Lower State Street Pocket Park (Jay Smith) Trust to cover the cost of maintenance improvements to the Park.*

**B. Request to Schedule First Reading of Amendment to Chapter 11, Article II, Section 11.216 (B) relative to Sewer Use Changes:**

In follow up to the Water and Sewer Rate Study Work Session with the City Council on March 2, 2026, the Department of Public Works is bringing forward a [proposed amendment to the existing Sewer Use Ordinance](#) to allow for the adoption of fixed fees. As identified during the recent Work Session, the current Sewer Use Ordinance is out-of-date, and the minor amendment will allow for the implementation of the fixed fees recommended in the rate study if the City Council adopts those fees as part of the budget approval process in June.

A comprehensive rewrite of the Sewer Use Ordinance will likely be brought forward later this year. The City is awaiting input from the U.S. Environmental Protection Agency on a proposed redraft of the ordinance which would include the adoption of an Industrial Pretreatment Program.

*I recommend that the City Council move to schedule first reading of the amendment to Chapter 11, Article II, Section 11.216 (B) relative to the establishment of sewer fees at the April 6, 2026 City Council meeting.*

**C. Request for Community Power Work Session:**

I would like to request a Community Power Work Session on Monday, April 20<sup>th</sup> at 6:00 p.m. Representatives from the Community Power Coalition of New Hampshire have confirmed they can participate. NH Consumer Advocate Donald Kreis will participate.

*I recommend that the City Council move to schedule a Community Power Work Session on April 20, 2026 at 6:00 p.m.*

**D. Access Easements for Water Services for 51 and 53 Chevrolet Avenue:**

At its regularly scheduled meeting on May 19, 2022, the Planning Board granted Site Plan and Subdivision approval for the property at 668 Middle Street. As part of that Subdivision, two new lots were created and assigned addresses of 51 and 53 Chevrolet Avenue. These parcels share a single driveway, and each parcel contains a condominium association. In October 2022, the City Council authorized the City Manager to accept and record a Right of Way Deed and a Utility Easement Deed from the property owners.

Since that time, the new residences at 51 and 53 Chevrolet Avenue have been constructed and sold, and control has been turned over to the condominium associations. A condition subsequent of approval, however, was that Access Easements for Water Services be conveyed to the City over both 51 and 53 Chevrolet Avenue. [The attached easement deeds](#) conform to the City's standard form and have been reviewed by the Legal Department and the Planning and Sustainability Departments. The City recommends acceptance of these easements.

*I recommend that the City Council move to authorize the City Manager to accept and approve the Access Easements for Water Services in a form substantially similar to the easement deeds contained in the agenda packet.*

**E. Disposal of Fire Engine:**

The Fire Department is looking to dispose of a 2006 E-One Typhoon fire engine currently Engine 4, vehicle ID # 4ENRAAA8X61001383. This fire engine was replaced by a 2025 E-One Pumper, which was received by the Department in mid-January 2026 and is currently fitted for service to community.

At the February 10, 2026 meeting the Board of Fire Commissioners, the Commission moved to proceed with disposal of this engine.

*I recommend that the City Council move to authorize this vehicle be put out to bid in accordance with Finance Department Policy.*

## 16. Approval of Grants/Donations:

### A. Acceptance of Donation from Richard Duddy to Donate a Memorial Bench in Memory of Richie Duddy:

Attached please find a memorandum from the Department of Public Works regarding a memorial bench donation in memory of Richie Duddy.

*I recommend that the City Council move to accept a memorial bench from Richard Duddy in memory of Richie Duddy to be installed at the Plains Ballfield.*

### B. Acceptance of Donation from Altus Engineering, LLC for a New Scoreboard at the South Mill Pond Basketball Courts:

The Robinson Family, along with Chris Petzy and Harry Rafferty, are proposing to donate and install a scoreboard at the basketball courts at the South Mill Pond Recreation Complex. All costs associated with the purchase and installation will be covered by the donating group.

The donors have engaged Altus Engineering to develop a plan for the installation at the park. Altus has been coordinating with both the Department of Public Works and the Recreation Department regarding the design and proposed location of the scoreboard. On February 18, Altus presented the plans to the Recreation Board, which voted unanimously to approve the proposal and recommend it be forwarded to the City Council for consideration.

If approved, Altus Engineering will continue working with Public Works and the Recreation Departments to finalize the plan, including the necessary civil engineering and electrical details. Upon completion of the installation, the scoreboard will become the property of the City.

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

## 17. City Manager's Informational Items:

### A. Housing Action Plan Report Back:

The Planning and Sustainability Department is realigning staff responsibilities to address the City Council Goal on housing. City staff will develop a Housing Action Plan intended to identify actions which will be taken to increase the supply of below market rate housing in Portsmouth. The Housing Action Plan will utilize information generated by the 2024 Places to Live Dialogue, the set of recommendations put together by the Mayor's Blue Ribbon Committee on Housing, and the recommendations from Progress Portsmouth on how to enhance Portsmouth's below market rate housing. Staff will begin work on the Housing Action Plan in March 2026 to be completed in July 2026.

**B. Meeting Minutes Update:**

City Attorney Susan Morrell and I recently discussed the ability to simplify minute taking while still remaining in full compliance with NH RSA 91A:2 II. We are comfortable moving forward with one document, using the current Action Sheet format with the following modifications:

- The document will be renamed Meeting Minutes for and Actions Taken at the Portsmouth City Council Meeting held in the Eileen Dondero Foley Council Chambers on (fill in the date).
- The document will list all names of people who speak at both public comment and public hearings.
- The document will list who made each motion and who seconded for all motions (including friendly amendments, etc.) with the actual vote (i.e. 9-0, 8-1, etc.)
- At the end of the document, it will include “To access the full video recording of this meeting, please click here” (will be linked to the City’s YouTube Channel recording).

Deputy City Clerk June Philbrook used this simplified format for the March 2<sup>nd</sup> City Council Meeting. We would welcome your feedback on this new protocol.

**C. Outdoor Dining:**

I will provide a verbal update on outdoor dining for the 2026 season.

**D. Master Plan Open House:**

[Attached please find a press release announcing a Draft Plan Open House for the Master Plan on April 22<sup>nd</sup> at 6:00 p.m. at Community Campus.](#)

**E. Report Back on Vacancies and Retirements:**

As requested by Councilor Tabor at the February 2<sup>nd</sup> City Council meeting, [please find attached a report back from Human Resources Director Kelly Harper on existing vacancies and anticipated retirements.](#)

LOWER STATE STREET POCKET PARK  
TRUST FUND

WITNESSETH:

WHEREAS, the City of Portsmouth (hereinafter "City") is the owner of property known as Lower State Street Pocket Park; and

WHEREAS, the City has received donations and contributions for various items of maintenance and improvements as Lower State Street Pocket Park; and

WHEREAS, the Trustees of the Trust Fund (hereinafter "Trustees") are charged by the City Charter with investing and managing City trust funds;

NOW THEREFORE:

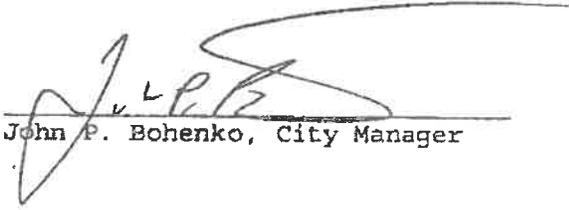
1. The City has received the sum of \$25,000 and has transferred same to the Trustees. Upon the execution of this Trust said funds shall be known as the corpus of the Trust and may be added to from time to time.
2. Any donations or contributions received for this Trust after the date of the execution of this Trust shall be added to the corpus of the Trust.
3. The funds of the Trust shall be held by the Trustees of Trust Funds of the City of Portsmouth to be invested and reinvested by the Trustees without restriction against pooling the assets of this Trust with any other trust funds held by the Trustees or the City, so long as the funds are subject to separate accounting.
4. The Trustees shall have the complete discretion to hold, liquidate or otherwise transfer any stocks or other non-cash assets contributed to the Trust as long as any proceeds received from the transfer of such assets are paid into the Trust.
5. The corpus and income of this Trust shall be available for expenditure for the maintenance of improvements at the Lower State Street Pocket Park, including walkways and other amenities to encourage public use and enjoyment of the Park. However, under no circumstances shall the funds from this Trust be available to design, construct or maintain buildings, parking or any other structures other than seating.
6. The funds from this Trust shall be expended only for purposes consistent with the terms of this Trust.
7. Reference is hereby made to a Right of Re-Entry contained in the deed from Bow Street Theatre Trust to the City of Portsmouth, of

F  
Trust Funds

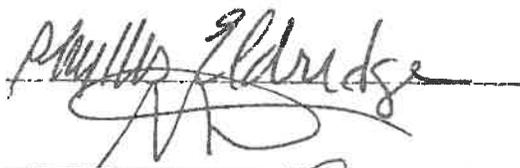
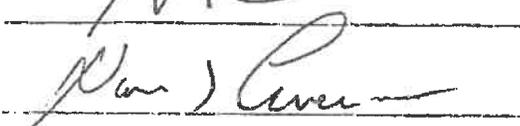
near or even date. In the event the City of Portsmouth fails to maintain the Park as provided in the Deed of Gift, and in the event a final Judgment is entered in any Right of Re-Entry action, and if the fee interest in the Park is transferred to a 501(c)(3) charity, to the extent any unexpended funds remain in this Trust, the Trustees shall be obligated to disburse the balance of unexpended funds to said 501(c)(3) charity specified in said final Judgment.

IN WITNESS WHEREOF the City has authorized the creation of this Trust this \_\_\_\_\_ day of August, 2004.

City of Portsmouth  
Pursuant to the Vote of the City  
Council on February 9, 2004

  
\_\_\_\_\_  
John P. Bohenko, City Manager

Trustees of Trust Funds

  
\_\_\_\_\_  
  
\_\_\_\_\_

ORDINANCE #

THE CITY OF PORTSMOUTH ORDAINS

That Chapter 11, Article II, Section 11.216 (B) – **Sewer Use Charges/Records/Hookup** 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):

Section 11.216: SEWER USER CHARGES/RECORDS/HOOK-UP

B. The owner of any house, building, or property used for human occupancy, employment, recreation or other purposes which is connected to a public sewer shall pay a sewer user **fees and charges**. ~~The sewer user charge shall be as~~ established by the City from time to time to defray the cost of management, maintenance, operation and repair, including replacement, of the municipal waste water system. ~~Sewer user charges shall be based upon water use whenever possible.~~ No allowance shall be made for watering lawns or watering gardens, except for customers who have installed at their cost an approved irrigation system and a second water meter, meeting the specifications determined by the Water Department to measure water use which is reasonably calculated not to be discharged into the sewer system. Where such second meters have been installed, a separate account will be established and no sewer charges will be applied to this usage. A monthly service fee shall be charged for each irrigation meter in addition to the consumption charge, said fee to be determined by the City Council during its annual budget process.

[The remainder of 11.216(B) is omitted, there being no amendments beyond this first paragraph.]

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:

\_\_\_\_\_  
June Philbrick, Acting City Clerk

### ACCESS EASEMENT FOR WATER SERVICES

KNOW ALL MEN BY THESE PRESENTS, THAT **18-2 CHEVROLET AVENUE CONDOMINIUM ASSOCIATION**, a New Hampshire Nonprofit Corporation, having a mailing address of 51A Chevrolet Avenue, Portsmouth, New Hampshire 03801, for consideration received, grants to the **CITY OF PORTSMOUTH**, a New Hampshire municipal corporation, having a mailing address of 1 Junkins Avenue, Portsmouth, County of Rockingham, State of New Hampshire, 03801, with QUITCLAIM COVENANTS an easement over, below, along and across the premises described herein, located at 51 Chevrolet Avenue, Portsmouth, Rockingham County, State of New Hampshire, 03801, (Tax Assessor's Map 147, Lot 18-2), and being more particularly described as follows:

Beginning at a nail set on the easterly side of Chevrolet Ave., so-called, and the easterly point of the within described premises; thence running N 43° 51' 39" E a distance of 100.00 feet to a nail set; thence turning and running S 48° 31' 38" E a distance of 170.11 feet to an iron rod set; thence turning and running S 34° 15' 48" W a distance of 132.55 feet to an iron rod set; thence turning and running N 46° 06' 09" W a distance of 188.03 feet to a nail set and the point of beginning. Containing 18,573 square feet.

Meaning and intending to convey an easement over the premises conveyed to John William St. Lawrence and Sherri Beth St. Lawrence, Trustees of the John William St. Lawrence and Sherri Beth St. Lawrence Joint Revocable Trust by Deed of Copley Properties, LLC, dated October 30, 2024, recorded in Rockingham County Registry of Deeds, Book 6583, Page 1056; and David S. Burns, Trustee of the David S. Burns Revocable Trust by Deed of Copley Properties, LLC, dated April 25, 2025, recorded in Rockingham County Registry of Deeds, Book 6616, Page 42.

Purpose and Rights: The Grantee shall have a perpetual, permanent, uninterrupted, unobstructed, and nonexclusive easement for the purpose of enabling the City of Portsmouth to access private water infrastructure including mains, meters, water shutoffs, and valves for the limited purpose of meter reading, leak detection, maintenance, similar infrastructure inspection services, and for access to valves for purposes of turning on and shutting off municipal water service. Grantee shall have no responsibility for installation, maintenance, operation, or replacement of the water infrastructure.

Retained Rights: Grantor retains the right to freely use and enjoy its interest in the easement area insofar as the exercise thereof does not interfere with the purpose of this instrument.

Easement to Run with the Land: All rights and privileges, obligations and liabilities created by this instrument shall inure to the benefit of, and be binding upon, the heirs, devisees, administrators, executors, successors and assignees of the Grantee and of the Grantor, the partes hereto and all subsequent owners of the Premises and shall run with the land.

This is an exempt transfer per R.S.A 78-B:2(I).

**18-2 CHEVROLET AVENUE  
CONDOMINIUM ASSOCIATION**

\_\_\_\_\_  
John St. Lawrence a/k/a John  
William St. Lawrence, President

STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_

Personally appeared this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, John St. Lawrence a/k/a John William St. Lawrence, duly authorized on behalf of 18-2 Chevrolet Avenue Condominium Association, known by me, who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes contained herein.

Before me,

\_\_\_\_\_  
\_\_\_\_\_, Notary Public

My commission expires:

### ACCESS EASEMENT FOR WATER SERVICES

KNOW ALL MEN BY THESE PRESENTS, THAT **18-1 CHEVROLET AVENUE CONDOMINIUM ASSOCIATION**, a New Hampshire Nonprofit Corporation, having a mailing address of 53B Chevrolet Avenue, Portsmouth, New Hampshire 03801, for consideration received, grants to the **CITY OF PORTSMOUTH**, a New Hampshire municipal corporation, having a mailing address of 1 Junkins Avenue, Portsmouth, County of Rockingham, State of New Hampshire, 03801, with QUITCLAIM COVENANTS an easement over, below, along and across the premises described herein, located at 53 Chevrolet Avenue, Portsmouth, Rockingham County, State of New Hampshire, 03801, (Tax Assessor's Map 147, Lot 18-1), and being more particularly described as follows:

Beginning at a nail set on the easterly side of Chevrolet Ave., so-called, and the northerly point of the within described premises; thence running S 46° 06' 09" E a distance of 188.03 feet to an iron rod set; thence turning and running S 34° 15' 48" W a distance of 23.83 feet to an iron rod found; thence turning and running S 84° 48' 30" W a distance of 134.11 feet to an 8" x 8" bound; thence turning and running N 40° 00' 38" W a distance of 104.72 feet to an 8" x 8" bound; thence turning and running N 43° 51' 39" E a distance of 113.73 feet to a nail set and the point of beginning. Containing 18,891 square feet.

Meaning and intending to convey an easement over the premises conveyed to Joseph R. Abdo, as Trustee of the Joseph R. Abdo Trust and Barbara J. Abdo, as Trustee of the Barbara J. Abdo Trust by Deed of Andrew J. Goddard, as Trustee of the Copley Chevrolet Avenue Realty Trust, dated January 30, 2025, recorded in Rockingham County Registry of Deeds, Book 6601, Page 1914; and Douglas R. Howard and Pamela M. Howard, Trustees of the Howard Family Holding Trust by Deed of Andrew J. Goddard, as Trustee of the Copley Chevrolet Avenue Realty Trust, dated October 18, 2024, recorded in Rockingham County Registry of Deeds, Book 6580, Page 1161.

Purpose and Rights: The Grantee shall have a perpetual, permanent, uninterrupted, unobstructed, and nonexclusive easement for the purpose of enabling the City of Portsmouth to access private water infrastructure including mains, meters, water shutoffs, and valves for the limited purpose of meter reading, leak detection, maintenance, similar infrastructure inspection services, and for access to valves for purposes of turning on and shutting off municipal water

service. Grantee shall have no responsibility for installation, maintenance, operation, or replacement of the water infrastructure.

Retained Rights: Grantor retains the right to freely use and enjoy its interest in the easement area insofar as the exercise thereof does not interfere with the purpose of this instrument.

Easement to Run with the Land: All rights and privileges, obligations and liabilities created by this instrument shall inure to the benefit of, and be binding upon, the heirs, devisees, administrators, executors, successors and assignees of the Grantee and of the Grantor, the parties hereto and all subsequent owners of the Premises and shall run with the land.

This is an exempt transfer per R.S.A 78-B:2(I).

**18-1 CHEVROLET AVENUE  
CONDOMINIUM ASSOCIATION**

\_\_\_\_\_  
Barbara Abdo a/k/a Barbara J.  
Abdo, President

STATE OF NEW HAMPSHIRE  
COUNTY OF \_\_\_\_\_

Personally appeared this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, Barbara Abdo a/k/a Barbara J. Abdo, duly authorized on behalf of 18-1 Chevrolet Avenue Condominium Association, known by me, who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes contained herein.

Before me,

\_\_\_\_\_  
\_\_\_\_\_, Notary Public

My commission expires:

## **City Council Emails – March 2, 2026 through March 12, 2026**

Submitted on Mon, 03/02/2026 - 17:33

Submitted by: Anonymous

Submitted values are:

**First Name**

Briana

**Last Name**

Bruinooge

**Email**

[bruinooge6386@gmail.com](mailto:bruinooge6386@gmail.com)

**Subject**

Walking and biking paths in Portsmouth

**Address**

114 corporate drive  
Portsmouth, New Hampshire. 03801

**Message**

Hello, I am writing my support for safe cycling and walking pathways in Portsmouth. As someone who was hit by a car walking in a cross walk on Islington Street, it is very important to me as this could have been avoided with better infrastructure. I know that I am not the only one who has suffered at the expense of a car incident with a cyclist or pedestrian. A BPAC would help:

- track implementation of the adopted plan
- provide community input on projects and priorities
- support Safe Routes to School and safety initiatives
- coordinate across departments and boards
- maintain transparency and accountability

**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 Sat, 03/07/2026 - 14:07

Submitted by: Anonymous

Submitted values are:

**First Name**

GUY

**Last Name**

SPIERS

**Email**

[spiersg48@gmail.com](mailto:spiersg48@gmail.com)

**Subject**

City Council legal dispute with teacher's union over health care costs

**Address**

241 South St  
PORTSMOUTH, New Hampshire. 03801

**Message**

Hello,

My wife Elizabeth and I met with Karen and Monty this morning at the library. Karen was telling us how the city has hired legal counsel to argue for the city's idea to use a different provider and/or structure for a portion of the teacher's health insurance. I honestly don't remember the details, but I am for the city's side. It had something to do with being required by contract to provide a certain benefit, but the contract not specifying that the certain benefit had to come from the same company or in the same structure. The city wants to go with a different company and/or structure to provide this benefit, resulting in savings to the city's taxpayers. Please keep up the good work. I believe that as long as the city is honoring a contract that they should do whatever is legal to save money for the taxpayers. A contract is a contract for both sides of the agreement.

**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, 03/07/2026 - 14:08

Submitted by: Anonymous

Submitted values are:

**First Name**

Elizabeth

**Last Name**

Spiers

**Email**

[maple37@gmail.com](mailto:maple37@gmail.com)

**Subject**

Unexpected Surcharge from SchoolCare for school employee medical insurance

**Address**

241 South Street  
Portsmouth, New Hampshire. 03801

**Message**

Good afternoon, I am writing with concern regarding the requested surcharge payment in the amount of \$1.57M to cover the schoolcare deficit. I think this unexpected request for money should be borne by those who benefit and that would be the employees using the insurance, not the taxpayers of the city.

**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 Mon, 03/09/2026 - 10:25

Submitted by: Anonymous

Submitted values are:

**First Name**

Carla

**Last Name**

Tero

**Email**

[cjmarvin@comcast.net](mailto:cjmarvin@comcast.net)

**Subject**

Green Spaces

**Address**

1074 State Rd.  
Eliot, Maine. 03903

**Message**

I moved to Portsmouth in the seventies, own a condo on Lafayette Rd. Now I live with my husband in Eliot. It has been sad watching Portsmouth turn from a lovely picturesque old town to a miserable mass of tall Army Barracks condos, I babysat my grandsons for years and they have fond memories of Portsmouth. But the green spaces are disappearing: woods torn down for arm barracks, no breath of air and trees and life.....humans need natural spaces, "woods bath". Why destroy what made Portsmouth charming? We need to preserve the quality of life.

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

Yes

---

Submitted on Mon, 03/09/2026 - 22:38

Submitted by: Anonymous

Submitted values are:

**First Name**

David

**Last Name**

Holt

**Email**

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

**Subject**

Urgent Demand for Investigation into Interference with First Amendment Activity in Market Square

**Address**

7A Ash St  
Somersworth, New Hampshire. 03878

## Message

Dear Members of the City Council,

I am writing to raise an urgent and deeply troubling concern involving what appears to be the obstruction of constitutionally protected free speech activity in Market Square, the historic civic center of Portsmouth, New Hampshire.

For years, residents have gathered peacefully in Market Square as part of the weekly Civil Rights Sundays demonstrations to exercise their rights under the First Amendment of the United States Constitution. These gatherings are lawful, peaceful, and take place in one of the most traditional public forums in the city.

Recently, however, for the last three weeks in a row city staff have purposefully tried to impede these activities. They have pushed large piles of snow and ice directly into the area where demonstrators typically stand. They aren't just leaving snow unplowed they are making snowbanks of ice and dense snow in the very spot that they know that are used by citizens of Portsmouth. This action was done to block the space and make it difficult, if not impossible and definitely unsafe for participants to safely assemble and exercise their right to free speech.

This situation is particularly concerning because it was maliciously done. The specific area in question has historically been cleared as a pedestrian right-of-way. For years, the city has routinely plowed and maintained this passage along Congress Street to allow residents and visitors to walk safely through the square. This sudden departure from that longstanding practice—occurring precisely where an ongoing political demonstration takes place—raises serious concerns that the obstruction was not incidental but intentional.

When government action interferes with peaceful assembly in a traditional public forum, it raises significant constitutional issues. If municipal operations were directed or carried out in a manner that burdens or targets a known demonstration, it may constitute viewpoint discrimination and unlawful interference with protected First Amendment activity.

These concerns are heightened by troubling experiences during demonstrations in the previous years. Participants in these same gatherings experienced multiple instances in which Portsmouth law enforcement officers harassed and targeted demonstrators, while other groups espousing openly racist, Islamophobic, or extremist rhetoric were permitted to protest in the same public space without similar restrictions and received preferential treatment.

Such disparities imply that government authority may be applied unevenly based on ideology or viewpoint. This is unacceptable. This is deeply damaging to public trust and fundamentally inconsistent with constitutional principles. No fascist, racist individuals should be in these positions, much less allowed to use their positions to further their un-American ideologies.

It is profoundly concerning for individuals who hold positions of public authority—whether within municipal departments or law enforcement—to harbor these extreme and unamerican ideologies. That they are hostile to democratic participation, equality, and the constitutional rights of city residents. Public servants must uphold the rule of law and the rights guaranteed to every resident, regardless of political beliefs. Any environment in which racist or anti-democratic attitudes are tolerated within public institutions risks undermining the very foundations of democratic governance.

For these reasons, I respectfully but firmly call upon the Portsmouth City Council to take the following steps:

Initiate a formal and transparent investigation into how and why snow and ice were deposited in the area of Market Square where the Civil Rights Sundays demonstrations occur.

Determine whether any city officials or employees directed or knowingly permitted actions that interfered with

peaceful First Amendment activity.

Ensure that this type of activity ends immediately.

Review policies and training within city departments, including law enforcement, to ensure that constitutional rights are protected and that political viewpoints never influence how public authority is exercised.

Hold accountable any individuals who may have abused their public position to undermine the constitutional rights of Portsmouth residents.

Market Square is supposed to be a free speech zone. It has been a place where people gather, speak freely, and participate in civic life. That tradition must be protected, not obstructed. It is now your responsibility to act to ensure this is the reality. Democracy depends on the ability of ordinary citizens to assemble peacefully and express dissent without fear of retaliation or interference by the government itself.

The residents of Portsmouth deserve to know that their city government stands firmly on the side of the Constitution, equal justice, and the protection of civil liberties for all. That we are not supporting and protecting individuals who would destroy this democracy and threaten our constitutional rights.

I urge the Council to act swiftly and decisively to investigate these concerns, censure or remove responsible staff, provide training and education to all municipal staff to ensure that they uphold and embrace the democratic values and protect the constitutional rights, and understand their importance to this City, State and Country. That you restore public confidence, and reaffirm Portsmouth's commitment to democratic principles and constitutional rights.

**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, 03/10/2026 - 09:51

Submitted by: Anonymous

Submitted values are:

**First Name**

Kristina

**Last Name**

Campbell

**Email**

[kristinacampbell2019@gmail.com](mailto:kristinacampbell2019@gmail.com)

**Subject**

Proposed multi family development at 150 Portsmouth Boulevard (Map 213, Lot 12)

**Address**

4 Dunlin Way

Portsmouth, New Hampshire. 03801

## Message

I am writing to formally object to the adequacy of the Traffic Impact Study submitted for the proposed multi family development at 150 Portsmouth Boulevard (Map 213, Lot 12) and to strongly request that the Board require the installation of a physical barrier at the end of Dunlin Way as a condition of any approval.

While the application includes a Traffic Impact Study dated September 22, 2025, that study fails to meaningfully evaluate or quantify traffic impacts on Dunlin Way, despite the fact that Dunlin Way directly abuts the eastern edge of the project site and functions as a quiet residential street serving an established neighborhood. We do experience a lot of traffic from the Osprey landing development even though there is no reason for people to drive down our street to exit the neighborhood.

The submitted materials acknowledge that the project is bounded on the east by residences on Dunlin Way, yet the traffic analysis focuses almost exclusively on Portsmouth Boulevard. The applicant's repeated assertion that "all entering and exiting traffic will use Portsmouth Boulevard because it is the shortest route" is an assumption, not an analysis, and it is unsupported by enforceable design measures.

Experience with similar developments demonstrates that without a physical deterrent, residential streets become convenient cut throughs for:

- Daily commuter traffic
- Ride share and delivery vehicles
- Construction vehicles
- Emergency and service traffic using navigation apps

Once this traffic pattern is established, it is extremely difficult to reverse.

Of particular concern is the response to prior public comments regarding the temporary gate at the end of Dunlin Way, where the applicant and DPW state that a gate is "not favored" while simultaneously conceding that, if required, a cul de sac and gate could be constructed. This response prioritizes developer convenience over neighborhood safety and ignores the very real impacts to residents who will bear the consequences of increased traffic, noise, and speeding.

Importantly:

- No traffic counts, turning movement analysis, or future volume projections for Dunlin Way are provided
- No mitigation is proposed to prevent diversion of traffic into the neighborhood
- No enforceable mechanism exists to ensure Dunlin Way does not become an access route

The Planning Board has both the authority and the responsibility to ensure that development does not adversely impact surrounding neighborhoods. Approving this project without a barrier would effectively shift traffic risk and quality of life impacts onto existing residents without analysis, mitigation, or recourse. While also negatively impacting property values.

Accordingly, I respectfully but firmly request that the Board:

1. Acknowledge that the Traffic Impact Study is incomplete due to its failure to analyze Dunlin Way
2. Require a permanent physical barrier at the end of Dunlin Way to prevent cut through traffic
3. Make installation of this barrier a condition of any site plan approval, not a future discretionary action

This is not an unreasonable request—it is a necessary and proportional response to a large scale development being introduced adjacent to a residential street that was never designed to carry this level or type of traffic.

The residents of Dunlin Way should not be asked to rely on assumptions or promises when a clear, effective, and proven solution exists.

Thank you for your attention to this matter and for your obligation to protect the safety and character of our neighborhood.

**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, 03/11/2026 - 11:06

Submitted by: Anonymous

Submitted values are:

**First Name**

Carla

**Last Name**

Tero

**Email**

[cptero@icloud.com](mailto:cptero@icloud.com)

**Subject**

Green Spaces

**Address**

1074 State Rd  
Eliot, Maine. 03903

**Message**

Portsmouth is beginning to look like the Los Alamos compound in New Mexico. No green spaces are preserved! It is beginning to look like communist Eastern Europe or sterile Army compounds.

PLEASE PLAN AHEAD FOR OUR CHILDREN'S FUTURE!!

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

Yes

BANFIELD REALTY, LLC  
304 Maplewood Avenue  
Portsmouth, NH 03801  
(603) 294-0421

March 10, 2026

**VIA HAND DELIVERY**

City Council - City of Portsmouth, NH  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: CORRECTED - Rezoning of 375 Banfield (Tax Map 266, Lots 7 and 7-1),  
Portsmouth, New Hampshire – Industrial (I) to Gateway (G1)**

Dear Members of the Council:

This letter supersedes and wholly replaces our prior correspondence to this Council dated March 2, 2026, which letter should be disregarded in its entirety and treated as withdrawn.

On behalf of Banfield Realty, LLC (“Banfield”) and Green Valley Realty, LLC (“Green Valley”) (collectively, the “Applicant”), I am writing this letter to propose a zoning amendment which would rezone Tax Map 266, Lots 7 and 7-1 (the “Property”), from Industrial (I) to Gateway Corridor (G1) in Portsmouth.

Applicant is the current owner of the Property (Banfield being the owner of 266/7 and Green Valley the owner of 266/7-1). Applicant’s current desire is to develop the Property for multi-family housing as allowed within the Gateway Corridor, inclusive of workforce and/or affordable housing components as are encouraged within the Gateway Corridor.

While our current understanding is that a rezoning of the Property is appropriate for the proposed multi-family housing project, we look forward to discussing with the City's Planning Department staff the specifics of our project and confirming the best approach from a land use and regulatory perspective.

In light of the above, attached please find the following documentation in support of the Applicant’s rezoning proposal:

1. Concept plan dated 10.30.2025 showing proposed multi-family housing development.
2. Applicant’s vesting deeds for the Property (along with Site Plan referenced therein).

We would appreciate the opportunity to further discuss this proposal with the appropriate members of City Staff, at a meeting held at their earliest opportunity and convenience. Please call me at 603.479.3666 to schedule, or if you have any questions or comments.

Sincerely,

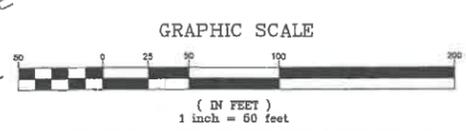
*Robert Graham*

Robert Graham

Designated Agent for Manager



- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO CONSTRUCT 5 APARTMENT BUILDINGS WITH A COMBINED TOTAL OF 392 UNITS.
  - ZONING DISTRICT: GATEWAY CORRIDOR - APARTMENT BUILDING  
 LOT AREA MINIMUM = 10,000 S.F.  
 MINIMUM SITE WIDTH = 75'  
 MINIMUM SITE DEPTH = 100'  
 LOT FRONTAGE MINIMUM = 50'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 10' MIN; 30' MAX  
 SIDE SETBACK = 15'  
 REAR SETBACK = 20'  
 MAX. BUILDING HEIGHT = 4 STORIES OR 50'  
 MAX. BUILDING COVERAGE = 50%  
 MIN. OPEN SPACE = 20%
  - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
  - PARKING CALCULATIONS:  
 RESIDENTIAL PARKING REQUIREMENTS: .5 SPACES PER UNITS <500 S.F., 1 SPACE PER UNITS 500-750 S.F., 1.3 SPACES PER UNITS >750 S.F.  
 392 UNITS PROPOSED (>750 S.F.) \* 1.3 SPACES PER UNIT = 510 SPACES  
 510 PARKING SPACES REQUIRED  
 482 PARKING SPACES PROVIDED
  - NHDES ALTERATION OF TERRAIN PERMIT NO. AOT-2040, DATED 10/28/2021  
 NHDES SEPTIC SYSTEM APPROVAL FOR CONSTRUCTION NO. #CA2021102913, DATED 10/29/2021  
 NHDES WETLANDS BUREAU PERMIT NO. 2021-00240, DATED 12/06/2021  
 NHDES SEWER CONNECTION PERMIT NO. D2023-1208, DATED 02/05/2024.
  - ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
  - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
  - ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
  - ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
  - ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYL BASKIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE.
  - ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
  - ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
  - SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
  - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
  - THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
  - ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
  - THE PRACTICES LISTED IN THE SALT MINIMIZATION PLAN PREPARED FOR THIS DEVELOPMENT AS A REQUIREMENT FOR ISSUANCE OF THE SITE-SPECIFIC ALTERATION OF TERRAIN PERMIT ARE TO BE IMPLEMENTED BY THE SITE OWNER AS WELL AS ALL FUTURE OWNERS AND ASSIGNS.
  - SNOW REMOVAL SHOULD BE PERFORMED BY SNO-PRO CERTIFIED PERSONNEL TO MINIMIZE THE POTENTIAL FOR CHLORIDE CONTAMINATION.
  - ANY AREAS LEFT TO NATURALLY REVEGETATE SHALL BE LOAMED AND SEEDING WITH A WILDFLOWER MIX AND MONITORED FOR INVASIVE SPECIES, AND THEIR REMOVAL SHALL BE DONE ACCORDING TO ARTICLE 10 SECTION 10.1018.23 OF THE ZONING ORDINANCE.



<b>PROJECT PARCEL</b> CITY OF PORTSMOUTH TAX MAP 266, LOT 7
<b>TOTAL LOT AREA</b> 698,297 S.F. 14.61 ACRES

Design: JAC	Draft: KDR	Date: 10/29/25
Checked: JAC	Scale: AS-NOTED	Project No.: 19190.2
Drawing Name: 19190.2-Concept14.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	10/30/25	CONCEPT DESIGN	KDR

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4748  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>APARTMENT CONCEPT PLAN</b>
Project:	<b>INDUSTRIAL WAREHOUSE 375 BANFIELD ROAD, PORTSMOUTH, NH 03801</b>
Owner of Record:	<b>BANFIELD REALTY LLC 304 MAPLEWOOD AVENUE, PORTSMOUTH, NH 03801</b>

DRAWING No.	<b>CS1</b>
SHEET 2 OF 3 JBE PROJECT NO. 19190.2	

City of Portsmouth  
1 Jenkins Ave  
Portsmouth, NH 03801

Book: 6570 Page: 1621

# 24026614 09/05/2024 01:35:32 PM  
Book 6570 Page 1621 Page 1 of 4  
Register of Deeds, Rockingham County

*Cathy Ann Tracy*

LCHIP	ROA686213	25.00
TRANSFER TAX	RO131792	40.00
RECORDING		22.00
SURCHARGE		2.00

After recording, submit to:  
Sheehan Phinney Bass and Green PA (ETK)  
1000 Elm Street, 17<sup>th</sup> Floor  
Manchester, NH 03101

**WARRANTY DEED**

**BANFIELD REALTY, LLC** (the "Grantor") a New Hampshire limited liability company, having a mailing address of 304 Maplewood Avenue, Portsmouth, New Hampshire 030801, for consideration paid, grants on this 6<sup>th</sup> day of March, 2024 (the "Effective Date") to **BANFIELD REALTY, LLC**, a New Hampshire limited liability company, having a mailing address of 304 Maplewood Avenue, Portsmouth, New Hampshire 030801, **WITH WARRANTY COVENANTS**, the following:

A certain tract or parcel of land consisting of approximately 289,617 square feet or 6.65 acres situated on Banfield Road in the City of Portsmouth, County of Rockingham and State of New Hampshire and being shown as Tax Map 266 Lot 7 "Proposed Area" on Sheet # 3 of the plan entitled "COMMERCIAL SITE PLAN, 'INDUSTRIAL WAREHOUSE,' TAX MAP 266, Lot 7, 375 BANFIELD ROAD, PORTSMOUTH, NH," prepared by Jones & Beach Engineers, Inc. dated 4/21/2020, recorded in the Rockingham County Registry of Deeds herewith as Plan # D-44680 (the "Plan") and being further bounded and described on Exhibit A, attached hereto and made a part hereof.

The foregoing conveyance is subject to any and all restrictions, conditions, encumbrances and other matters on the Plan and otherwise of record. This is not homestead property of the Grantor.

[remainder of page left intentionally blank; signature page follows]



EXECUTED as of the Effective Date.

**BANFIELD REALTY, LLC**

a New Hampshire limited liability company

By:   
Name: Michael Geordahl  
Title: Manager

STATE OF New Hampshire  
Rockingham, ss.

On this the 10<sup>th</sup> day of March, 2024, personally appeared the above-named Michael Geordahl, Manager on behalf of **BANFIELD REALTY, LLC**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, before me.



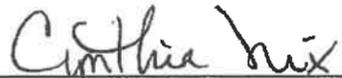
  
Print Name: Cynthia Nix  
Notary Public/Justice of the Peace  
My Commission Expires: 4-17-2024

Exhibit A

A certain tract or parcel of land consisting of approximately 289,617 square feet or 6.65 acres situated on Banfield Road in the City of Portsmouth, County of Rockingham and State of New Hampshire and being shown as Tax Map 266 Lot 7 "Proposed Area" on Sheet # 3 of the plan entitled "COMMERCIAL SITE PLAN, 'INDUSTRIAL WAREHOUSE,' TAX MAP 266, Lot 7, 375 BANFIELD ROAD, PORTSMOUTH, NH," prepared by Jones & Beach Engineers, Inc. dated 4/21/2020, recorded in the Rockingham County Registry of Deeds herewith as Plan # D-44680 (the "Plan") and being further bounded and described as follows:

**Beginning at an iron rod with "LLS 625" cap, on the southerly sideline of Banfield Road, so-called, at land now or formerly of Hope for Tomorrow Foundation, said point also being the most northerly corner of the within described parcel;**

Thence running **S54°53'27"E**, along land now or formerly of Hope for Tomorrow Foundation, a distance of **135.22 feet** to a drill hole at the end of a stone wall;

Thence running **S56°28'28"E**, by a stone wall and land of said Hope for Tomorrow Foundation, a distance of **496.51 feet** to a point;

Thence running **S56°47'03"E**, continuing by said stone wall and land of said Hope for Tomorrow Foundation, a distance of **141.96 feet** to an iron rod with "LLS 717" cap at the corner of a stone wall at land now or formerly of the City of Portsmouth;

Thence turning and running **S41°44'36"W**, along said land now or formerly of the City of Portsmouth, a distance of **356.80 feet** to a rebar with aluminum cap at other land now of formerly of Banfield Realty LLC;

Thence turning and running **N61°47'13"W**, along other land now of formerly of Banfield Realty LLC, a distance of **467.77 feet** to a rebar with aluminum cap;

Thence running **N50°14'31"W**, continuing along said land now of formerly of Banfield Realty LLC, a distance of **178.14 feet** to a rebar with aluminum cap;

Thence running **N43°38'26"W**, continuing along said land now of formerly of Banfield Realty LLC, a distance of **129.09 feet** to a rebar with aluminum cap on the southerly sideline of Banfield Road, so-called;

Thence running **N40°48'23"E**, along the southerly sideline of said Banfield Road, so-called, a distance of **239.00 feet** to a rebar with aluminum cap;

Thence running **N41°23'28"E**, along the southerly sideline of said Banfield Road, so-called, a distance of **115.41 feet** to the **point of beginning**.

Containing 289,617 square feet or 6.65 acres

The above described property is conveyed together with the benefit of that certain Sewer Easement, as declared and granted from the City of Portsmouth for the benefit of Grantor in that certain Sewer Easement Deed, recorded in the Rockingham County Registry of Deeds at Book 6570, Page 1583.

The above described property is subject to that certain Grading, Drainage, Utility and Landscaping Easement, as declared and granted for the benefit of Lot 7 in that certain Easement Deed, recorded in the Rockingham County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_ *None After*

The above described property is subject to that certain Grading and Sightline Easement, as declared and granted for the benefit of the City of Portsmouth in that certain Grading and Sightline Easement Deed, recorded in the Rockingham County Registry of Deeds at Book 6570, Page 1588.

Meaning and intending to grant a portion of the property conveyed to Grantor by deed recorded in the Rockingham Registry of Deeds at Book 6081/2150.

City of Portsmouth

# 24026608 09/05/2024 01:14:16 PM  
Book 6570 Page 1592 Page 1 of 4  
Register of Deeds, Rockingham County

*Cathy Ann Stacy*

LCHIP	ROA686208	25.00
TRANSFER TAX	RO131789	40.00
RECORDING		22.00
SURCHARGE		2.00

After recording, return to:  
Sheehan Pitman Bass and Green PA (ETK)  
1000 Elm Street, 17<sup>th</sup> Floor  
Manchester, NH 03101



**WARRANTY DEED**

**BANFIELD REALTY, LLC** (the "Grantor") a New Hampshire limited liability company, having a mailing address of 304 Maplewood Avenue, Portsmouth, New Hampshire 030801, for consideration paid, grants on this 6<sup>th</sup> day of March, 2024 (the "Effective Date") to **GREEN VALLEY REALTY, LLC**, a New Hampshire limited liability company, having a mailing address of 304 Maplewood Avenue, Portsmouth, New Hampshire 030801, **WITH WARRANTY COVENANTS**, the following:

A certain tract or parcel of land consisting of approximately 7.96 acres situated on Banfield Road in the City of Portsmouth, County of Rockingham and State of New Hampshire and being shown as Tax Map 266 Lot 7-1 "Non-Building Lot, Proposed Area" on Sheet #3 of the plan entitled "COMMERCIAL SITE PLAN, 'INDUSTRIAL WAREHOUSE,' TAX MAP 266, Lot 7, 375 BANFIELD ROAD, PORTSMOUTH, NH," prepared by Jones & Beach Engineers, Inc. dated 4/21/2020, recorded in the Rockingham County Registry of Deeds herewith as Plan # D-44680 (the "Plan") being further bounded and described on Exhibit A, attached hereto and made a part hereof.

The foregoing conveyance is subject to any and all restrictions, conditions, encumbrances and other matters on the Plan and otherwise of record. This is not homestead property of the Grantor.

[remainder of page left intentionally blank; signature page follows]

EXECUTED as of the Effective Date.

**BANFIELD REALTY, LLC**

a New Hampshire limited liability company

By: [Signature]  
Name: Michael Gaudin  
Title: Manager

STATE OF New Hampshire  
Rockingham, ss.

On this the 6<sup>th</sup> day of March, 2024, personally appeared the above-named Michael Gaudin, Manager on behalf of **BANFIELD REALTY, LLC**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, before me.



[Signature]  
Print Name: Cynthia Nix  
Notary Public/Justice of the Peace  
My Commission Expires: 4-17-2024

Exhibit A

A certain tract or parcel of land consisting of approximately 7.96 acres situated on Banfield Road in the City of Portsmouth, County of Rockingham and State of New Hampshire and being shown as Tax Map 266 Lot 7-1 "Non-Building Lot, Proposed Area" on Sheet #3 of the plan entitled "COMMERCIAL SITE PLAN, 'INDUSTRIAL WAREHOUSE,' TAX MAP 266, Lot 7, 375 BANFIELD ROAD, PORTSMOUTH, NH," prepared by Jones & Beach Engineers, Inc. dated 4/21/2020, recorded in the Rockingham County Registry of Deeds [herewith] as Plan # 27-44680 (the "Plan") and being further bounded and described as follows:

**Beginning at rebar with aluminum cap**, on the southerly sideline of Banfield Road, so-called, at other land now or formerly of Banfield Realty LLC, said point also being the most northerly corner of the within described parcel;

Thence running **S43°38'26"E**, along said land now of formerly of Banfield Realty LLC, a distance of **129.09 feet** to a rebar with aluminum cap;

Thence running **S50°14'31"E**, continuing along said land now of formerly of Banfield Realty LLC, a distance of **178.14 feet** to a rebar with aluminum cap;

Thence turning and running **S61°47'13"E**, continuing along said land now of formerly of Banfield Realty LLC, a distance of **467.77 feet** to a rebar with aluminum cap at land now or formerly of the City of Portsmouth;

Thence turning and running **S41°44'36"W**, along said land now or formerly of the City of Portsmouth, a distance of **581.34 feet** to a rebar with aluminum cap;

Thence turning and running **N53°45'09"W**, continuing along land now or formerly of the City of Portsmouth, a distance of **173.05 feet** to a rebar with aluminum cap;

Thence running **N54°25'30"W**, continuing along land now or formerly of the City of Portsmouth, a distance of **419.04 feet** to a rebar with aluminum cap at land now or formerly of Elizabeth Ecker;

Thence turning and running **N46°21'59"E**, along said land now or formerly of Elizabeth Ecker, a distance of **360.00 feet** to a rebar with aluminum cap;

Thence turning and running **N54°18'38"W**, along said land now or formerly of Elizabeth Ecker, a distance of **200.00 feet** to a rebar with aluminum cap on the southerly side of Banfield Road, so-called;

Thence turning and running N41°02'02"E, along the southerly sideline of said Banfield Road, so-called, partially along a stone wall, a distance of 129.00 feet to a rebar with aluminum cap;

Thence running N40°48'23"E, along the southerly sideline of said Banfield Road, so-called, a distance of 71.00 feet to the point of beginning.

Containing 346,620 square feet or 7.96 acres

The above described property is conveyed together with the benefit of the Grading, Drainage, Utility and Landscaping Easement, each as declared and granted for the benefit of Grantor in that certain Easement Deed, recorded in the Rockingham County Registry of Deeds at Book \_\_\_\_\_,

Page \_\_\_\_ *Here After.*

Meaning and intending to grant a portion of the property conveyed to Grantor by deed recorded in the Rockingham Registry of Deeds at Book 6081/2150.





Deaglan McEachern  
Mayor

## CITY OF PORTSMOUTH

---

Municipal Complex  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801  
Mayor@portsmouthnh.gov  
(603) 610-7200

March 5, 2026

The Honorable David M. Scanlan  
New Hampshire Secretary of State  
State House, Room 204  
107 North Main Street  
Concord, NH 03301-4989

Dear Secretary Scanlan:

I am writing on behalf of the City of Portsmouth regarding the challenges facing public employers participating in risk pools, specifically the situation involving the New Hampshire School Health Care Coalition (SchoolCare).

Thank you for your willingness, expressed through our conversation and conveyed through David Lang, to come to Portsmouth to discuss these issues at the City Council meeting on March 16. We confirm our interest in hosting you.

The City's concerns arise from the extraordinary assessment SchoolCare recently imposed on its members. SchoolCare reported approximately \$29.5 million in reserves as of June 30, 2023; those reserves were depleted quickly, and SchoolCare now reports an operational deficit. The size and timing of the assessment have had immediate and serious impacts on taxpayers.

Portsmouth seeks to approach this situation constructively. While the City does not agree that risk pools have statutory or contractual authority to levy assessments of this nature, we want to remain part of a stable, effective pool and contribute to a reasonable solution. Portsmouth has proposed an alternative that would address the reported deficit now while avoiding the disruption of a lumpsum payment: an initial payment reflecting our proportional share of the deficit, in the amount of \$247,660.71 with the remaining \$1,322,945.07 to be incorporated into rates over a two-year period. This solution prospectively addresses rebuilding reserves through rate-setting, which is consistent with past practice and the statutory framework.

Other members have been able to propose and negotiate alternative payment arrangements. Portsmouth seeks the same opportunity and would expect that any negotiated structure be offered to all members.

This assessment raises broader policy concerns warranting your direct attention given your statutory responsibilities. It was levied contrary to state law, the membership agreements, and SchoolCare Board policies, without a meaningful public process. By shifting costs retroactively and disproportionately onto taxpayers rather than sharing them prospectively and transparently through rate-setting, this approach undermines confidence in the public risk pool model.

The implications extend well beyond Portsmouth. Municipalities and school districts across New Hampshire depend on the stability and predictability of public risk pools in order to responsibly plan their budgets and manage taxpayer dollars. When large retroactive assessments are imposed without clear authority or process, it creates uncertainty not only for local governments but for taxpayers across the state who ultimately bear the cost.

Therefore, Portsmouth would welcome a more active State role in correcting both the immediate circumstances and the structural issues they expose. This could include State financial support or other intervention to avoid what is, in effect, an unfunded mandate on local communities.

Portsmouth values the public risk pool model and wants it to succeed, but only within clear legal boundaries and with transparency, predictability, and fairness for public employees and taxpayers. Meeting with you would be an important step toward that goal.

Thank you again for your willingness to engage. We look forward to meeting with you in Portsmouth and working collaboratively toward a stable and equitable path forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Deaglan McEachern". The signature is stylized and cursive.

Deaglan McEachern  
Mayor



City of Portsmouth, NH  
Boards, Committees, and Commissions

REAPPOINTMENT APPLICATION

The application may be printed and hand-delivered, or electronically submitted to the Office of the City Clerk.

Committee: Recreation Board

**Reappointment Application**

Name: JACQUELINE CAHI-PITTS

Telephone: 603 431-7657

If you do not receive the appointment you are requesting, would you be interested in serving on another board, committee or commission?

Yes  No

Have you contacted the Chair of the Board, Commission, or Committee to determine the time commitment involved? YES/NO

Can you be contacted at work? YES/NO If so, telephone number: Retired

Street address: 40 Bedford Way #112 Portsmouth

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

Email address (for communication from the Office of the City Clerk, and distribution of training materials):  
\_\_\_\_\_

How long have you been a resident of Portsmouth? 50 years +

Occupational background:  
ATT Svc, Passports Verizon Social  
work, All sorts of Vol work + Teaching  
I have been on the Rec Board for many years  
since Joe Fale, I believe my knowledge +  
experience are VALUABLE NOW more than  
ever to keep Portsmouth moving ahead for  
all residents



**Receipt Date:**

**City of Portsmouth, NH  
Boards, Committees, and Commissions  
INITIAL APPLICATION**

The application may be printed and hand-delivered, or electronically submitted to the Office of the City Clerk.

Committee: Housing Committee

**Initial Application**

Name: Oliver Chag

Telephone: (603) 812-5535

If you do not receive the appointment you are requesting, would you be interested in serving on another board, committee or commission?

Yes  No

Have you contacted the Chair of the Board, Commission, or Committee to determine the time commitment involved? YES/NO

Can you be contacted at work? YES/NO   If so, telephone number: (603) 812-5535

Street address: 419 Lincoln Ave, Apt 2, Portsmouth, NH, 03801

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

Email address (for communication from the Office of the City Clerk, and distribution of training materials):

Oliver.H.Chag@gmail.com

How long have you been a resident of Portsmouth? 33 years

Occupational background:

Utility-scale solar energy development

Development Manager - Ranger Power

\_\_\_\_\_

\_\_\_\_\_



City of Portsmouth, NH  
Boards, Committees, and Commissions  
INITIAL APPLICATION

The application may be printed and hand-delivered, or electronically submitted to the Office of the City Clerk.

Please list experience you have in respect to this Board, Committee, or Commission:

Multiple years of real estate, zoning and permitting related experience.

Management of various consultants throughout renewable project development.

Listening to and interpreting public feedback to implement into the planning process.

General understanding of challenges posed with housing in the greater Seacoast.

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

Reasons for wishing to serve: I care deeply about our community's future and want to contribute to thoughtful housing decisions that balance growth, affordability, and secure, accessible opportunities for those seeking to reside in this great city I was fortunate enough to grow-up in and still call home

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

Conservation Commission - Alternate

Portsmouth PorchFest Planning Committee

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

1. Gerry Duffy (603-205-5136)

Name, address, telephone number

2. Reed Spiller (603-828-6435)

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/Committee; 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. Your application will be kept on file for one year from date of receipt.
6. IF APPOINTED, YOU WILL BE REQUIRED TO REVIEW AND ACKNOWLEDGE THE BOARD, COMMISSION AND COMMITTEE HANDBOOK FOR VOLUNTEERS AND TO PARTICIPATE IN ALL TRAININGS.
7. Sign the Oath of Office book preserved with the Office of the City Clerk

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

Digitally signed by  
9ca280d1-27f4-4634-92a6-a2bdec724592  
Date: 2026.03.02 19:31:29 -05'00'

Date: 03/02/2026



**Receipt Date:**

**City of Portsmouth, NH  
Boards, Committees, and Commissions  
INITIAL APPLICATION**

The application may be printed and hand-delivered, or electronically submitted to the Office of the City Clerk.

Committee: Portsmouth Housing Committee

**Initial Application**

Name: Angus John MacDonald

Telephone: 6034794243

If you do not receive the appointment you are requesting, would you be interested in serving on another board, committee or commission?

Yes  No

Have you contacted the Chair of the Board, Commission, or Committee to determine the time commitment involved? YES/NO

Can you be contacted at work? YES/NO   If so, telephone number: 6034794243

Street address: 39 Aldrich Court, Portsmouth, NH 03801

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

Email address (for communication from the Office of the City Clerk, and distribution of training materials):  
amacd86@gmail.com

How long have you been a resident of Portsmouth? 30 years

Occupational background:  
Cybersecurity/AI Solutions Consultant  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# City of Portsmouth, NH

## Boards, Committees, and Commissions

### INITIAL APPLICATION

The application may be printed and hand-delivered, or electronically submitted to the Office of the City Clerk.

Please list experience you have in respect to this Board, Committee, or Commission:

Professional background in enterprise technology and solutions engineering, bringing strong analytical and systems-thinking skills to complex policy questions.

Deeply engaged in Portsmouth's housing density and affordability issues as a community member and prospective long-term resident.

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

Reasons for wishing to serve: I am deeply invested in Portsmouth's housing future as a lifelong community member committed to putting down roots here.

I believe thoughtful, data-informed approaches to expanding housing density and affordability are essential to keeping Portsmouth accessible and vibrant.

I want to contribute my analytical skills and genuine civic passion to help shape policy that works for all residents.

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

Portsmouth Judo Club, Newburyport Chess Club, Decentralized Identity Foundation, OpenID Foundation, Linux Foundation

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

1. Bob Snover, 60 TJ Gamester Ave, Portsmouth, NH

Name, address, telephone number

2. Dana Levenson, 6 Curriers Cove, Portsmouth, NH

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/Committee; 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. Your application will be kept on file for one year from date of receipt.
6. IF APPOINTED, YOU WILL BE REQUIRED TO REVIEW AND ACKNOWLEDGE THE BOARD, COMMISSION AND COMMITTEE HANDBOOK FOR VOLUNTEERS AND TO PARTICIPATE IN ALL TRAININGS.
7. Sign the Oath of Office book preserved with the Office of the City Clerk

Signature: 

Date: 3/1/26

**City of Portsmouth, NH**

**TO:** Karen Conard, City Manager  
**FROM:** Corin Hallowell, Parks and Greenery Foreman  
**DATE:** March 9, 2026  
**AGENDA ITEM:** Bench Donation

**REQUEST FOR INCLUSION ON A CITY COUNCIL AGENDA**

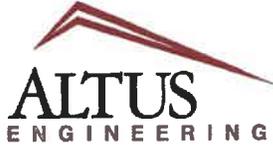
For the next available City Council meeting date.

Approved for recommendation by Peter Rice, Director of Public Works.

The City has received a request from Richard Duddy to donate a Composite Bench bench in memory of Richie Duddy. The Department has reviewed and accepted the application and has designated an appropriate location for placement of the bench within Plains Ballfield. We respectfully request the Council formally accept this donation.

**SUGGESTED ACTION:**

Motion to accept a memorial bench from Richard Duddy in memory of Richie Duddy to be installed at Plains Ballfield.



Civil  
Site Planning  
Environmental  
Engineering

133 Court Street  
Portsmouth, NH  
03801-4413

March 6, 2026

City of Portsmouth  
Attn: Karen Conrad, City Manager  
100 Campus Drive  
Portsmouth, NH 03801

**RE: Donation of New Scoreboard at South Mill Pond Basketball Courts  
Portsmouth, NH  
Altus Project P5756**

Dear City Council,

On behalf of the New Hampshire Project (501.C.3), Altus Engineering, LLC (Altus) is pleased to submit this application for a new scoreboard at the South Mill Pond Basketball Courts. As you are aware, Portsmouth Serious Summer Basketball returned to play in 2024 with great participation, attracting many players from around the region. Chris Petzy and Harry Rafferty have been running the league and are very excited about the success and excitement it has generated since re-opening. Elisabeth Robinson and her sons Duncan (currently playing for the NBA Detroit Pistons) and Eli (passed away in 2025) have also been active in the league and are supporting this proposal. All costs for the scoreboard and installation will be covered at no cost to the City of Portsmouth. As mentioned, the scoreboard is intended for the Serious Summer Basketball League but will also be available to the City Recreation Department for summer camps and other uses, making it an amenity to the community. It is understood that because the scoreboard will be on City property, it will be donated to the City and will need to be accepted by Portsmouth City Council. NHP and Altus met with the Portsmouth Recreation Board on February 18 to present the project and they voted unanimously to recommend the acceptance of the scoreboard donation. NHP and Portsmouth Serious Summer Basketball will work with the Portsmouth Recreation Department regarding the operation and maintenance of the scoreboard.

Attached we have included the following to assist in this application and review:

- 1) Sign Detail (with sponsorship option)
- 2) Aerial Site Plan - Showing the proposed location of the scoreboard
- 3) Court Rendering showing proposed sign location
- 4) Photos – showing existing electrical supply
- 5) Varsity Scoreboard – Installation Manual

We are very excited to work with the City to provide this new amenity to support recreational basketball in Portsmouth. If you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cory Belden".

Cory D. Belden, PE

ECopy: Elisabeth Robinson, Chris Petzy, Harry Rafferty

---

SPONSOR AREA

19.5" X 8"

# SERIOUS SUMMER LEAGUE



HOME 20 GUEST 23

14:58

PERIOD 2

POSS < POSS

BONUS ○

BONUS ○

4 ft

# Rec Scoreboard

Write a description for your map.

# Legend

Scoreboard location

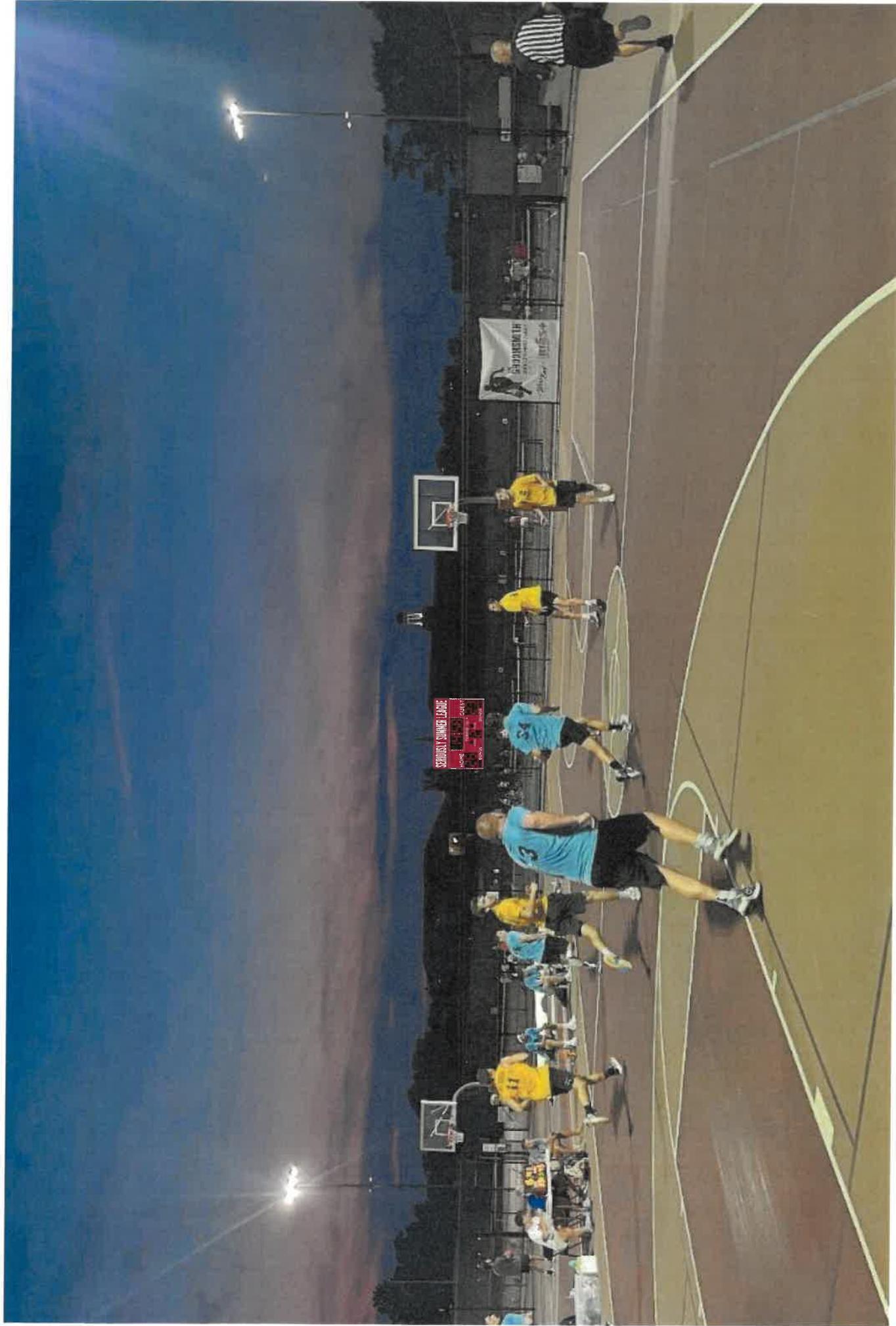
Google Earth

Image © 2026 Airbus

200 ft



Rendering with Scoreboard Location





Elec Outlet



Basketball Courts

Elec Outlet

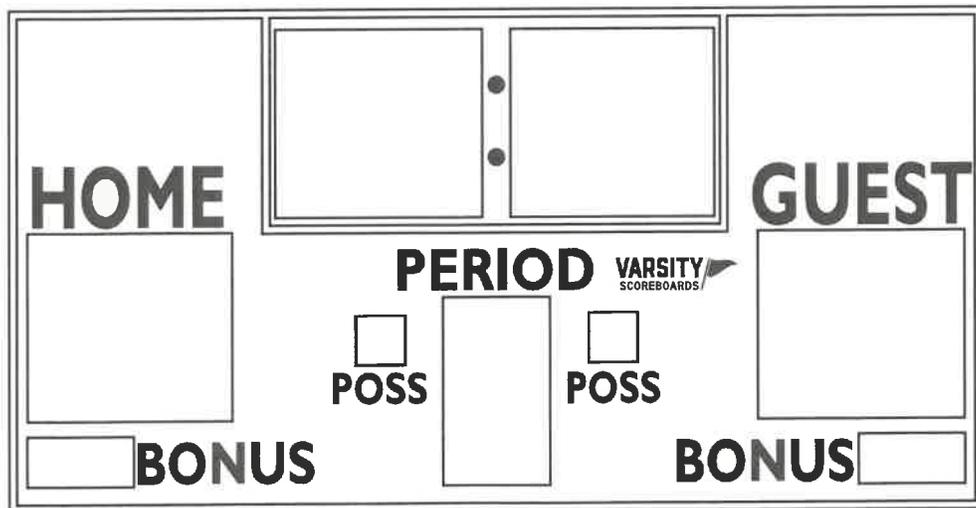


Elec Outlet



# MODEL 3432

Installation Manual





## MODEL 3432 INSTALLATION

### **WARRANTY**

This product is warranted against defects in materials and workmanship for the period specified in the warranty from the date of invoice.

### **SERVICE**

Technical Support is available 24 hours a day, 7 days a week.  
install@varsityscoreboards.com  
1-800-411-3136

<https://www.varsityscoreboards.com/support/contact-support.html>  
(link to fill out support request on website)

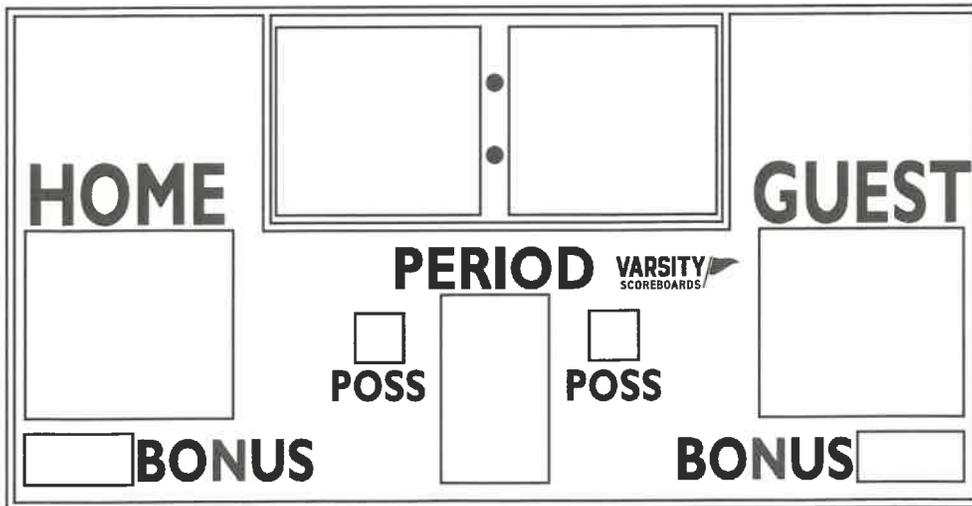


## A NOTE TO INSTALLERS

If you are installing this scoreboard for a client, please return the manual to the individual in charge of the scoreboard upon completion of installation.

### SCOREBOARD DIMENSIONS

8' W x 4' H x 8" D



# TABLE OF CONTENTS /

- MODEL 3432 INSTALLATION. . . . . 5-6
- INSTALLATION OVERVIEW . . . . . 7
- PRODUCT SPECIFICATIONS . . . . . 8
- DETERMINING LOCATION AND ORIENTATION . . . . . 9
- INSTALLING MOUNTING POLES OR I-BEAMS. . . . . 10
- MOUNTING THE SCOREBOARD . . . . . 11-12
- INSTALLING SPONSOR PANELS . . . . . 13-14
- TESTING INSTALLED SYSTEM . . . . . 15

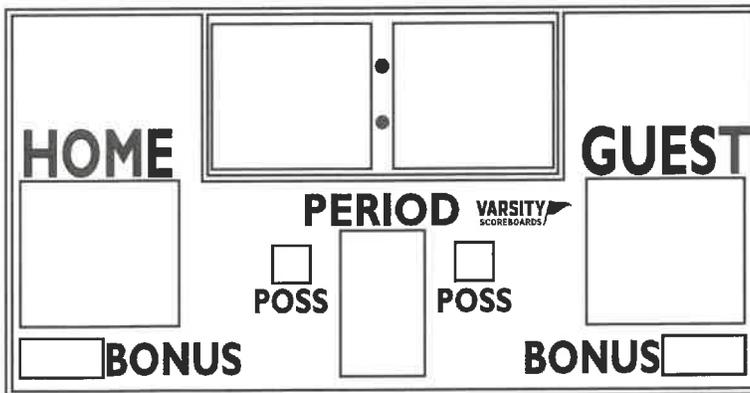
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## MODEL 3432 INSTALLATION

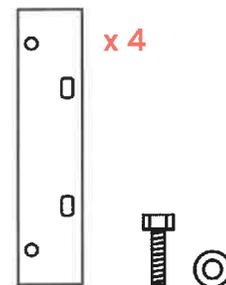
Please inspect all shipping containers upon arrival for damage and ensure that you have all of the parts listed below:

### ITEMS IN LARGE PACKAGE(S)



#### (1) 8' x 4' Basketball Scoreboard

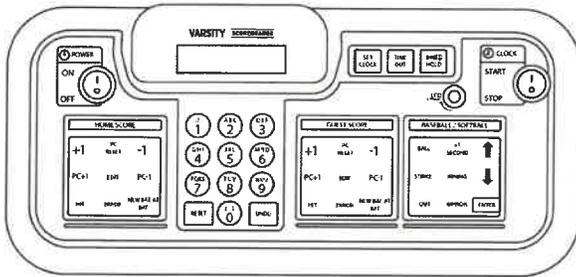
Shipped in one (1) 8' x 4' package



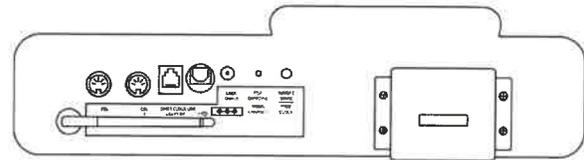
#### (1) Mounting Tools

Flat stock mounting brackets and hardware (nuts, bolts, washers)

## ITEMS IN ACCESSORY BAG



(1) LCD Wireless Keyboard Controller



(1) 12-volt adapter

(1) Sport Inserts

## INSTRUCTIONS FOR REPORTING SHIPPING DAMAGE

1 /

Note "DAMAGED" on the Delivery Receipt Form, including details of the type of damage to the freight and packaging.

2 /

Ask the delivery driver to call the local terminal and report immediately.

3 /

Contact Varsity Scoreboards immediately while the delivery driver is still present to report the damage.

- A. Phone number
- B. Email

Shipping damage **must** be noted at the time of delivery. The shipper is **not responsible** for shipments that aren't sighted for as damaged upon arrival. The shipper is responsible for filing a claim, unless shipped 3rd party.



## INSTALLATION OVERVIEW

This manual will walk you through the installation of the scoreboard. While care has been taken to consider the many scenarios for installation, some general information applies to all. Follow this guide as closely as possible to ensure proper installation.

### 1 /

Review the product specifications below to determine your specific installation hardware.

### 2 /

Determine the scoreboard's location and orientation.

### 3 /

Install the mounting poles / I Beams.

**Note:** *I Beams supplied by the customer.*

### 4 /

Mount the scoreboard to the poles / I Beams.

NOTE: IF THE POLES/I-BEAMS ARE NOT IN ALIGNMENT – SHIMS MAY BE NEEDED TO MOUNT THE SCOREBOARD PROPERLY. MOUNTING THE SCOREBOARD WITH THE POLES/I-BEAMS OUT OF ALIGNMENT WILL RISK WRINKLES IN THE METAL AND A CHANCE OF THE CINCHES POPPING LOOSE, WHICH WILL VOID THE WARRANTY.

### 5 /

Install any options, such as sponsor panels or protective nets, according to the installation instructions included with each option package.

### 6 /

Test the installed system.



## PRODUCT SPECIFICATIONS

### OVERALL DIMENSIONS

8' W x 4' H x 8" D - shipped in one (1) section

### WEIGHT

Hanging weight = approximately 150 lbs  
Shipping weight = approximately 180 lbs

## CONSTRUCTION

22-gauge galvanized steel cabinet with powder coat finish for strength, durability, and lasting appearance

## INSTALLATION RECOMMENDATIONS

We recommend this model to be installed between (2) 8" steel I-beams (W8 x 31). The recommended height, from the ground to the bottom of the scoreboard, is a minimum of 8'-10'.

Total length determined by local codes, customer preferred mounting height, and scoreboard options. Concrete Footer depth, diameter of footer, concrete specifications, and pole(s)/I-beams(s) must be based on customer's local building codes, soil conditions, and wind loads. Angle Iron mounting brackets and bolts are supplied.

*Support structure and mounting hardware supplied by installer/others.*

## POWER REQUIREMENTS

### SCOREBOARD

(1) 20-amp, 120-volt, 60-hertz, grounded AC circuit, disconnect switch at the scoreboard is recommended. Specific power requirement information is also marked on the scoreboard's serial number label, located on the scoreboard. Power consumption is 72 watts.

### LCD WIRELESS KEYBOARD CONTROLLER

(1) 12-volt adapter in a standard 120V outlet to charge the controller

**NOTE FOR OPTIONAL RECHARGEABLE BATTERY:** To maintain the life of the LCD controller, in between games or seasons, store the keyboard in a place where you can keep the adapter plugged in year-round, helping regulate the battery voltage.

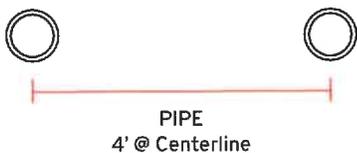
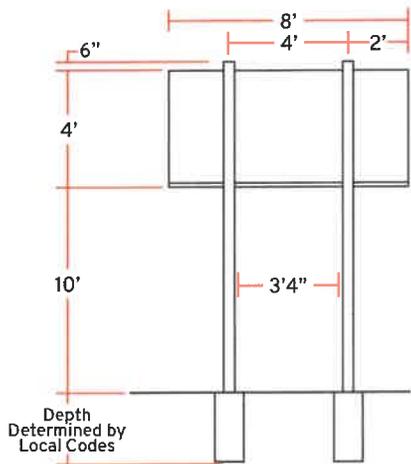
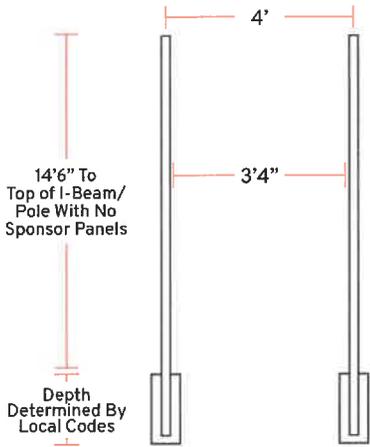


## DETERMINING LOCATION & ORIENTATION

The scoreboard should be positioned so that the greatest number of spectators can easily view it. Also, consider the best orientation of the scoreboard, should the system be used to score a daytime or afternoon game. The scoreboard should be positioned so that sunlight does not glare off its face.

In the U.S., placement on the South or West side of the field is recommended. Consult with the local building or zoning department before final determination and installing the scoreboard.

# INSTALLING MOUNTING POLES OR I-BEAMS



The following information for installing the mounting poles/beams are suggestions only. Local codes, field placement, scoreboard options, customer preference, and other special considerations will determine the specifics of your installation, including footer specifications, above ground height, and total length of the poles/I-beams.

Consult with local building officials for the required pole sizes and footer construction regarding this installation. A local architect, structural engineer, or sign installer may also be a source of assistance.

## 1 /

Install the two (2) mounting poles/beams (supplied by the customer) on the field 4' center to center (3 feet, four inches between poles/I-beams) with 14'6" (\*) of pole/I-beam above ground (refer to the installation diagram below).

**NOTE:** Keep boom and lines away from power lines to avoid shock or electrical burn.

## 2 /

The poles/I-beams must be set into concrete footers and spaced on the recommended 4' centers. The mounting faces of the poles/I-beams must be aligned, plum, and square to the ground. During the installation of the poles/I-beams, attach bracing from beam to beam to maintain the poles/I-beams alignment. The bracing ensures no shifting occurs during the curing of the footers. Angle supports may need to be installed from the poles/I-beams to the ground to keep them square. After installing the poles/I-beams, please allow 5-7 days for the concrete to cure before installing the scoreboard.

**NOTE:** IF THE POLES/I-BEAMS ARE NOT IN ALIGNMENT – SHIMS MAY BE NEEDED TO MOUNT THE SCOREBOARD PROPERLY. MOUNTING THE SCOREBOARD WITH THE POLES/I-BEAMS OUT OF ALIGNMENT WILL RISK WRINKLES IN THE METAL AND A CHANCE OF THE CINCHES POPPING LOOSE, WHICH WILL VOID THE WARRANTY.

## RE-USING OLD COLUMNS

If you plan to re-use old columns to install your scoreboard, please take measurements of your columns and call technical support at 800-411-3136 to discuss further instructions.



## MOUNTING THE SCOREBOARD

### IMPORTANT:

\*TO ASSEMBLE, LIFT, AND INSTALL USING THIS METHOD, YOUR LIFTING DEVICE MUST BE CAPABLE OF LIFTING IN EXCESS OF 2000 LBS. IF YOU DON'T HAVE ACCESS TO THAT TYPE OF LIFTING DEVICE, YOU MAY NEED TO ASSEMBLE/ LIFT/ INSTALL IN SECTIONS.

IF YOU DECIDE TO MOUNT THE SCOREBOARD TO A WALL, A MINIMUM OF 12" CLEARANCE MUST BE MAINTAINED FOR ACCESS TO THE POWER ON THE BACK OF THE SCOREBOARD CABINET.

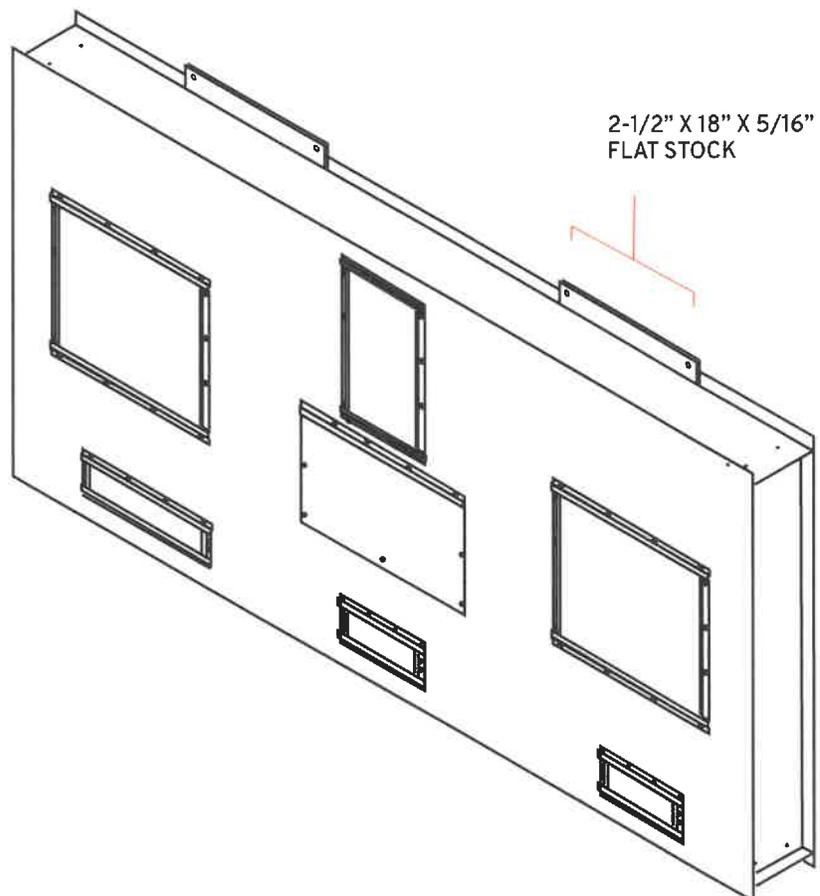
NOTE: Choosing to mount the scoreboard to a wall may make servicing the scoreboard more difficult.

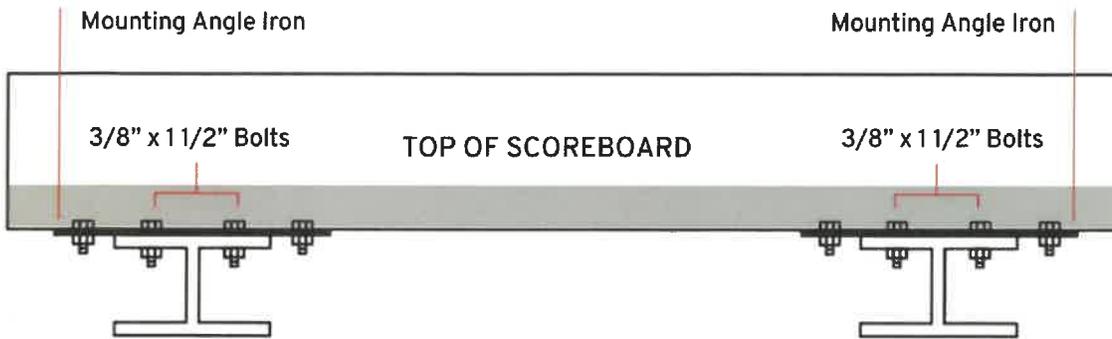
### 1 /

Using provided hardware, bolt the flat stock mounting brackets to the inside back U-channel on the scoreboard.

### 2 /

Using the lift holes provided in the flat stock mounting brackets, connect a lift device to the scoreboard. Lift the scoreboard into place to the desired height, ensuring that the scoreboard is level.





**NOTE:** IF THE ASSEMBLY DOES NOT LAY FLAT AGAINST THE FACE OF THE POLES/I-BEAMS AT ANY POINT OF THE POLES/I-BEAMS, **DO NOT** FORCE THE ASSEMBLY TO THE POLE/I-BEAM. INSTEAD, USE SHIMS TO SPAN THE GAP BETWEEN THE ASSEMBLY AND POLE/I-BEAM.

**NOTE:** IF USING STEEL ROUND POLES, USE A U-BOLT, STRAIGHT-THROUGH BOLT OR WELD ONTO THE ROUND POLE TO SECURE IN PLACE. DO NOT USE WOOD.

### 5 /

Secure the scoreboard to the beams using the flat stock mounting brackets attached to the scoreboard. The unit must be attached to each beam on top and bottom.

### 6 /

If using steel I-beams, either weld the mounting flanges to the supports, or drill the mounting flanges and supports to use bolts, washers, and nuts to secure the scoreboard to the I-beams. Refer to the figure for detailed illustrations of this mounting method.

### 7 /

If a sponsor panel was purchased, refer to page 13 for install instructions. If any other options were purchased, refer to their specific installation instructions.

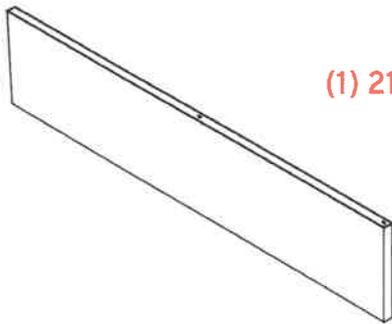
**NOTE:** If any other options were purchased, install them by referring to their specific installation instructions.



## INSTALLING SPONSOR PANELS

### NOTE:

DETERMINE NUMBER OF SPONSOR PANELS  
BEING INSTALLED AND THEIR LOCATION.



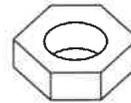
(1) 21" x 8' Panel



(3) 21" Mounting  
Brackets



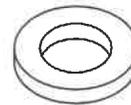
(3) 3/8-16 x 3/4" Bolts



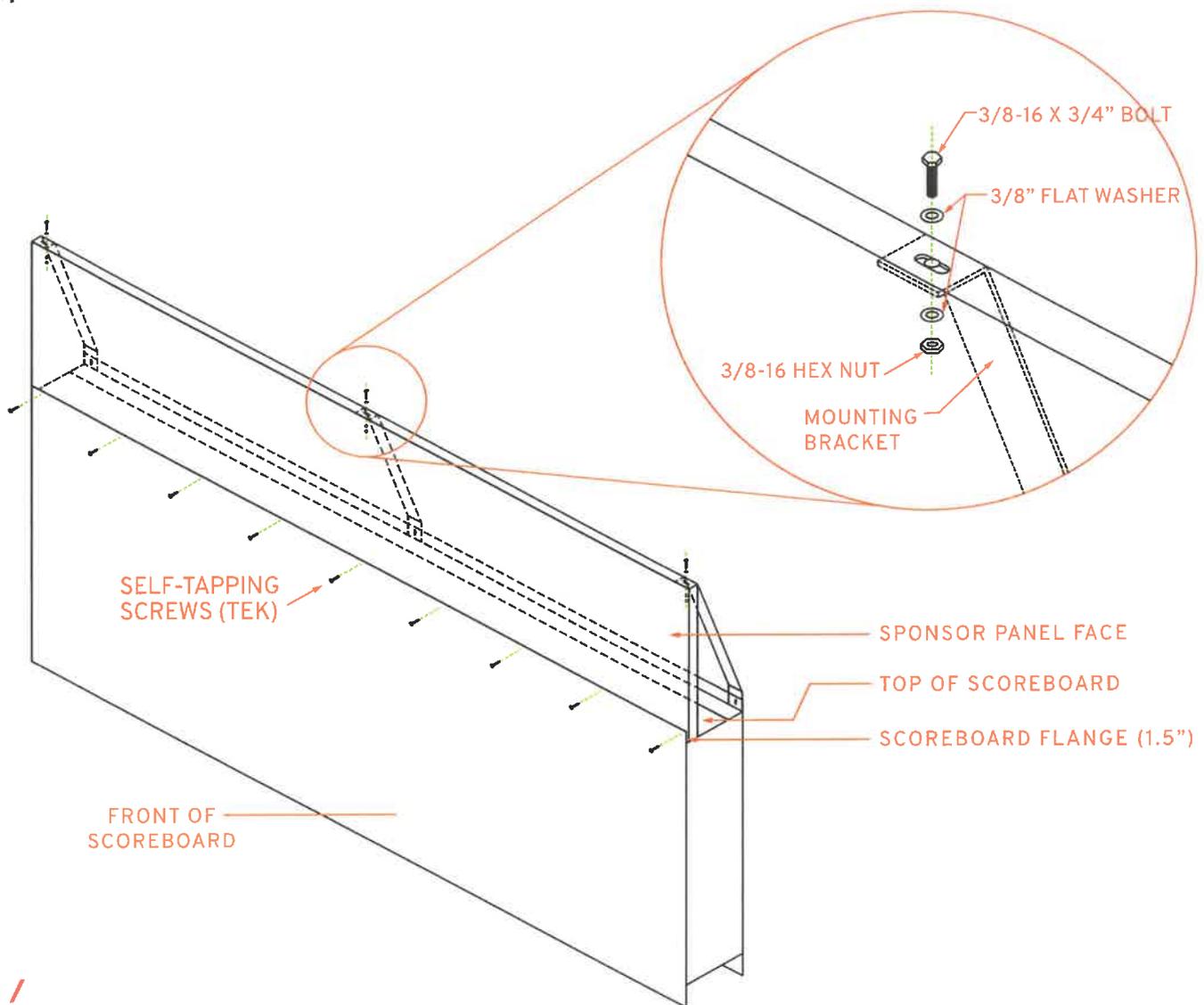
(3) 3/8-16 Hex Nuts



(9) #8 x 1/2" Tek Screws



(6) 3/8" Flat Washers



### 1 /

Before the sponsor panel section is lifted into place, attach three 21" mounting brackets to the 8' panel section using the supplied 3/8-16 X 3/4" bolts, 3/8" flat washers, and 3/8" hex nuts. The brackets fit inside the panel. The top (for top-mounted installations) or the bottom (for bottom-mounted installations) of the panel is pre-drilled for the brackets.

**NOTE: A flat washer should be used both on top and on bottom of the panel, as illustrated above**

### 2 /

Lift the sponsor panel section into place with the panel resting on top of the scoreboard for top-mounted installations, or against the bottom of the scoreboard for bottom-mounted installations, with the face of the panel flat against the scoreboards' front 1-1/2" tall flange, as shown above.

### 3 /

Weld or bolt the 21" mounting brackets (already attached to the sponsor panel section) to the mounting angle, as shown above. Welding is recommended. If the mounting brackets are bolted to the mounting angle all mounting hardware is the responsibility of the installer.

### 4 /

Install the tek screws through the scoreboards front 1-1/2" -tall flange and into the sponsor panel face spaced every foot.



## TESTING THE INSTALLED SYSTEM

Please refer to the OPERATORS MANUAL for startup instructions.

**AFTER INSTALLATION IS COMPLETE, HAVE THE INSTALLER TEST THE SCOREBOARD BY FOLLOWING THE STEPS BELOW:**

**1 /**

While holding down the OPTIONS button, turn the wireless controller on

**2 /**

The screen will display “Select Diag Mode.” Press the down arrow once to scroll to “Digit Test.” Press ENTER.

**3 /**

The screen will display “Segment Test” and “Segments Off”. Press the down arrow once to display “Segments On”. When all segments are on, all digits should display “8”

**4 /**

Press the down arrow again to display “Digits Count”. All digits should continuously count from 0-9

**5 /**

If all digits turn on and count, the installer can then turn off the wireless controller.

**Congratulations!**

**You’ve successfully installed your Varsity Scoreboard!**

If any problems arise, please have the installer call Varsity Scoreboards Customer Service at 800-411-3136 while the installer is still present at the scoreboard.

**VARSITY** /   
**SCOREBOARDS**

## CITY OF PORTSMOUTH, NH



March 9, 2026

## City of Portsmouth, NH Hosts Master Plan Public Meeting on April 22, 2026

**Portsmouth, New Hampshire** – The City of Portsmouth Planning & Sustainability Department invites all community members to a Draft Plan Open House for the Master Plan, to be held on Wednesday, April 22, 2026 from 6 to 8 pm at Community Campus, located at 100 Campus Drive. Light food and refreshments will be provided.

The Master Plan is an eighteen-month Citywide planning initiative designed to shape Portsmouth's future across critical topics including housing, transportation, economic development, climate, urban form, and land use.

The evening will start with a brief presentation from Utile, the City's Master Plan consultants, and City staff. The presentation will provide an overview of draft recommendations rooted in insights gathered from analysis and early engagement efforts which included surveys, comment cards, and the September 2025 Visioning Open House. The presentation will be followed by an informal "science fair" style open house where participants will be encouraged to discuss their ideas with City staff and consultants and share input on draft recommendations illustrated on large-format boards.

The City's Master Plan update aims to reach as many residents and community members as possible through a mix of in-person and online engagement opportunities, including Citywide events and neighborhood driven discussions. This collaborative approach seeks to ensure the final plan reflects the values and diverse needs of the Portsmouth community.

"This Open House is an opportunity for residents to help define how they would like Portsmouth to look and feel over the next 10 years," said Peter Britz, Director of Planning & Sustainability. "Our community's vision; rooted in its people, its neighborhoods, and its shared aspirations, is essential to creating a Master Plan that thoughtfully guides the City's next decade of growth, resilience, and quality of life."

Community members are encouraged to stop by the event: engage with the planning team, review findings to date, and share feedback on the draft Master Plan recommendations. For additional information about the Master Plan process, past meetings, documents, future opportunities to participate, and to take the Draft Vision and Goals Survey, visit [portsnh.co/masterplan](https://portsnh.co/masterplan).



# City of Portsmouth

*Human Resources*

## MEMORANDUM

---

TO: Karen Conard, City Manager

CC: Nathan Lunney, Deputy City Manager-Finance and Administration

FROM: Kelly Harper, Human Resources Director *KAH*

DATE: March 6, 2026

SUBJECT: Report Back on Vacancies and Retirements

---

As of today, the following is known to be true:

### **Police Department**

- Eight (8) Patrol Officer vacancies
  - Three (3) conditional offers extended to candidates
  - Two (2) oral boards scheduled for March 5 and March 9
- Four (4) Dispatcher openings
  - Three (3) candidates in background review
  - One (1) open vacancy
  - Oral board scheduled this Friday with six (6) confirmed candidates

### **Fire Department**

- Two (2) vacancies; two (2) pending hires

### **School Department**

#### **Current Openings**

- Three (3) Custodial, Two (2) Paraeducators, (2) Food Service
- Four (4) known retirements end of School year

- One (1) Principal opening-In the final stages for hiring, One (1) Assistant Director of Pupil Services and a RIDE Teacher at PMS (If the budget passes), Two (2) Psychologist openings, currently filled by contractors.

### **Municipal Side**

- Ten (10) full-time positions currently posted
  - Assistant Chief Plant Operator-Pierce Island
  - City Clerk
  - Custodian
  - Two (2) Equipment Mechanics
  - Equipment Operator I-Water/Sewer
  - Laborer-Downtown
  - Sanitation Laborer
  - Treatment Operations Foreman-Water Treatment Plant
  - Utility Mechanic-Trees

### **FY27 Retirements**

- Only two (2) confirmed

---

The City has a standardized process for departments to request reclassifications, new positions, or other role adjustments. By collecting key information—such as the employee’s current role, requested position title, union designation, grade/step, required licenses, and projected effective date—the process ensures that each request is documented clearly and consistently.

Departments must also provide a written justification outlining the employee’s performance, demonstrated skills, and how the adjustment aligns with departmental goals. This helps reviewers understand the operational need behind the request.

This structured approach supports a more efficient and transparent review across HR, Finance, and City Management by providing all essential details upfront, including designated signature and review sections for each approving authority.