



Portsmouth, NH City Council Regular Meeting October 13, 2026

Eileen Dondero Foley Council Chambers

City Hall Complex, 1 Junkins Avenue, Portsmouth, NH

Tuesday, October 13, 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_sMGzS2dZQry9wbZjUMRBCA

Anticipated Non-Public Session

6:00 p.m. – Anticipated Non-Public Session is being held in Conference Room A in accordance with RSA 91-A:3, II (I)

Agenda

1. **Work Session (when applicable)**
2. **Public Dialogue Session (when applicable)**
3. **Call to Order (7:00 pm or thereafter)**
4. **Roll Call**
5. **Invocation**
6. **Pledge of Allegiance**
7. **Acceptance of Minutes**
 - A. Minutes and Actions of September 28, 2026, City Council Meeting [Draft Minutes and Actions of September 28, 2026 City Council Meeting.pdf](#) 
(Sample motion – move to accept and approve the minutes of the September 28, 2026, City Council meetings)
8. **Recognitions and Volunteer Committee Reports**
9. **Public Comment Session**

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

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

- A. Public Hearing and Second Reading to amend Chapter 10, Zoning Ordinance, City of Portsmouth Zoning Map, be amended to change to the district boundary of the Historic District [Legal Notice Chapter 10 Art 4 - Zoning.pdf](#)  [Second Reading Ordinance with HDC District MAP Amendments.pdf](#) 

- **PRESENTATION**
- **CITY COUNCIL QUESTIONS**
- **PUBLIC HEARING SPEAKERS**

(Sample motion - move to pass second reading and schedule a third and final reading as presented for the October 26, 2026, City Council meeting)

- B. Public Hearing and Second Reading amendments to Chapter 10, Zoning Ordinance, which will remove most parking regulations from the Zoning Ordinance to the Site Plan Review Regulations (except one and two-family dwellings) [Legal Notice Chapter 10 Art 2 - Zoning.Admin.pdf](#)  [Second Reading Ordinance Removing Parking Chapter 10.pdf](#) 

- **PRESENTATION**
- **CITY COUNCIL QUESTIONS**
- **PUBLIC HEARING SPEAKERS**

(Sample motion - move to pass second reading and schedule a third and final reading as presented for the October 26, 2026, City Council meeting)

11. City Manager's Items Which Require Action [CM Report 10 13 2026.pdf](#)

- A. Acceptance of Drainage and Turnaround Easements and Additional Right-of-Way and Approval of McMaster Drive as New Street Name for Property Located at 86 Farm Lane [CM Action Item Regarding Easements Rights of Way and Street Name for 86 Farm Lane.pdf](#) 

(Sample motion - move to authorize the City Manager to accept and record the drainage easement, turnaround easement, and conveyance of the additional right-of-way in substantially the same form as the documents contained in the agenda packet, and approve McMaster Drive as the name of the new public street)

12. Consent Agenda

Consent Action

13. Presentations and Written Communications

- A. Request from Attorney John Bosen on behalf of property owners at 107 Ledgewood Drive for a Zoning Map Amendment [Request for Zoning Map Amendment 8.19.2026.pdf](#) 

(Sample motion - move to refer to the Planning Board for recommendation and report back)

- B. Letter from Curtis Hermann from the New Hampshire Sons of the American

Revolution, Sue Polidura and Michael J. Geanoulis, Sr. , Historians, requesting permission to donate and install a new Paul Revere Marker in Market Square [Paul Revere Marker Proposal Portsmouth.pdf](#) 

(Sample motion - move to refer to the City Manager with authority to act)

- C. Email Correspondence [Email Correspondence 10.13.2026.pdf](#) 

(Sample motion - move to accept and place on file)

14. Mayor McEachern

- A. Acceptance of Resignation

- MC (Mary Claire) Rodriguez-Abbot from the Portsmouth Energy Advisory Committee [Resignation - MC Abbott.pdf](#) 

(Sample motion - move to accept with regret the resignation of MC (Mary Claire) Rodriguez-Abbot from the Portsmouth Energy Advisory Committee and send a letter thanking MC for her service to the City)

- B. Appointments to be Considered [EDC Appointments 10.13.2026.pdf](#) 

- Zachary (Zach) Dombrowski for full member to the Economic Development Commission
- Matthew Jeffers for alternate member to the Economic Development Commission

- C. Appointments to be Voted

- Alanna Lang appointment to the Behavioral Health Task Force
- Meganne Fabrega reappointment to the Library Board of Trustees
- Alice Carey reappointment to the Conservation Commission

(Sample motion - move to appoint as presented)

15. City Council Members

- A. Councilors Cook and Tabor

- Municipal Building Blue Ribbon Committee Recommendation [Municipal Building Blue Ribbon Committee Packet 9 30 2026.pdf](#) 

(Sample motion - move to accept the recommendation of the Municipal Building Blue Ribbon Committee regarding Final Concept C, including the revised third and fourth-floor and HVAC and electrical upgrades, as the preferred design concept for the Municipal Complex Upgrade, consistent with the revised project cost estimate and phasing plan, for a total project cost estimate of \$58.6 million, and update the existing CIP element sheet in the FY28-33 CIP)

- B. *Councilors Tabor, Blalock, and Moreau

- CIP Citizen Request Subcommittee Report Out

- C. Councilor Bagley

- ADU Property Tax Exemption [ADU Property Tax Exemption Motion and Support 2.pdf](#) 

(Sample motion - move to request that Portsmouth's Delegation to the General Court

file legislation for the 2027 session authorizing cities and towns to adopt a local option property tax exemption on the added assessed value of newly created accessory dwelling units, for a period of up to 20 years, as outlined below;

and

Move to request that the City Attorney report to the Council on whether tax relief under RSA 79-E:4-c, as amended in 2026, could apply to newly created accessory dwelling units)

D. Councilor Hopkins

- Parking & Traffic Safety Committee Action Sheet and Minutes of September 3, 2026, [9.3.2026 PTS Minutes for Committee Review.pdf](#)  [Action Sheet FINAL 9.3.26.pdf](#)  [Valet Agreements.pdf](#) 

(Sample motion - move to approve annual renewal of Valet License Agreement with LAZ Parking Limited, LLC for Portwalk HI, LLC as presented)

(Sample motion - move to approve annual renewal of Valet License Agreement with LAZ Parking Limited, LLC for Parade Residence Hotel, LLC as presented)

(Sample motion - move to approve and accept the action sheet and minutes of the September 3, 2026, Parking & Traffic Safety Committee Meeting)

16. Approval of Grants/Donations

- A. Donation to the Senior Activity Center Luncheon Fund - \$1000 from Charlotte Dura and Robbin DiPierre [Senior Luncheon Donation September 2026.pdf](#) 

(Sample motion - move to accept with thanks a donation to the Senior Activity Center Luncheon Fund from Charlotte Dura and Robbin DiPierre in the amount as presented in the attached Gift and Donation Submission Form)

- B. Granite United Way Opioid Abatement Responsive Grant Round 4 Award - \$13,000 [GUW Opioid Abatement Responsive Grant Round.pdf](#) 

(Sample motion - Move to accept a \$13,000 Round 4 Opioid Abatement Response Grant from Granite United Way and authorize the City Manager to execute the Grant Agreement as presented)

- C. Point of Graves Cemetery Donations [Donation Point of Graves - Packet.pdf](#) 

(Sample motion - move to accept with thanks donations for the Point of Graves Cemetery Wall Replacement from Sharon Fulton, Patricia & Richard Bagley, Dan Corcoran, and Kathryn Lynch, in the amounts as presented in the attached Gift and Donation Submission Forms)

17. City Manager's Informational Items

- A. Amended Resident Access Parking Pilot (RAPP) Program Policy [CM Info Item Regarding City Council Policy 2026-01 RAPP.pdf](#) 

18. Miscellaneous Business Including Business Remaining Unfinished At Previous Meeting

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

*Indicates verbal report with no attachments

Sally A. Kellar

City Clerk