

TO: KAREN S. CONARD, CITY MANAGER  
FROM: JUNE H. PHILBROOK, DEPUTY CITY CLERK  
RE: ACTIONS TAKEN AT THE PORTSMOUTH CITY COUNCIL MEETING HELD IN THE EILEEN DONDERO FOLEY COUNCIL CHAMBERS ON TUESDAY, FEBRUARY 17, 2026  
PRESENT: MAYOR McEACHERN, ASSISTANT MAYOR KELLEY, COUNCILORS COOK, TABOR, BLALOCK, BAGLEY, MOREAU, FLYNN AND HOPKINS

---

1. **Voted** to close the Non-Public Session and seal the minutes.
2. Recognition of Scholastic Writing Award Winners – Mayor McEachern congratulated the three Portsmouth High School National Scholastic Writing Award Program Winners who won a total of nine Scholastic Writing Awards, two Gold keys, three Silver keys and four honorable mentions.

Senior Kay Rapaport won a Gold Key award for her Personal Essay & Memoir “Sculpting Bodies” and was one of just five students statewide selected to receive an American Voices Award. She also received an Honorable Mention for her poem, “Through the Fire.”

Freshman Kenzie Rapaport won a Gold Key award for her short story, “Astro World” and three Silver Key awards: one in Speculative Fiction for her work “Speed Dial” and two in Poetry for her poems “Word of Mouth” and “Emails from the Navy.” She also received Honorable Mention recognition for each of two poems, “Gravity Falls” and “Through the Window.”

Junior Simon Noel received an Honorable Mention in Poetry for his poem, “Folding.”

3. Recognition of Portsmouth High School Alpine Ski Team Third Straight State Championship – Mayor McEachern congratulated the fifteen-member Portsmouth High School Boys’ Clipper Alpine ski team who won five of their six regular-season races, with seven of them qualifying to compete in the championships last week.

The team includes Team Captains Will DeDeus and Connor Williams, Charlie Ruedig, Ryan Erwin, Henry Hyland, Ayler Peabody, Trip Gianniny and Jack Martin.

He recognized the team’s third straight Division I State Championship stating that the Portsmouth High School boys alpine ski team bested an 18-team field on Tuesday, February 11 at Gilford Ski Resort. Portsmouth placed first in the giant slalom with 377 points and was second in the slalom with 367 for a combined team score of 744 points. Congratulations to the seven out of fifteen team members who qualified for the championships:

4. Public Comment Session – There were two speakers. Roy Helsel (Development & Taxes) and Gerald Duffy (Housing).

5. First Reading of Ordinance Amending Chapter 1, ADMINISTRATIVE CODE, Article IV – COMMISSIONS AND AUTHORITIES, Section 1.415, be added to establish a permanent Sister City Committee – **Voted** to pass first reading and amend ordinance to add numbers 9, and 10 and schedule a public hearing and second reading for the March 16, 2026 City Council meeting.
6. First Reading of Ordinance Amending Chapter 10, Zoning Ordinance as follows: rezone parcel described on the City Tax Map 209, Lot 87 from Single Residence B (SRB) to Gateway Neighborhood Mixed Use Center (G2); and Article 4 Zoning Districts and Use Regulations, Section 10.440, Use 3.40 “Museum” to be changed from “S”, Special Exception to “P”, Permitted in Gateway Neighborhood Mixed Use Corridor (G1) and G2. The Zoning Maps to be amended are referenced in the City’s Zoning Ordinance at Chapter 10, Article 4, Zoning and District Use Regulations, referenced in the City’s Zoning Ordinance at Chapter 10, Article 4, Zoning and District Use Regulations, Section 10.421, District Location and Boundaries, Section 10.421.10, collectively the “Zoning Maps” – **Voted** to pass first reading and schedule a public hearing and second reading for the March 16, 2026 City Council meeting.
7. First Reading of Ordinance Amending Chapter 10, Zoning Ordinance, Article 8 – Supplemental Use Standards, Section 10.814 – Accessory Dwelling Units, amending ordinance to comply with state law; and amendments to Article 4 – Zoning and Use Regulations, Section 10.440 – amending Table of Uses for Accessory Dwelling Units - **Voted** to pass first reading and schedule a public hearing and second reading for the March 16, 2026 City Council meeting.
8. PUBLIC HEARING AND ADOPTION of Resolution Pursuant to RSA 72:35 for the Optional Veterans Tax Credit for Service-Connected Total Disability – **Voted** to adopt the resolution as presented.
9. PUBLIC HEARING AND ADOPTION of Resolution Pursuant to RSA 72:39-b regarding the elderly exemption on assessed value for qualified taxpayers – **Voted** to amend the disabled exemption based on assessed value for qualified taxpayers and schedule a public hearing at the March 16, 2026 City Council meeting.
10. PUBLIC HEARING AND ADOPTION of Resolution Pursuant to RSA 72:37-b regarding the disabled exemption based on assessed value for qualified taxpayers – **Voted** to amend the disabled exemption based on assessed value for qualified taxpayers and schedule a public hearing at the March 16, 2026 City Council meeting.
11. PUBLIC HEARING AND SECOND READING of Ordinance amendment to Chapter 10, ZONING ORDINANCE, be amended as follows: Article 5 - Dimensional and Intensity Standards, Section 10.515.14, Power Generators; Article 15 - Definitions, Section 10.1530 - Terms of General Applicability, amending Building Coverage, Mechanical System, Power Generator and Structure – **Voted** to pass second reading and hold third and final reading for the March 2, 2026 City Council meeting.

**Voted** to suspend the rules to take up third and final reading.

**Voted** to pass third and final reading of ordinance.

12. PUBLIC HEARING AND SECOND READING of Ordinance amendment to Chapter 10, ZONING ORDINANCE, be amended as follows: Article I – Purpose and Applicability, Section 10.122 (1), Sustainability Objectives; Article 4 – Zoning and Use Regulations, Section 10.440 – amending Table of Uses for Ground Mounted Solar Energy Systems; Article 8 – Supplemental Use Standards, Section 10.811 – amending Accessory Uses to Permitted Residential Uses; and Article 15 – Definitions, Section 10.1530 – Terms of General Applicability, amending Solar Energy Systems and Structure – **Voted** to pass second reading and hold third and final at the March 2, 2026 City Council meeting.

**Voted** to suspend the rules to take up third and final reading.

**Voted** to pass third and final reading of ordinance.

13. PUBLIC HEARING AND SECOND READING of Ordinance amendment to Chapter 10, ZONING ORDINANCE, be amended as follows: Article 8 – Supplemental Use Standards, Section 10.814 – Accessory Dwelling Units, amending ordinance to comply with state law; and amendments to Article 4 – Zoning and Use Regulations, Section 10.440 – amending Table of Uses for Accessory Dwelling Units – **Voted** to pass second reading and hold third and final reading at the March 2, 2026 City Council meeting

**Voted** to suspend the rules to bring up third and final reading.

**Voted** to pass third and final reading of ordinance.

14. PUBLIC HEARING AND SECOND READING of Ordinance amendment to Chapter 10, ZONING ORDINANCE, Article 11 – Site Development Standards, Section 10.1112.311 – Off-Street Parking Requirements – **Voted** to pass second reading and hold third and final reading at the March 2, 2026 City Council Meeting.

**Voted** to suspend rules to bring up third and final reading.

**Voted** to pass third and final reading of ordinance.

15. Request for Community Revitalization Tax Relief Incentive Work Session – **Voted** to schedule a Work Session regarding RSA 79-E Community Revitalization Tax Relief Incentive on March 16, 2026, at 6:00 p.m.

16. Access Easement for Water Services for Property Located at 4 Sagamore Road – **Voted** to ratify acceptance of the Access Easement for Water Services from 4 Sagamore Development, LLC as presented.
17. Request to Schedule Public Hearing on Refunding Bond Authorization on March 16, 2026 – **Voted** to schedule a Public Hearing at the March 16, 2026, City Council meeting.
18. Request to Schedule a Public Hearing on Supplemental Appropriation for Outside Counsel on March 16, 2026 – **Voted** to schedule a Public Hearing at the March 16, 2026, City Council meeting.
19. Consent Agenda – **Voted** to adopt the Consent Agenda.
  - A. Letter from Warren Widener, Seacoast Lacrosse Club, requesting permission to affix and display banners on the fences at the Recreation Athletic Field for the spring 2026 lacrosse season.
  - B. Letter from Heidi Carrington Heath, New Hampshire Outright, requesting permission to hold the Weekend of Love celebrating Pride and Fill-the-Hall on June 20, 2026.
  - C. Letter from IAPP, requesting permission to hold the Navigate 2026: Digital Policy Leadership Summit on Wednesday, June 24, 2026 and Thursday, June 25, 2026 at several locations in downtown Portsmouth.
  - D. Letter from Rich Clyborne, Gundalow Company, requesting permission to conduct the Round Island Regatta on Saturday, August 8, 2026.
  - E. Letter from Chris Maden, Portsmouth Maritime Folk Festival, requesting permission to hold the Portsmouth Maritime Folk Festival on Saturday 26, 2026.
20. Email Correspondence – **Voted** to accept and place on file.
21. Boards, Commissions, and Committees 2025 Attendance Records – **Voted** to accept and approve the 2025 Attendance Records.
22. Appointments to be Voted – **Voted** to appoint Sarah Illingworth as an Alternate to the Arts & Cultural Commission, Mary Claire Rodriguez-Abbott to the Portsmouth Energy Advisory Committee, Heather Krans to the Public Art Review Committee and Christopher Clement, Sr. to the Trustees of the Trust Fund.
23. City Council Principles for Legislative Policies – **Voted** to approve the City Council Principles for Legislative Positions as presented, which authorize the City to take positions on legislative consistent with these principles.
24. Legislative Subcommittee's Procedures for Submission of Testimony – **Voted** to approve the Legislative Subcommittee's Procedures for Submission of Testimony.

25. Housing Action Plan – **Voted** to develop a Housing Action Plan by July 2026, as specified by the City Council 2026-2027 Goals.
26. Requesting a Quarterly Committee to meet and review the work of the Behavioral Health Organization in Portsmouth – **Voted** to evaluate the current community health needs, identify service gaps, and develop coordinated, equitable, and sustainable recommendations aimed at improving mental health for all Portsmouth residents.
27. Approval of Grant Agreement with the U.S. Department of Housing and Urban Development (HUD) - \$850,000.00 – **Voted** to accept up to \$850,000.00 from the U.S. Department of Housing and Urban Development and to authorize the City Manager to enter into a grant agreement, including any future schedule modifications, to support design and construction services for two trailhead facilities.
28. Approval of Grant Agreement with the U.S. Environmental Protection Agency (EPA) – to Protect the Water quality of the Bellamy Reservoir - \$714,000.00 – **Voted** to accept up to \$714,000.00 from the U.S. Environmental Protection Agency and to authorize the City Manager to enter into the grant agreement as presented.
29. City Manager's Informational Items:
- *City Manager Conard provided a brief update on the results of the FlashVote Survey regarding Public Art in which 400 responses were received detailing a strong emphasis on support of Public Art within the community. She additionally stated if anyone has any ideas for future community FlashVote Survey's to please reach out to Director of Communications and Community Engagement Monte Bohanan who would be happy to assist.*
30. Adjournment – At 9:28 p.m., voted to adjourn the meeting.

Respectfully submitted:

June H. Philbrook, CNHDMC  
Deputy City Clerk