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July 15, 2026

VIA VIEWPOINT & Hand Delivery

Reagan Ruedig, Chair
Historic District Commission
1 Junkins Avenue
Portsmouth, NH 03801

***Re: 266, 270, 278 State Street & 84 Pleasant Street
Tax Map 107, Lots 77 – 80
LU-24-195***

Dear Ms. Ruedig:

This office represents PNF Trust of 2013, the owner of the above-referenced property. At its August 6, 2025 meeting, the Commission granted a Certificate of Approval for the redevelopment project at the above-referenced property. The project required further Site Plan approval from the Planning Board, which was obtained, however, the applicant needs additional time to coordinate the resources needed to satisfy all conditions of approval. Additionally, as was contemplated when we were before the Commission, there are likely to be certain minor adjustments to the plans for which we will likely be seeking administrative approval.

Accordingly, we hereby respectfully request a one-year extension of the Certificate of Approval pursuant to Section 10.636.70 of the zoning ordinance.

Thank you for your attention.

Sincerely,

Christopher P. Mulligan

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CPM/

cc: Peter Floros
Michael Keane

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