



## CITY COUNCIL MCINTYRE SUBCOMMITTEE MINUTES MAY 3, 2021 MEETING

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The McIntyre Subcommittee held the May 3, 2021 meeting via Zoom.

**Chair Peter Whelan opened the meeting at 3:03 with a roll call.**

Present via Zoom: Chair Peter Whelan and Councilors Deaglan McEachern, John Tabor and Paige Trace.

City representatives present via Zoom: City Manager Karen Conard, City Attorney Robert Sullivan, Principal Planner Nick Cracknell, Moderator Synthia Ravell and Legal Secretary Marian Steimke

Also present via Zoom: Russell Preston and Mandy Reynolds, both of Principle Group (PG).

Public comment: Andrey Bagley of 40 Chauncey Street said he'd been critical of the process since the start and didn't think it could be done in a COVID year, but he was wrong. Everything has been clear and transparent. He has been impressed with the final sketch. He thanked all for their hard work and efforts.

Duncan MacCallum of 536 State Street recited his background regarding Portsmouth processes. He believed the final plan by the PG was terrible, and he did not think it represented the residents' wishes. He detailed what was omitted, including a full service post office – which he claimed cannot exist because there is no loading dock. He said there was no park and stated there was no mandate to close and convert streets into a pedestrian walkway. He said PG did a diligent job then reiterated this didn't reflect residents' wishes.

Bill Downey of 67 Bow Street asked on behalf of Ron Ulrich about the data from the study. He questioned the data and sample size. He applauds all for their hard work during COVID. He hopes whatever comes out of this would be supported by the majority of the citizens. It must be consistent for the greatest good for the greatest number. He emphasized the importance of ensuring the data is valid and to double check everything.

Chair Whelan closed public comment session at 3:13 p.m.

Chair Whelan asked Mr. Preston about the next night's meeting. Mr. Preston said he planned to do a short 15-20 minute presentation, show alternatives that came up during office hours and hold a Q&A session.

Chair Whelan expressed concern that Revisit McIntyre ("Revisit") circulated a petition using inaccurate photos. The representation was disrespectful to all the residents and people that worked hard over the past year. He never received any calls from Revisit, and said their effort seemed disingenuous.

**Councilor Trace moved to enter nonpublic session pursuant to RSA 91-A:3II(e). Councilor McEachern seconded the motion. On a 4-0 roll call vote, the motion passed at 3:15 pm**

*There were no motions during the nonpublic session.*

**Councilor Tabor moved to re-enter public session. Councilor Trace seconded. On a roll call vote 4-0, the motion passed at 4:25 p.m.**

**Councilor Trace moved to recommend the Citizens/Residents' proposal for the McIntyre Development as agreed to during the nonpublic Subcommittee meeting (referred to therein as "Scheme I"). This proposal to be known as the Community Project. This motion was seconded by Councilor McEachern.**

Discussion: Councilor Trace said this proposal best represents the wishes and the community at large. It is an astounding, creative, purposeful use of space – including the monument. It will bring forth everything that needs to be done with that space to energize that part of the City, along with giving it necessary green space, and it provides an opportunity for our development partner to move forward with enough massing and leasable space to provide benefit for all.

Councilor Tabor said he wants to vote for this. It has been a lengthy process. But our goal was to benefit the community. From where we started, we have increased public space and protected the best views of the church and down Penhallow. We have a rooftop deck and the post office. We have indoor atrium space which will be warm in the winter and sunny. We scaled back the mass on Bow Street and designed it to make it people friendly. He hopes the Council will vote for it.

Councilor McEachern said the residents asked for more outdoor space via the survey, and we delivered that – this is a great plan. He wanted to thank PG and the Chair for all their hard work. He said it has been a pleasure to serve on this committee. Extra credit goes to Councilor Whelan as Chair, he added.

Chair Whelan wants to thank the residents of Portsmouth. This has been a long haul. The Subcommittee has tried to stay out of it to allow for the residents' ideas to come forward. The concept is fantastic. He wants to thank Russell Preston and Mandy Reynolds of PG for hanging in with us through this political process. He thanked all members for all the nights and days. The work has only just begun to get this move forward, he said.

**On a roll call vote of 4-0, the motion passed.**

**Councilor McEachern moved to seal the minutes of the nonpublic session and adjourn the meeting, seconded by Councilor Trace. On a roll call vote of 4-0, the motion passed at 4:41 p.m.**

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

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Peter Whelan, Chair  
McIntyre Subcommittee

Minutes taken by  
Marian Steimke, Legal Secretary