

October 6, 2026

Peter Stith, TAC Committee Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Request for TAC Workshop Review | 200 Market Street | Proposed Site Development

Dear Mr. Stith and Technical Advisory Committee (TAC) Members:

On behalf of VPC, LLC, we are pleased to submit the attached plan set for TAC Workshop Review for the above-mentioned project and request that we be placed on the agenda for your October 13, 2026, Meeting. The project is the construction of one (1), 5-story mixed-use building with the associated and required site improvements. The project is located on three parcels, shown on the City of Portsmouth Assessors Map 118 as Lots 10, 11, and 14. The existing use of a private parking lot on Lots 10 and 14 will be discontinued. The existing building on Lot 14 will be unchanged. The existing building on Lot 11 will be connected to the proposed building. We are requesting the Technical Advisory Committee (TAC) review the project as a part of the approval process, prior to a completed Site Plan Review Permit application at the site, and we look forward to an in-person presentation and the TAC Committee review of this submission.

As mentioned above, the proposed building will be located on Map 118, Lots 10 and 14 and will be connected to the existing commercial building located at 206 Market Street (Map 118, Lot 11). The new, combined structure will have a footprint of 8,813 square feet, consisting of 7,219 square feet of new structure and 1,594 square feet of existing structure. The building will include 1,594 square feet of existing commercial space and 11 new residential units (with the potential for 6 additional units). The building will provide 39 parking spaces via a lift-parking garage within the building's bottom floor.

The conversion of the site will need to comply with the applicable design, safety, and operational standards, including building code compliance. We believe that the transition to mixed-use will complement the surrounding neighborhood. The site's location within downtown Portsmouth further enhances this re-use.

The Applicant has identified several variances from the Zoning Ordinance that will likely be needed before the project may proceed to Site Plan Review. Almost all the variances are driven by the heavy presence of ledge near the ground surface throughout Lot 118/10. The presence of ledge coupled with the proximity of surrounding buildings, including the City's pump house make it impossible or infeasible to remove the ledge. This drives the need to place parking on the ground floor of the proposed building and build it up from the surface. Accordingly, the Applicant intends to seek variance for building and penthouse height and to allow parking associated with residential use on the ground floor where a liner building is otherwise required. The Applicant also intends to seek setback and area-related variances for the penthouse due to the unique conditions of the property.



The following plans are included in our submission:

Existing Conditions Plan - This plan shows the general existing conditions at the site.

Site Plan - This plan shows the proposed site development.

Floor Plan – This plan shows the proposed layout and uses of the proposed building.

Sincerely,
Haley Ward, Inc.

Drew Olehowski, PE
Project Manager

DJO/cba

LEGEND:

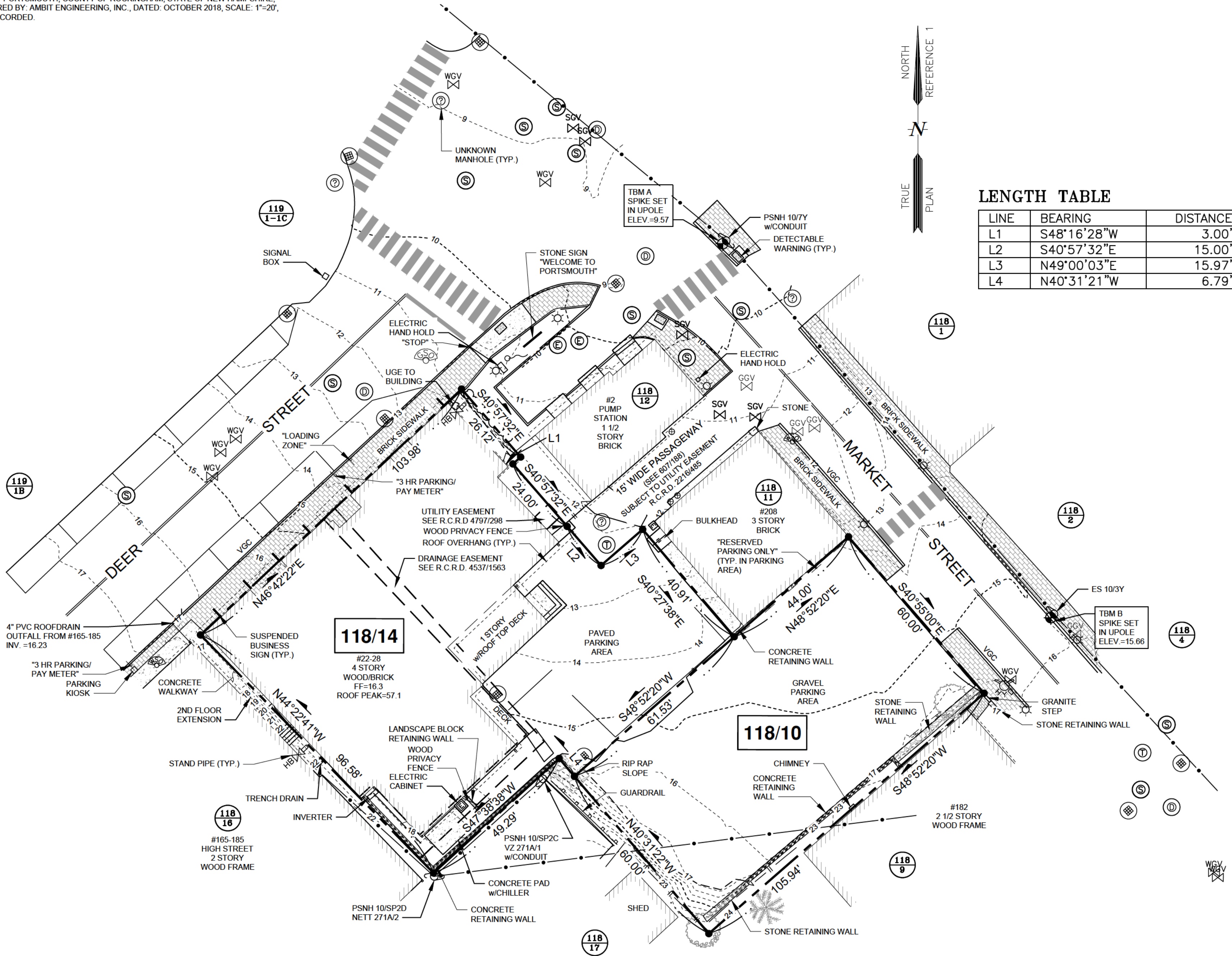
DESCRIPTION	EXISTING
RCRD 1234/123 N/F TYP. ELV. FF SGC VGC	ROCKINGHAM COUNTY REGISTRY OF DEEDS DEED BOOK/PAGE NOW OR FORMALLY TYPICAL ELEVATION FINISHED FLOOR SLOPED GRANITE CURB VERTICAL GRANITE CURB
MAP 21 LOT 8 BENCHMARK IRON ROD/PIPE FOUND SEWER MANHOLE DRAIN MANHOLE COMMUNICATIONS MANHOLE ELECTRIC MANHOLE UTILITY POLE CATCH BASIN HYDRANT	
GATE VALVE GAS/WATER SHUTOFF BOLLARD FLAGPOLE TREES GAS/ELECTRIC METER LIGHT POLE SIGN PROPERTY LINE EDGE OF PAVEMENT EDGE OF GRAVEL MINOR FOOT CONTOUR MAJOR FOOT CONTOUR	

PLAN REFERENCES:

- 1) PLAN OF LOT PORTSMOUTH, N.H. CITY OF PORTSMOUTH PUMPING STATION. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED DECEMBER 1964. NOT RECORDED.
- 2) PLAN OF LAND FOR BERNARD C. MAXAM & AGNES B. MAXAM DEER STREET / HIGH STREET COUNTY OF ROCKINGHAM PORTSMOUTH, N.H. PREPARED BY RICHARD P. MILLETTE & ASSOCIATES. DATED NOVEMBER 1987. R.C.R.D. PLAN C-17507.
- 3) SUBDIVISION PLAN OF LOTS 1B & 1C & 1A IN PORTSMOUTH, N.H. PREPARED BY BRIGGS ASSOCIATES, INC. DATED OCTOBER 1, 1987. R.C.R.D. PLAN D-17149.
- 4) LOT LINE RELOCATION PLAN FOR VINCENT COLELLA AND BERNARD MAXAM 28 DEER STREET & 175 HIGH STREET PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM. PREPARED BY AMBIT SURVEY, DATED JUNE 1999, FINAL REVISION DATE NOVEMBER 10, 1999. R.C.R.D. PLAN D-27731.
- 5) EXISTING CONDITIONS SITE PLAN-SITE DEVELOPMENT PLANS PROPOSED BUILDING 200 MARKET STREET PORTSMOUTH, N.H. PREPARED BY AMBIT ENGINEERING, INC. DATED DECEMBER 2000, FINAL REVISION DATE DECEMBER 18, 2000. NOT RECORDED.
- 6) BOUNDARY PLAN-VINCENT COLELLA & KATHLEEN DOWLING PROPOSED BUILDING 28 DEER STREET PORTSMOUTH, N.H. PREPARED BY AMBIT ENGINEERING, INC. DATED DECEMBER 2000, FINAL REVISION DATE DECEMBER 18, 2000. NOT RECORDED.
- 7) STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY, TAX MAP 118 - LOT 10, 200 MARKET STREET, OWNER KMC, LLC AND TAX MAP 118 - LOT 14, OWNER VPC, LLC, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY: AMBIT ENGINEERING, INC., DATED: OCTOBER 2018, SCALE: 1"=20', NOT RECORDED.

ABUTTERS

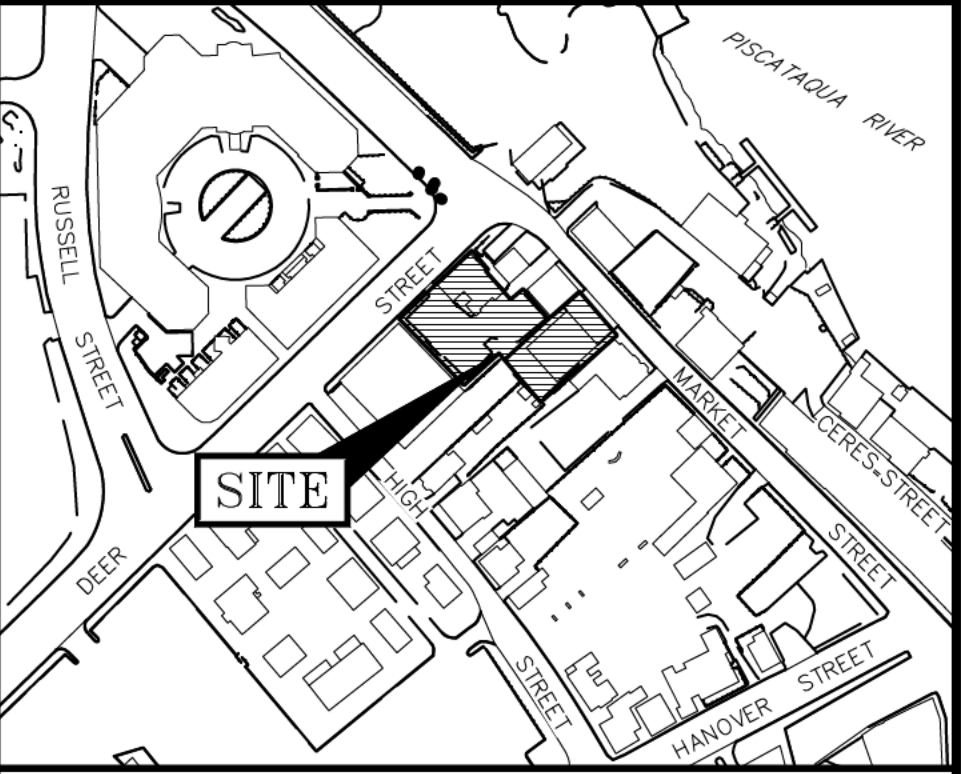
 N/F 409 FRANKLIN PIERCE HIGHWAY, LLC PO BOX 399 NOTTINGHAM, NH 03290 6229/1271	 N/F EPORT PROPERTIES 1, LLC PO BOX 847 PORTSMOUTH, NH 03802-0847 5258/415	 N/F 8BDE, LLC 28 DEER STREET SUITE 101 PORTSMOUTH, NH 03801 6336/408	 N/F GALARO PROPERTIES, LLC 263 CENTRAL AVENUE DOVER, NH 03820 5159/2413 C-17507 D-27731	 N/F HARBORSIDE ASSOC. 501 DANFORTH STREET PORTLAND, ME 04243 3133/2873
 N/F 409 FRANKLIN PIERCE HIGHWAY, LLC PO BOX 399 NOTTINGHAM, NH 03290 6229/1271	 N/F ONE HUNDRED EIGHTY TWO MARKET STREET, LLC 154 MARKET STREET PORTSMOUTH, NH 03801 3496/1370	 N/F CITY OF PORTSMOUTH PO BOX 628 PORTSMOUTH, NH 03802 1474/239 PLAN REF. 1	 N/F THE FREDETTE REVOCABLE TRUST OF 2023 LEON V. FREDETTE, TRUSTEE MARGARET A. FREDETTE, TRUSTEE 157 HIGH STREET PORTSMOUTH, NH 03801 6519/2515	 N/F MARKET WHARF II CONDOMINIUM ASSOCIATION D-18097



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S48°16'28"W	3.00'
L2	S40°57'32"E	15.00'
L3	N49°00'03"E	15.97'
L4	N40°31'21"W	6.79'

"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."



LOCATION MAP SCALE: 1" = 200'

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 118 AS LOTS 10 & 14.
- 2) OWNERS OF RECORD:

MAP 118 LOT 10
KMC, LLC
28 DEER STREET, SUITE 101
PORTSMOUTH, NH 03801
5799/1769

MAP 118 LOT 14
VPC, LLC
28 DEER STREET, SUITE 101
PORTSMOUTH, NH 03801
5799/1771
- 3) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREAS:
MAP 118 LOT 10
6,344 S.F.
0.1456 ACRES

MAP 118 LOT 14
10,601 S.F.
0.2435 ACRES
- 5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) ZONING DISTRICT, THE HISTORIC DISTRICT, AND THE DOWNTOWN OVERLAY DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
SEE CITY OF PORTSMOUTH ZONING ORDINANCE
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A EXISTING CONDITIONS SURVEY OF TAX MAP 118 LOTS 10 & 14 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS NGS PID 0C0290 - B 2 1923.
- 9) CURRENT DEED FOR MAP 118 LOT 14 REFERENCES A 4 FOOT WIDE EASEMENT FOR THE BENEFIT OF MAP 118 LOT 11. IN REVIEWING THE ORIGINAL DEED R.C.R.D. 792/61, ALONG WITH SUBSEQUENT CONVEYANCES BY THE GRANTOR OF 792/61, THE 4 FOOT WIDE "EASEMENT", WAS IN FACT A FEE SIMPLE CONVEYANCE OF THE AREA AND NOT AN EASEMENT. THE EXTENSION OF THE RIGHTS TO THE PASSAGEWAY WAS AN EXTENSION OF THE EXISTING RIGHTS TO THE PASSAGEWAY OF THE GRANTEE OF 792/61.
- 10) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.
- 11) THIS IS AN ABOVE THE GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED UPON BEST AVAILABLE EVIDENCE AND SURFACE FEATURES VISIBLE AT THE TIME OF THE SURVEY. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN. IT IS RECOMMENDED THAT FIELD VERIFICATION OF THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES IS PERFORMED PRIOR TO ANY EXCAVATION.

0	6/26/26	ISSUED FOR COMMENT	RJB	PAY
REV	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

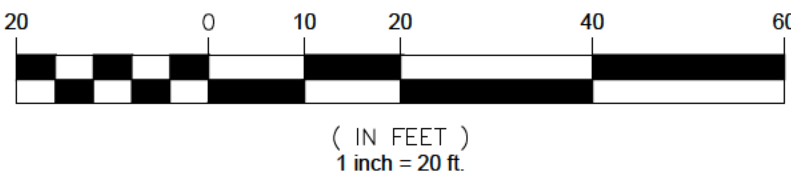
PROJECT
CJ ARCHITECTS
200 MARKET STREET & 22-28 DEER STREET
PORTSMOUTH, NH

TITLE

EXISTING CONDITIONS SURVEY

DATE JUNE 2026		SCALE 1"=20'	
DRAWN BY RJB		CHECKED BY PAY	
DESIGNED BY ---			
PROJECT No. PROJECT NO.		FIELD BOOK / PAGE FB 276 PG 17	
DRAWING No. V101		REV. 0	

GRAPHIC SCALE



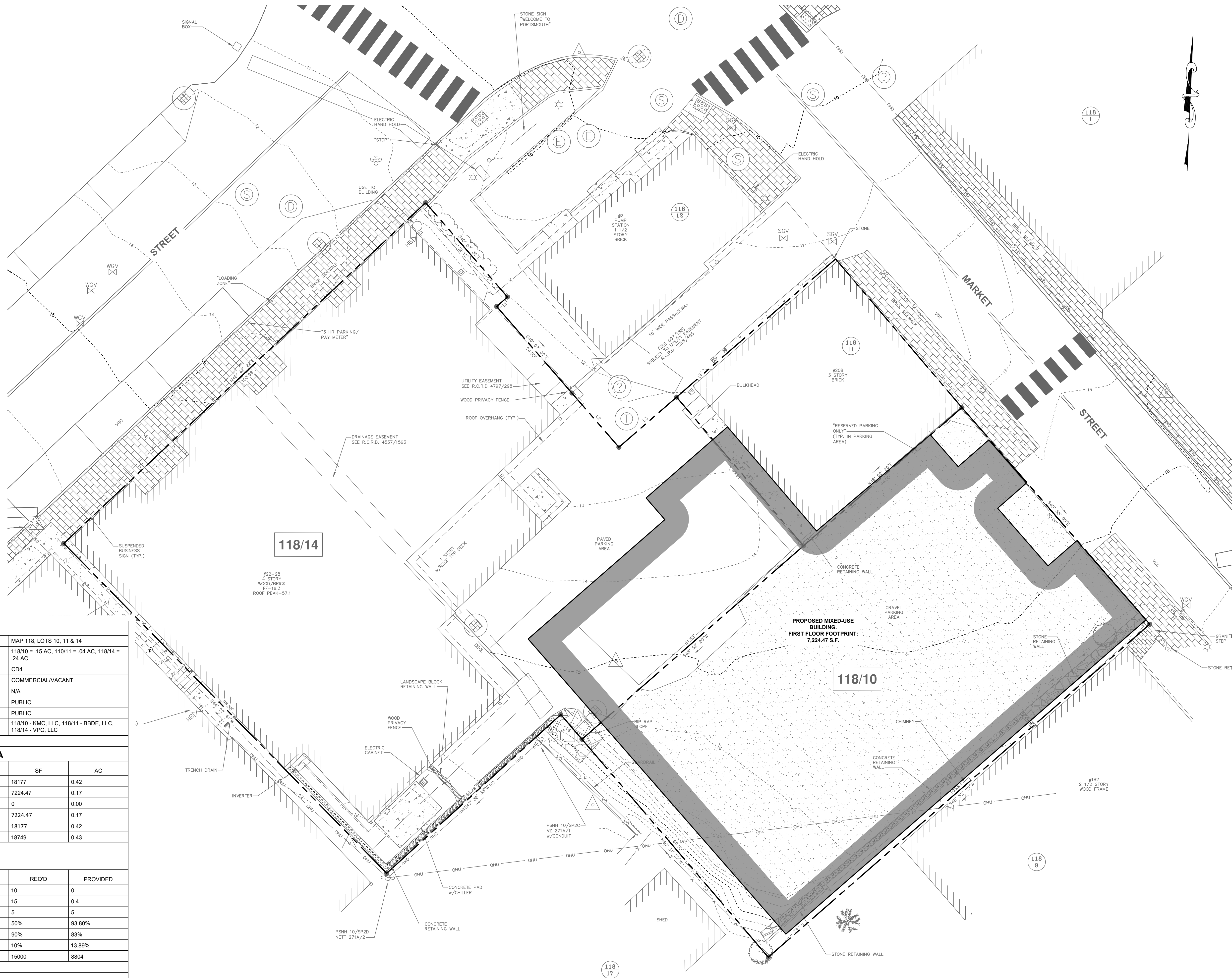
FILE LOCATION: P:\NH45010556\VINCENT_CODELLA\999-200 MARKET ST., PORTSMOUTH - C010102.CAD, FILESCALUT010556\999-C-01P.DWG, 2026.09.30, 12:56 PM

PARCEL INFORMATION	
MAP / LOT:	MAP 118, LOTS 10, 11 & 14
LOT AREA (ACRES):	118/10 = .15 AC, 110/11 = .04 AC, 118/14 = .24 AC
ZONE OR DISTRICT:	CD4
EXISTING USE:	COMMERCIAL/VACANT
FLOOD ZONE:	N/A
WATER:	PUBLIC
SEWER:	PUBLIC
RECORD OWNER:	118/10 - KMC, LLC, 118/11 - BBDE, LLC, 118/14 - VPC, LLC

SITE DEVELOPMENT DATA		
	SF	AC
EXISTING IMPERVIOUS (TO REMAIN):	18177	0.42
NEW BUILDINGS	7224.47	0.17
NEW PAVEMENT	0	0.00
NEW IMPERVIOUS:	7224.47	0.17
TOTAL IMPERVIOUS:	18177	0.42
TOTAL DEVELOPED:	18749	0.43

DESIGN STANDARDS		
	REQ'D	PROVIDED
MAXIMUM PRINCIPAL FRONT YARD (FT)	10	0
MAXIMUM SECONDARY FRONT YARD (FT)	15	0.4
MINIMUM REAR YARD (FT)	5	5
MINIMUM FRONT LOT LINE BUILDOUT (%)	50%	93.80%
MAXIMUM BUILDING COVERAGE(%)	90%	83%
MINIMUM OPEN SPACE (%)	10%	13.89%
MAXIMUM BUILDING FOOTPRINT (SF)	15000	8804

PROJECT INFORMATION	
APPLICANT:	VPC, LLC
	28 DEER STREET, SUITE 101
	PORTSMOUTH, NH 03801
ENGINEER:	HALEY WARD, INC.
	ATTN: DREW OLEHOWSKI, PE.
	200 GRIFFIN ROAD, UNIT 4
	PORTSMOUTH, NH 03801



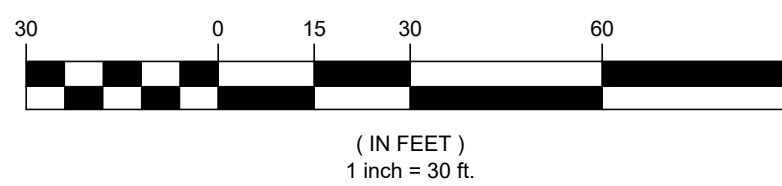
LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
BENCHMARK		
SURVEY STATION		
MANHOLE		
UTILITY POLE		
WELL		
CURB STOP		
WATER VALVE		
SIGN		
CATCH BASIN		
HYDRANT		
EDGE OF GRAVEL		
CURB		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	WL	W
STORM DRAIN	SD	SD
UNDER DRAIN	UD	UD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGU	UGU
CHAIN LINK FENCE	X	X
SILT FENCE		SF
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		
CONCRETE SURFACE		
WETLANDS		

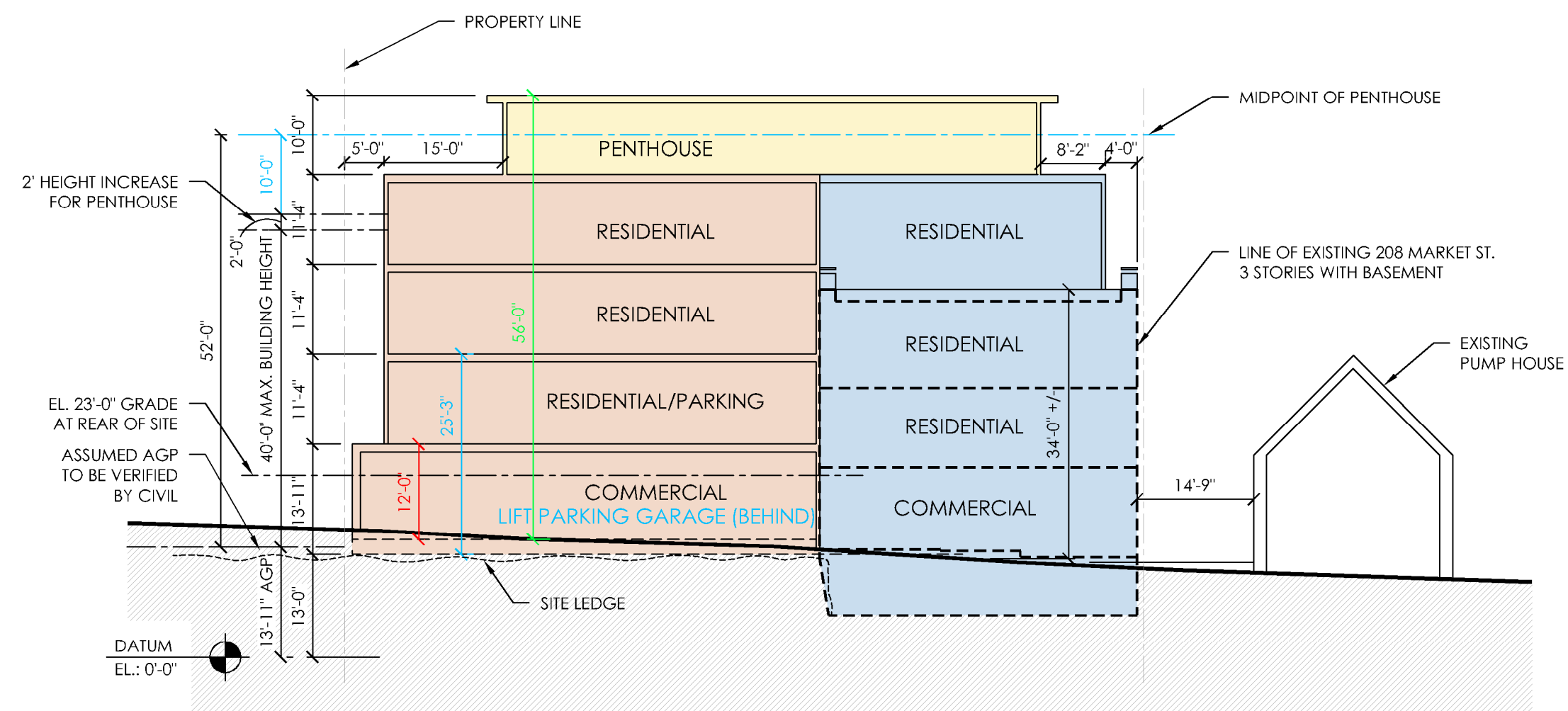
PLAN REFERENCE:

INFORMATION BASED ON A PLAN ENTITLED 'CJ ARCHITECTS - 200 MARKET STREET & 22-28 DEER STREET - PORTSMOUTH, NH - EXISTING CONDITIONS SURVEY' PREPARED BY HALEY WARD, INC. AND DATED JUNE 2026.

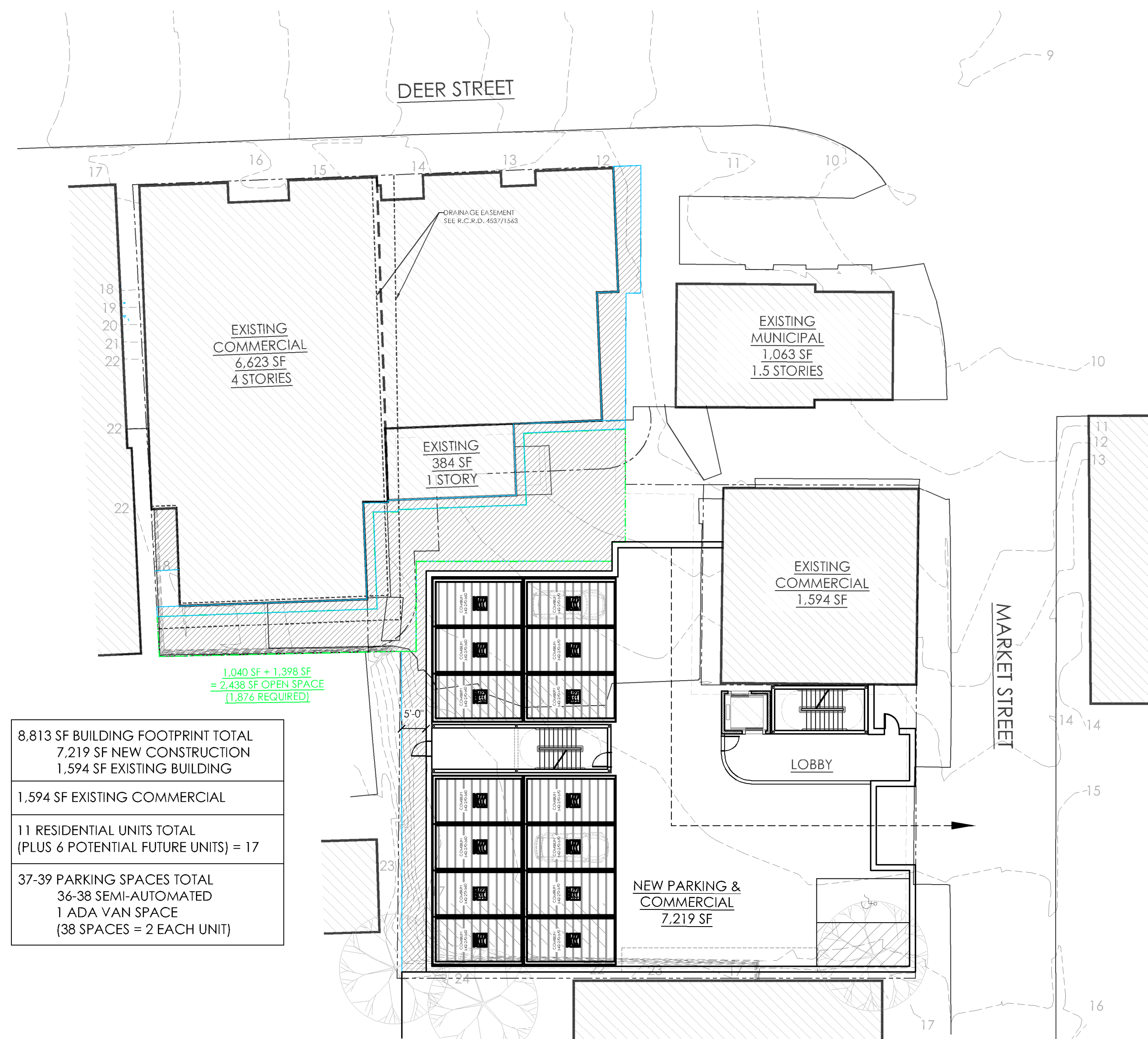
GRAPHIC SCALE



REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
NOT FOR CONSTRUCTION				
 HALEY WARD WWW.HALEYWARD.COM One Merchants Plaza, Suite 701 Bangor, Maine 04401 207.989.4824				
PROJECT				
MIXED-USE DEVELOPMENT 200 MARKET STREET & 22-28 DEER STREET, PORTSMOUTH, NH				
TITLE				
PROPOSED SITE PLAN				
DATE 2026.09.30			SCALE 1"=10'	
DRAWN BY PJM	DESIGNED BY PJM	CHECKED BY DJO		
PROJECT No. 5010556.959				
DRAWING No. C101				REV.

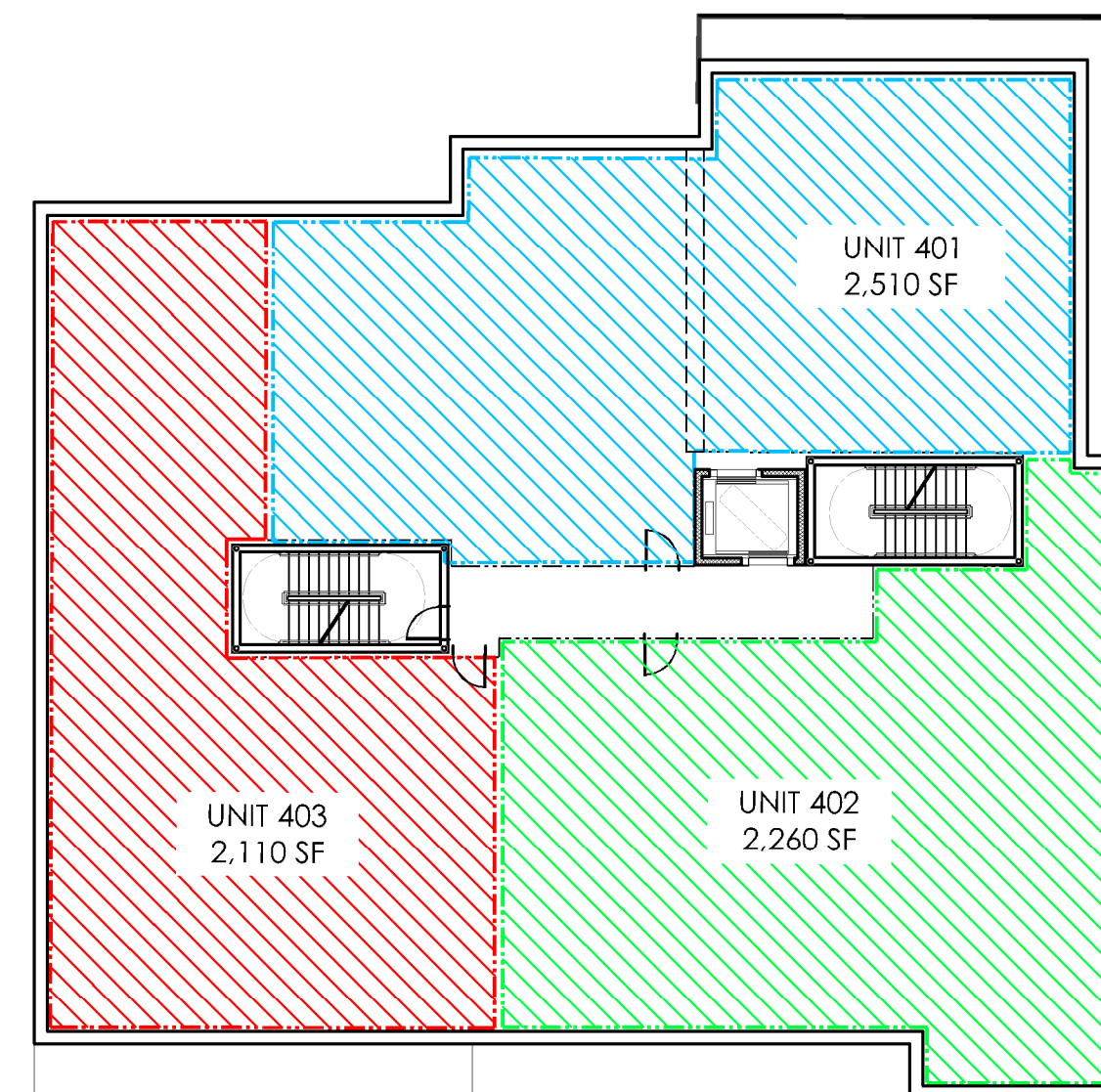


6 SECTION DIAGRAM
1/16" = 1'-0"



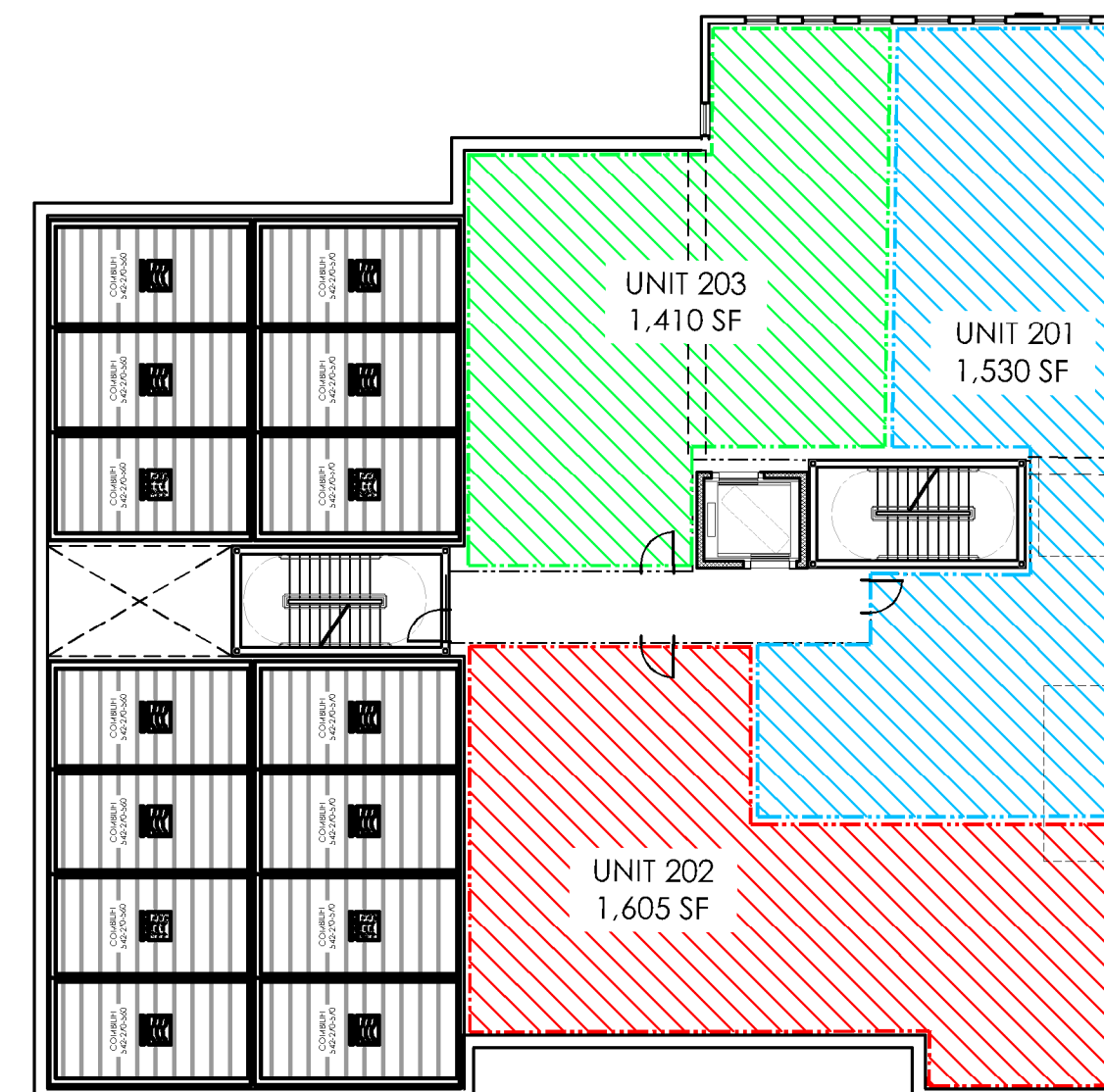
1 FIRST FLOOR
1/16" = 1'-0"

FOURTH FLOOR
8,310 SF FLOOR PLATE TOTAL NEW CONSTRUCTION
3 UNITS AT FOURTH FLOOR
2 POTENTIAL FUTURE UNITS AT 22-28 DEER STREET BUILDING



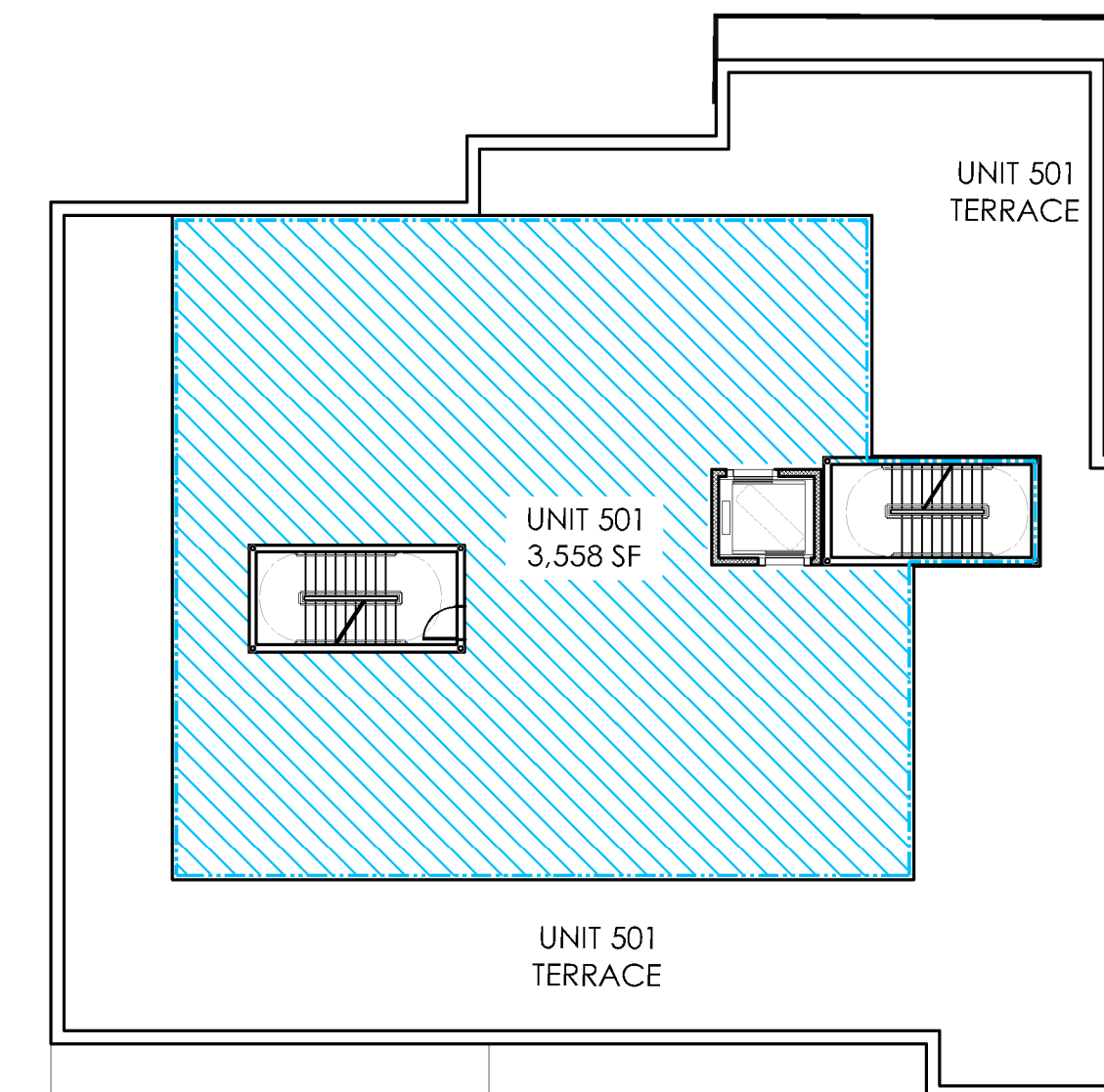
4 FOURTH FLOOR
1/16" = 1'-0"

SECOND FLOOR
8,819 SF FLOOR PLATE TOTAL 7,225 SF NEW CONSTRUCTION 1,594 SF EXISTING BUILDING
3 UNITS AT SECOND FLOOR
2 POTENTIAL FUTURE UNITS AT 22-28 DEER STREET BUILDING



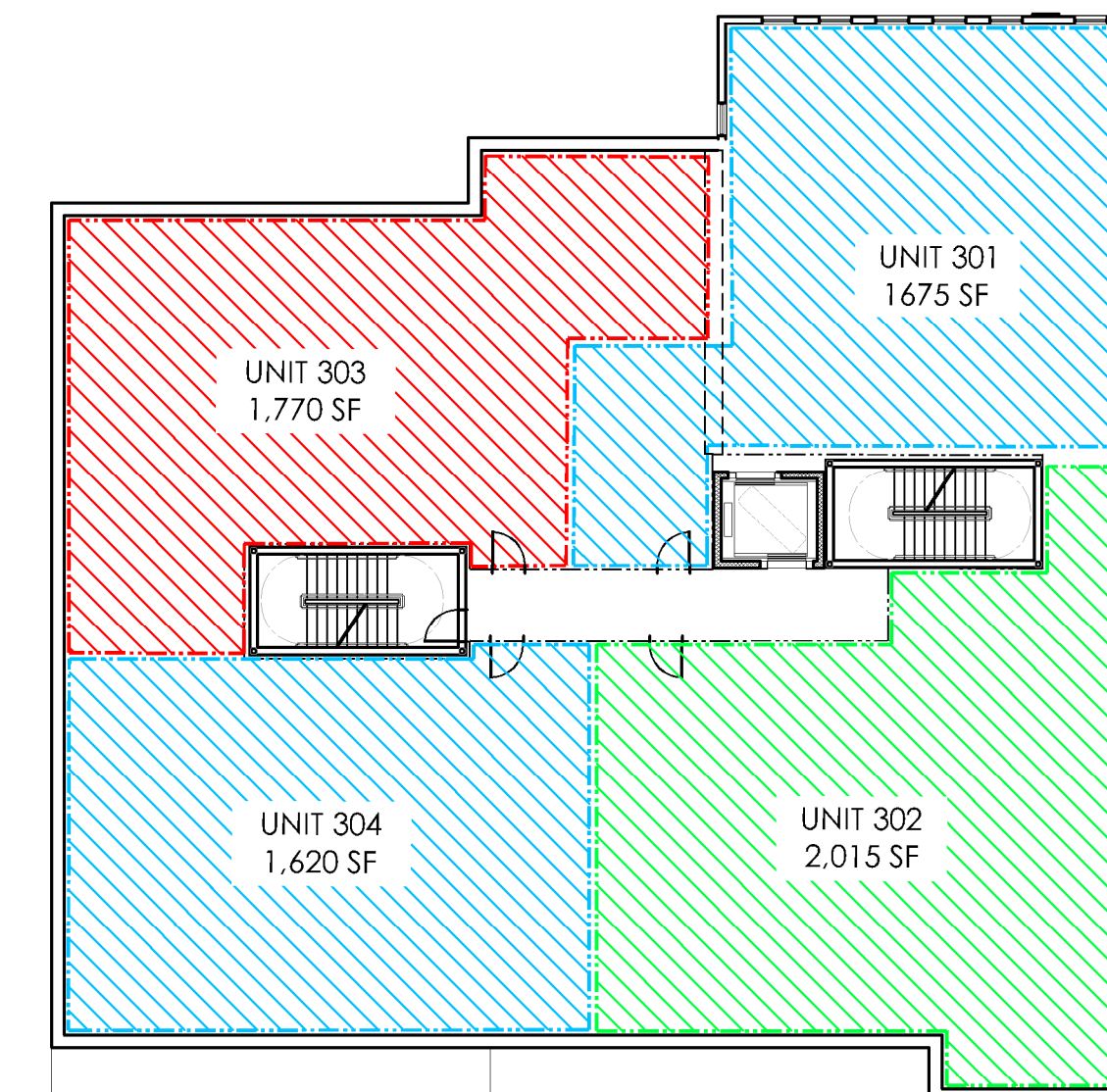
2 SECOND FLOOR
1/16" = 1'-0"

PENTHOUSE (FIFTH FLOOR)
4,153 SF FLOOR PLATE TOTAL NEW CONSTRUCTION
1 UNIT AT PENTHOUSE



5 PENTHOUSE
1/16" = 1'-0"

THIRD FLOOR
8,619 SF FLOOR PLATE TOTAL 7,025 SF NEW CONSTRUCTION 1,594 SF EXISTING BUILDING
4 UNITS AT THIRD FLOOR
2 POTENTIAL FUTURE UNITS AT 22-28 DEER STREET BUILDING



3 THIRD FLOOR
1/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

MIXED-USE DEVELOPMENT
200 MARKET STREET & 22-28 DEER STREET
PORTSMOUTH, NH



CJ ARCHITECTS
233 VAUGHAN STREET
SUITE 101
PORTSMOUTH, NH 03801
(603) 431-2808
www.cjarchitects.net

FLOOR PLANS
&
SECTION

DATE: 10/5/2026
DRAWN BY: --
APPROVED BY: C.J.G.
SCALE: 1/16" = 1'-0"
JOB NUMBER: 22604
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