

From: MarJean Cosentino

Sent: Monday, May 18, 2026 3:34 PM

To: Planning - Info - Shr <Planning@portsmouthnh.gov>

Cc: Brian Cosentino

Subject: Letter of Support – Saint Patrick Academy Library Addition

Dear Members of the Zoning Board,

I am writing in strong support of the proposed library addition at Saint Patrick Academy.

As a parent of both a 3rd grader and a 6th grader at the school, I wanted to share our family's experience as we complete our second year. Transitioning from public to private school was not an easy decision—it required our children to step outside their comfort zones and represented a meaningful financial commitment for our family. However, the growth we have seen in both of our children has affirmed that it was the right choice, and one we only wish we had made sooner.

In our son's first year, he experienced a remarkable 120% improvement in his iReady reading scores. This progress was made possible through small group instruction supported by the school's creative use of limited breakout space. The addition of a dedicated library with appropriate learning areas will help develop the school's ability to provide this kind of individualized academic support.

Equally important, the school fosters a nurturing environment where students feel valued and supported. We have seen our daughter's confidence return and her enthusiasm for learning reignited. Programs such as the buddy system also help build leadership, responsibility, and positive relationships across grade levels—further strengthening the school community.

A well-designed school library is more than a resource center—it is a cornerstone of student learning and development. Research consistently shows that access to quality library spaces supports literacy, strengthens academic performance, and fosters a lifelong love of learning. The proposed addition will provide not only academic benefits, but also a central, shared space that enhances the overall student experience. [\[americanprogress.org\]](http://americanprogress.org).

Thank you for your thoughtful consideration of this proposal. This project will have a meaningful and lasting impact on students, families, and the broader community. We are deeply grateful for the opportunity to be part of Saint Patrick Academy and strongly support this important investment in its future.

Sincerely,
MarJean and Brian Cosentino
Stratham, NH

From: Victoria Napoletano

Sent: Thursday, May 14, 2026 7:18 PM

To: Planning - Info - Shr <Planning@portsmouthnh.gov>

Subject: Zoning Board of Adjustment Saint Patrick Library Expansion

Dear Zoning Board of Adjustment

I am writing as a local resident in support of Saint Patrick Academy's proposed Library and Student Services Center project.

While I am not currently a parent at the school, I have seen firsthand the positive role Saint Patrick Academy plays in the Portsmouth community. The school provides a strong educational environment, supports families, and contributes positively to the character and future of our city. As someone who may one day have grandchildren attending the school, I believe this investment is both thoughtful and necessary.

What stands out most about this proposal is that it is focused on improving the quality of services and learning spaces for current students rather than increasing enrollment or traffic. The addition of a centralized library, reading and intervention rooms, student support services, and faculty collaboration space reflects a commitment to meeting the evolving educational needs of children in a responsible and community-minded way.

Strong schools strengthen communities, and this project represents an investment in education, student wellbeing, and the future of Portsmouth families. I respectfully encourage you to approve Saint Patrick Academy's proposal and allow the project to move forward.

Thank you for your time and consideration.

Sincerely,

Vicky

Sent from my iPhone

From: Brooke Richards
Sent: Thursday, May 14, 2026 7:47 PM
To: Planning - Info - Shr <Planning@portsmouthnh.gov>
Subject: Saint Patrick Academy Library

To the Zoning Board of Adjustment,

I am writing in support of the proposed expansion project for St. Patrick Academy. As a parent of a young child who has benefited from early intervention and speech services, I believe this project would have a meaningful impact on students and families in our community.

My daughter currently receives speech support, and having dedicated intervention spaces is incredibly important — not only for learning, but for preserving a child’s sense of confidence and dignity. As children get older, privacy becomes even more important. Quiet, designated spaces for speech and reading support help ensure that students do not feel singled out or different from their peers while receiving the services they need to thrive.

St. Patrick Academy has been a wonderful and supportive community for our family. For children who need extra support early on, feeling safe, known, and encouraged makes a tremendous difference in their growth and confidence.

As a former teacher, I also strongly value the importance of literacy-rich environments. Early positive experiences with books and reading help create the foundation for lifelong learning. Some of my fondest memories from elementary school are tied to my school library, and I would love for my daughter and future students at SPA to have that same experience through a centralized library space designed to foster curiosity, imagination, and a love of reading.

I appreciate your consideration and hope you will support this project and the long-term benefits it will provide for students and families in Portsmouth.

Sincerely,
Brooke Richards

-----Original Message-----

From: jleblanc345@gmail.com

Sent: Thursday, May 14, 2026 9:28 PM

To: Planning - Info - Shr <Planning@portsmouthnh.gov>

Subject: Zoning Board of Adjustment - Saint Patrick Academy

To whom it may concern,

We are lucky to have Saint Patrick Academy continue to be a strong educational opportunity for students in Portsmouth and the greater Seacoast. It not only builds strong academic backgrounds in students but sound moral character.

My wife and I have three kids - our oldest daughter is at St. Patrick Academy - and we plan on having all of our kids educated through the school. This library expansion would be providing new opportunities for students to learn and grow - it is a much needed space. I actually find it quite representative of what has continued to happen in Portsmouth - growth and improvement while maintaining the history and quality of its origins. This school has been around for over 150 years - this campus has given new life to the school while maintaining the quality of its origins. The library project is continuing to build on that.

I want this for my kids and the other kids that are members of the St. Patrick Academy community. They represent the future of the Seacoast. This is a project that should be approved and welcomed with open arms.

Sincerely,
Jason LeBlanc

Sent from my iPhone

From: Mignone, Kate
Sent: Friday, May 15, 2026 7:22 AM
To: Planning - Info - Shr <Planning@portsmouthnh.gov>
Subject: Zoning Board of Adjustment- re Saint Patrick Academy

Members of Zoning Board of Appeals (and Planning Board)
As a parent of two students over the past 4 years at Saint Patrick Academy (SPA), a former Planning Board member (Kensington, NH), and a civil engineer, I am excited that SPA is investing in the future students for a library for all students to use, as well as space for student services and faculty collaboration. These additions are needed for the school to continue to support the students and enrich their experiences. My middle school children live in Kensington and while attending SPA had limited library services in both locations, so we value this addition.

Thank you for your consideration for this project at SPA.

Kate
Kate Mignone, P.E.
Vice President, Northeast Water Resources Market Sector Lead
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From: Chris Korth

Sent: Friday, May 15, 2026 9:01 AM

To: Planning - Info - Shr <Planning@portsmouthnh.gov>

Subject: St. Patrick Academy_Library and Student Services Center

Portsmouth ZBA, good day to you, fine gentlemen and ladies. I write today to speak in support of our community's beloved St. Patrick Academy and the request to be given permission to build a dedicated library and student services center. These two endeavors will undoubtedly enrich the educational opportunities for students, the same type of opportunity that has been afforded to other primary/middle school children in other schools in the area. We respectfully request the opportunity to not spend a single dime of taxpayer funds to grow the educational experience of our future students. We also acknowledge that these two building projects will not have any impact on the expected student enrollment or congest traffic on Banfield road.

I sincerely appreciate your time and consideration of this critically important matter.

Yours in Jesus Christ,

Chris Korth

From: Rebecca Miles

Sent: Friday, May 15, 2026 9:01 AM

To: Planning - Info - Shr <Planning@portsmouthnh.gov>

Subject: Support for Saint Patrick Academy Library and Student Services Center Project

To the Portsmouth Zoning Board of Adjustment and Planning Board,

I am writing in support of Saint Patrick Academy's proposed Library and Student Services Center project.

Saint Patrick Academy has had a tremendously positive impact on our daughter and our family. The school provides not only a strong academic foundation, but also a supportive and nurturing environment where students are encouraged to grow intellectually, socially, and spiritually.

The proposed expansion is an important investment in the students currently attending the school. Creating dedicated space for a centralized library, reading and intervention support, student services, and faculty collaboration will greatly enhance the educational experience and resources available to students without increasing enrollment or traffic.

We strongly support this project and hope the City of Portsmouth will approve this thoughtful and beneficial addition to the Saint Patrick Academy community.

Thank you for your consideration.

Sincerely,

The Miles family

From: David & Liz K

Sent: Friday, May 15, 2026 10:49 AM

To: Planning - Info - Shr <Planning@portsmouthnh.gov>

Subject: ZBA: Saint Patrick Academy

Dear Zoning Board of Adjustment,

We are Portsmouth taxpayers and proud parents of two children who attend Saint Patrick Academy. Our children are thriving in this school where our Catholic Faith is the centerpoint of their education.

We strongly support the project that is up for current consideration. The addition will not increase the size of our Saint Patrick family, but rather it will increase the learning opportunities for the existing members. We want our children to have greater access to the knowledge, information, collaborative workspace, and resources that modern community libraries are known to provide.

Sincerely,

Elizabeth & David Kish

Greenland, NH

From: Laura T.

Sent: Friday, May 15, 2026 10:52 AM

To: Planning - Info - Shr <Planning@portsmouthnh.gov>

Subject: Support for Saint Patrick Academy's Library and Student Services Center

Dear Members of the Portsmouth Zoning Board of Adjustment,

We are writing as parents of children who have attended Saint Patrick Academy for the past two years, and as a family deeply grateful for the community we have found there. In just a short time, our children have formed meaningful friendships, grown academically, and become part of a school community that truly nurtures them.

When we visit the school during the day, one thing we notice again and again is how collaborative the environment is. Students love working together, whether it is a reading project, a science assignment, or simply helping a classmate understand something new. Because the school is so full and active, we often see children trying to find a quiet corner or hallway nook where they can focus with a peer. It is a testament to their enthusiasm, but also a reminder that the school needs more dedicated spaces for learning. A true library would give students a place designed for concentration, curiosity, and academic growth, a space where collaboration does not require searching for an empty corner.

In our opinion, one of the most meaningful ways Saint Patrick Academy can continue to flourish is through the proposed Library and Student Services Center. This project will provide essential space for a centralized library, small group reading and intervention rooms, and faculty collaboration. These are the kinds of resources that directly impact students like ours, helping them learn, thrive, and feel supported every day.

We wholeheartedly support this project and believe it represents a thoughtful, much needed investment in the students already entrusted to the school's care.

Thank you for your time and consideration.

Warm regards,
Shayne and Laura Tongbua

From: Jennifer Thompson
Sent: Friday, May 15, 2026 11:00 AM
To: Planning - Info - Shr <Planning@portsmouthnh.gov>
Subject: Saint Patrick Academy Library

The City of Portsmouth Planning Department and City Council,

As an active participant in the Portsmouth community and a parent of two boys (ages 8 and 6) at Saint Patrick Academy, I am writing to strongly support the proposed school library project.

Our family chose Saint Patrick Academy because it aligns with our values and provides an environment where our sons have truly thrived. We believe the education of children should be a community's highest priority, and by supporting this project, Portsmouth demonstrates a continued focus on putting children first.

This project focuses on enhancing the current educational experience rather than increasing the student body; it will not increase enrollment or traffic. Instead, it optimizes the existing campus to provide a centralized library, rooms for small-group intervention, student support spaces, and faculty collaboration areas.

Approving this project reinforces a commitment to quality education without impacting city infrastructure. Thank you for your time and your dedication to the children in our community.

Sincerely,
Jen and Craig Thompson

From: Pam Mandsager
Sent: Friday, May 15, 2026 12:00 PM
To: Planning - Info - Shr <Planning@portsmouthnh.gov>
Cc: James Melone
Subject: Saint Patrick Academy Building Proposal

To the Zoning Board of Adjustment,

I work at Saint Patrick Academy on 315 Banfield Rd as the Activities Director. The plans that the school has to expand our current facility are eagerly anticipated by staff, parents and students.

As our school has grown, so has our need for space to work and accommodate the needs of our students. Many of the staff share office space with not 1 or 2 others, but with 3 or 4 co-workers. The additional space for staff meetings or parent meetings has also been a need. This project will not increase enrollment or traffic. Instead, it will provide the space for a school library, small-group reading and intervention rooms, student support services and a faculty meeting space.

Your approval of the building proposal is critical as we seek to meet the needs of our current student population, enhancing their educational experience.

Thank you for your thoughtful consideration.

Pam Mandsager
Director of Student Activities

[603.436.0739](tel:603.436.0739)

[315 Banfield Road](#)

[Portsmouth, NH 03801](#)

SaintPatrickAcademy.org

From: Jessica Sturtevant
Sent: Friday, May 15, 2026 1:47 PM
To: Planning - Info - Shr <Planning@portsmouthnh.gov>
Subject: Zoning Board of Adjustment

Jessica Sturtevant
100R Union Rd
Stratham, NH 03885
5/15/2026

To the Members of the City of Portsmouth Zoning Board,

I am writing to respectfully express strong support for the proposed construction of a new library and student center at Saint Patrick Academy. This project represents a meaningful investment not only in our students, but in the long-term educational and economic well-being of our entire community and nation as a whole. As a PreK teacher in this school, I am honored to assist in building the foundation necessary to create excitement and motivation for the next generation. As an educator for 24 years, I am blessed to educate students in an environment that focuses on ensuring each student gets their needs met with our mission statement of each student being known, loved and served.

Across the United States, literacy rates and reading performance among students continue to decline at alarming levels. According to the National Assessment of Educational Progress (NAEP), national reading scores for both fourth and eighth grade students declined again in 2024, continuing a troubling downward trend that began prior to the pandemic. Nearly one-third of students nationwide now perform below basic reading levels, and the percentage of students struggling with literacy has reached historic highs.
(nagb.gov)

A dedicated library and student center would directly address these educational challenges by providing students with expanded access to reading materials, academic support services, quiet study environments, tutoring opportunities, and specialized educational programming. Research consistently shows that access to literacy-centered learning environments improves academic achievement, strengthens graduation outcomes, and supports lifelong educational success.

Importantly, this facility would also provide substantial cost savings for the city and surrounding communities. By enhancing our school's capacity to support students with diverse learning needs and special educational requirements on-site, the city can reduce reliance on outsourcing educational services, transportation programs, and external specialized support placements that often place additional strain on municipal and regional resources.

The proposed student center would allow our school to offer expanded intervention programs, individualized learning assistance, and specialized support services within our own community. This localized approach keeps students engaged in familiar educational environments while reducing the financial burden associated with sending students to outside institutions or contracted programs.

Additionally, the library and student center would serve as a valuable community asset by fostering educational enrichment, encouraging student engagement, and helping prepare young people for future academic and workforce success. Investments in education consistently strengthen communities by increasing civic participation, improving economic stability, and enhancing overall quality of life.

This project is not simply a building expansion—it is a strategic investment in literacy, student support, and long-term fiscal responsibility for our city. I respectfully urge the zoning board to approve this proposal and support the continued growth of educational opportunities within our community.

Thank you for your time, consideration, and dedication to serving the needs of our city and its students.

Sincerely,

Jessica Sturtevant

603-817-9301

May 14, 2026

To the Portsmouth Zoning Board of Adjustment,

I am writing in support of Saint Patrick Academy's proposed Library and Student Services Center.

My daughter attends Saint Patrick Academy, and it's been a wonderful experience for our family. What makes SPA so special is the strong sense of community and genuine care the faculty and staff have for the students. My daughter and all the other students are known, supported, and valued for who they are as individuals.

The proposed project is a meaningful investment in the students and faculty who are already part of the SPA community. The addition of a library, dedicated student support spaces, and faculty collaboration areas will provide important resources and help ensure the school can continue offering an exceptional learning environment for generations to come.

Additionally, as a resident of a nearby neighborhood, I do not have concerns that this project will negatively impact traffic on Banfield Road.

I respectfully encourage the Board to vote in support of this project. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kelsey Kraus".

Kelsey Kraus

-----Original Message-----

From: Kristen Broom

Sent: Sunday, May 17, 2026 7:07 PM

To: Planning - Info - Shr <Planning@portsmouthnh.gov>

Cc: Jim Broom

Subject: Saint Patrick Academy Library Project

To: Zoning Board of Adjustment

From: Kristen Broom, Trustee

Re: Saint Patrick Academy Library Addition

I am writing in support of Saint Patrick Academy's proposed library addition. This addition is a needed and necessary enhancement to the existing school. Reading and academic support services are an important part of education that all students deserve. Since 1868 Saint Patrick's has been a fixture in the community. Our students are encouraged to continue the legacy, traditions, and citizenship that has been a hallmark of the school. We are now in our 8th year on Banfield Road. I have been intimately involved in the progress and success of the school for 22 years. My involvement began on Austin Street as a parent of a preschool student in 2004. My husband and I have eight children who have all attended and six have graduated from the school. We have been benefactors, volunteers, and board members for many years. I am well aware of the daily activities at the campus. It is truly remarkable and wonderfully successful. The city can only be supportive of what Saint Patrick means and does in Portsmouth. It is a point of pride no doubt. The school is well run and deeply loved by the families who choose Catholic education. Please approve this project so the school can continue to enhance life in Portsmouth.

From: [Paola Pabon](#)
To: [Jen L. Crockett](#)
Subject: LU-26-18-Public Comment, Saint Patrick Academy Library
Date: Monday, May 18, 2026 10:01:01 AM

Dear Portsmouth Planning Board,
Subject: LU-26-18-Public Comment, Saint Patrick Academy Library

As a parent of 2 students in Saint Patrick Academy, I am writing to express my full support for a proper library at Saint Patrick Academy.

I am so grateful that this school has helped shape our children's character through their value system, their fairness and service.

I would love for the kids to see that same class act character in you. Today's children hold our future in their hands. What better way to ensure that we will be taken care of as we get older than by having intelligent, caring, fair and honest individuals in charge.

A library is a big part of the formation of these students.

Currently, our students are missing out on a dedicated, adequately equipped space that fosters these essential 21st-century skills.

Thank you for your approval.

The Pan family

[Sent from Yahoo Mail for iPhone](#)

From: [Elizabeth Marley Condosta](#)
To: [Jen L. Crockett](#)
Cc: [Peter L. Britz](#); [John Condosta](#)
Subject: LU-26-18 - Public Comment - Saint Patrick Academy Library
Date: Monday, May 18, 2026 10:25:38 AM

Dear Members of the Zoning Board of Adjustment,

As Portsmouth residents and parents of children at Saint Patrick Academy, we are writing in support of the proposed Library and Student Services Center project.

Saint Patrick Academy has become far more than a school to our family. It is a community that is shaping our children during the most important years of their lives. Every day, our children are known, supported, challenged, and loved by teachers and staff who care deeply about their growth not only as students, but as people.

This project is not about increasing enrollment or changing the character of the neighborhood. It is about better serving the students and families already part of the Saint Patrick Academy community. Importantly, the proposed expansion will have no impact on school enrollment or traffic patterns in the area. Instead, it will provide thoughtfully designed spaces that directly support student learning and well-being — including a centralized library, reading and intervention rooms, student support services, and collaborative areas for faculty.

We respectfully ask the Board to support this proposal so that Saint Patrick Academy can continue serving Portsmouth families for generations to come.

Thank you for your time, consideration, and service to our community.

Sincerely,

Elizabeth and John Condosta, 19 Brigham Lane

Jocelyn Philbrook
89 Odiorne Point Road
Portsmouth, NH 03801

May 16, 2026

Chair and Members of the Planning Board
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Re: LU-26-18, Hope for Tomorrow Foundation Site Plan Amendment

Dear Chair and Members of the Planning Board:

I am writing as a Portsmouth homeowner of 26 years and as the parent of three children at Saint Patrick Academy.

I understand the concerns about traffic on Banfield Road. Like many parents and residents, I recognize that school drop-off and pickup can be challenging. I also understand that residents along Banfield Road have long lived with traffic concerns.

That said, I am deeply concerned that the proposed Saint Patrick Academy library is being tied to a broader traffic issue that existed long before this project. The library does not increase enrollment, staffing, or peak-hour traffic. It does not change the number of students coming to or leaving campus. It is an educational space for children who are already there.

Traffic on Banfield Road is influenced by several factors. In 2019, the Portsmouth Post Office relocated from Daniel Street to Heritage Avenue, creating another destination accessed through this part of the city. In October 2021, the city installed speed tables on Banfield Road as part of a broader traffic-calming effort. The Village at Banfield Woods added 22 new homes off Banfield Road, and additional residential development is moving forward nearby. These are all relevant to the broader traffic conversation. School pickup and drop-off may be one part of the issue, but it is not the only traffic consideration on Banfield Road. Additionally, the school has taken new steps to alleviate any inconvenience caused to those using the road for its intended function.

The Portsmouth Planning Board approved a 17,000-square-foot freestanding gymnasium and associated parking area on the same Saint Patrick Academy campus. The approval did not include a traffic condition, an off-site roadway improvement requirement, or a road-widening bond. The Planning Board minutes also note that a traffic study had been completed and that the applicant's engineer stated the site was functioning well and there was no reason for new lanes. The proposed library is approximately 2,115 square feet, about one-eighth the size of the gymnasium, and the current application states that it will not increase students, staffing, driveway use, or parking. If the larger gymnasium did not require a road-widening bond, I respectfully ask why a smaller library that adds no students or peak-hour traffic would require one.

Before tying approval of a children's library to a bond or future road-widening obligation, I respectfully ask the board to provide supporting data showing that this library would create a new or worsened traffic impact. Under New Hampshire and federal land-use law, any condition tied to off-site improvements must rest on an individualized determination that the specific project creates a roughly proportional impact. I am simply asking the board to show that record. Parents, residents, and taxpayers deserve to understand why a privately funded library for children's education would be delayed to address a preexisting road concern. As a Portsmouth taxpayer, I recognize that many factors influence Banfield traffic now and into the future. The new development across from the YMCA will only add to the traffic issues. Saint Patrick's is a small part of the overall increase in road usage.

The traffic situation is a minor issue in the bigger picture. The proposed library matters to me personally. My son has severe dyslexia and dysgraphia. Portsmouth has wonderful, dedicated

professionals in the public school system, but the services my son needs are not available to him there in the way he needs them. Saint Patrick Academy has been able to support him differently, and we are forever grateful for that. At Saint Patrick's, he has steadily improved his reading skills, but for a child with a reading disability, access to books and a proper library matters.

And he is not the only child this affects. Saint Patrick's has a robust reading program that begins in preschool. They look to identify children who need extra help and work with them throughout their time at the school. On a personal level, I see the benefit in my own son. From an overall Portsmouth budget standpoint, consider that there are approximately 37 Portsmouth families with children at Saint Patrick's. They pay taxes and do not use the public schools. In an overstretched system, these numbers are meaningful. The education system in Portsmouth is critically important. We discuss it at length during every town meeting for a reason: these kids are the future.

Please decouple the Banfield traffic issue and let the library project move forward on its own merits. The school is already addressing arrival and dismissal operations. The broader Banfield Road traffic question deserves a real study and a real conversation, with all contributing factors on the table. It does not deserve to be resolved on the back of a children's library.

Respectfully,

Jocelyn Philbrook

Jocelyn Philbrook
Portsmouth homeowner and Saint Patrick Academy Parent

cc: Peter Britz, Director of Planning and Sustainability
Karen Conard, City Manager
Mayor McEachern

69 Odiorne Point Road
Portsmouth, NH 03801
May 16 2026

RE: Saint Patrick's Academy

Dear Planning Board,

My name is Hunley
Phillbrook. I am in 3rd
grade at Saint Patrick
Academy. I have been at
this school since Pre-K 3.

I love books. My favorites
are Wings of Fire, Dog Man
and Lupin Leaps In. (I've
read each one at least 5 times.)
I like reading by myself and
I like when my teacher reads
to my class. Reading is one of
my favorite parts of school.

Right now our library is
small. Sometimes you have to
look really hard just to

a book! A bigger library
would have a lot more
room. It would be a place
were every kid could find
a book.

A library is important
It is were you learn things
It is were you find
stories you love. It is were
kids who think reading is
hard can find books
that help them.

My older brother and
older sister go were I go
to. They want it for other
kids and so do I.

Please let our school have
the new library.

Thank you for listening to me

Sincerely,
Hemley Phillbrook
3rd grade Saint Patrick
Academy

Connor Philbrook
89 Odiorne Point Road
Portsmouth, NH 03801

May 16, 2026

Re: Saint Patrick Academy Library | 315 Banfield Road, Portsmouth, NH

Dear Planning Board,

My name is Connor Philbrook. I am in 5th grade at Saint Patrick Academy. I have dyslexia and dysgraphia. I don't like to tell people that, but my mom says I need to be brave and share why I want a library.

Some kids can pick up a book and just read it. I can't. I have to work really hard. I've always hated reading or speaking in public. Everything is just really hard. But I'm not giving up.

At Saint Patrick's, I have a reading group and also a teacher that I meet one-on-one three times a week. She really helps me figure out strategies and practice hard skills. Thanks to Mrs. Lyons, I take classes with the rest of the 5th graders. I don't need to leave the room during any classes.

While it is hard for me to read, I love books. When I get overwhelmed, listening to a good book or reading a funny graphic novel really makes me relax. I love Percy Jackson, Wings of Fire, Indian in the Cupboard, Call of the Wild, Dogman, and so many more.

I love it when someone helps me find the right one. I love it when a book finally makes sense. I've read the Percy Jackson books so many times now.

A library is not just a room with books. For a kid like me, a library is a place where someone can help me find a book I can actually read. It is a place where I am not behind. It is a place where I belong.

Please let our school build the library. Our school understands kids like me need more types of books, but we don't have room. I need it. I have big dreams, and I'm trying really hard with help from my school to go get them. Please do not stop our library.

Thank you,

Connor Philbrook

5th grade, Saint Patrick Academy

Connor Philbrook = b

Board of Adjustments
Municipal Complex
1 Junkins Ave
Portsmouth, NH 03801

May 18, 2026

RE: LU-26-18-Public Comment, Saint Patrick Academy Library
Variance Application of Hope for Tomorrow Foundation, Inc.
315 Banfield Road, Tax Map 266, Lot 5

Dear Members of the Portsmouth Planning and Zoning Boards,

We are writing in strong support of St. Patrick Academy's proposal to construct a new school library on it's Banfield Road campus.

We have been Portsmouth residents for the past decade and are parents of three children who attend St. Patrick Academy. Our family has been part of the school community for four years, and we are incredibly grateful for the nurturing, values-based education, dedicated teachers, and supportive environment the school provides. Our children love attending St. Patrick Academy, and we plan for them to continue there through 8th grade graduation.

One important resource the school currently lacks is a library. We believe adding a library would be an extraordinary benefit to students. St. Patrick Academy serves children ages 3 to 14, and a library would enrich the educational experience for students at every stage of development.

Libraries provide quiet, welcoming spaces where students can focus, explore their interests, and build confidence as learners. A library supports academic growth, research skills, literacy development, and responsible technology and information use. Having a dedicated space centered around reading and learning would become a valuable and lasting part of the school community.

As parents deeply invested in the future of the school, we strongly support this project and respectfully encourage the Board to approve the school's plans to move forward with construction of the library.

Thank you for your time, consideration, and service to our community.

Sincerely,



Robert and Elizabeth MacDonald
209 Gosport Rd
Portsmouth, NH 03801

From: [Wendy Jacques](#)
To: [Jen L. Crockett](#)
Subject: LU-26-18-Public Comment - Saint Patrick Academy - School Library
Date: Monday, May 18, 2026 12:02:04 PM

Hello,

I'm a Portsmouth Resident who has a child attending Saint Patrick Academy. Our 6 1/2yr old daughter who is our Granddaughter we adopted is in first grade. She has extra help from the school with learning to reading. The library is a much-needed space in our school for all students. This new library will allow a quite space for the one-on-one help needed not only for our daughter but any child who may require some one-on-one extra help learning.

It will also allow the room for a wider verity of books for our children and future children to choose from and open up so many more opportunities for education and learning new things by the love of reading.

Our children will greatly benefit from this larger library beyond words I can express. We really look forward to this improvement of education for our children and look forward to the board's vote of yes for the expansion.

Kind regards,
Wendy Kimball

From: [Sarah Hudson](#)
To: [Jen L. Crockett](#)
Cc: [Peter L. Britz](#)
Subject: LU-26-19-Public Comment
Date: Monday, May 18, 2026 2:04:06 PM

To Whom It May Concern,

As the parent of a 4-year-old at St. Patrick Academy who has recently started reading on her own, I've seen firsthand how excited young children can become when they discover books and begin learning independently. She is constantly wanting to read more, ask questions, and explore new things, and I can't help but think how meaningful a true library space would be for students like her as they grow.

The school's current library space is limited in both size and functionality, which naturally limits the opportunities students have for quiet reading, independent learning, collaboration, and deeper academic exploration. A dedicated library would create an environment intentionally designed for curiosity, focus, learning, and connection—something that feels incredibly worthwhile for both current and future students at the school.

This is a thoughtful addition to the existing campus and an investment in the educational experience of the children who attend St. Patrick Academy.

Thank you,

Sarah Hudson
603-923-7583

From: Beth Weeks

Sent: Monday, May 18, 2026 2:25 PM

To: Planning - Info - Shr <Planning@portsmouthnh.gov>

Subject: Saint Patrick Academy Library

Dear Sir or Madam,

I am writing as a Portsmouth resident, Portsmouth Public School parent, and Saint Patrick Academy parent to express my opinion about the SPA library project.

I have followed the proceedings regarding the permit for this new library closely. While I understand that the city must ensure safe travels on all roads, I do not see the connection between traffic on Banfield Road and the presence of a library on campus. This proposed space would not increase enrollment at Saint Patrick Academy, nor would it increase event space. To me, the construction of the library and the traffic during car line are two separate issues.

Saint Patrick Academy has partnered with the city to improve the traffic flow on Banfield Road already. As a parent who picks up and drops off there and at PMS (and formerly Dondero), I can tell you that SPA does more to move cars and children safely than any of our public schools.

Saint Patrick Academy is an important part of our family, as it has been for generations of families in this area. The addition of a library will allow students there to access books and materials, and the offices and break out spaces ensure that students who need small groups or quieter spaces can get what they need.

I encourage the city to approve this expansion so that all students in our city can have the benefit of a campus library. Please do not continue to hold this project hostage.

Sincerely,

Elizabeth Weeks

480 FW Hartford Drive

Portsmouth, NH

-----Original Message-----

From: Deb Wright

Sent: Monday, May 18, 2026 3:34 PM

To: Planning - Info - Shr <Planning@portsmouthnh.gov>

Subject: St. Patrick Academy - Zoning Board of Adjustment Meeting - May 19, 2026

Deborah Welch Wright

36 Lawrence Street

Gardner, MA 01440

Zoning Board of Adjustment

Eileen Dondero Foley City Council Chambers One Junkins Avenue Portsmouth, NH 03801

May 18, 2026

Dear Chairperson,

I am the grandparent of a St. Patrick Academy student whose parents, Jonathan and Elizabeth Weeks, are home owners in Portsmouth. I am writing to you on their behalf and that of St. Patrick Academy. St. Patrick Academy, located at 315 Banfield Road, has applied to the City of Portsmouth to build an addition to the current school.

St. Patrick Academy is a growing school which has clearly become an asset to the City of Portsmouth, the communities of the Seacoast and beyond. SPA is dedicated to meeting the needs of all students who are enrolled at the school.

The planned addition is designed to house a full library, small rooms to be used as instructional spaces for individual or small groups of students receiving academic intervention instruction in Reading and/or Mathematics, small offices to be used for confidential student support services and a dedicated conference space for faculty collaboration.

As a professional educator and a current Principal of a Pre-K to Grade 8 elementary school in Massachusetts, I know the value of a full library. Students currently have limited access to books and areas to work as the current "library" is limited to spaces designed for other uses located along hallways. I also know that quiet instructional areas and confidential spaces are challenging to find in a busy school building without dedicated rooms but necessary for 21st century educational practices.

I believe that SPA's request to build an addition to the school is a just request. I believe that honoring the request of the Hope for Tomorrow Foundation, the owner of property housing St. Patrick Academy, for the relief needed to construct the addition to this existing private, Catholic school supports the continued success of this institution which has already proven to be an outstanding addition to Portsmouth and acts as a positive member of your community.

I ask the Zoning Board of Adjustment to make every effort to accommodate this request at your next scheduled meeting this Tuesday evening, May 19, 2026.

Sincerely,

Deborah Welch Wright M.Ed. CAGS

Dear Zoning Board,

My name is JP Bisognano and I am a student at Saint Patrick Academy in Portsmouth, NH.

Our library is a place where kids can study in the quiet. Our library is small. We also don't have a lot of books kids my age like. Our new library will be called Stella maris library. Thank you for supporting our library.

JP Bisognano

Dear Members of the Zoning Board of Adjustment,

I am writing to formally oppose the variance request submitted by Port Hunter LLC for 361 Miller Avenue. The application seeks both dimensional relief (reduced setbacks) and a use variance to allow professional office use in a residential (GRA) district where such use is not permitted.

Under New Hampshire law, the applicant must meet all five variance criteria. Based on the existing conditions of this property and the nature of the request, I do not believe these criteria are satisfied.

1. The variance will not be contrary to the public interest — NOT MET

The proposed introduction of commercial office use into a residential neighborhood is contrary to the public interest as reflected in Portsmouth's zoning ordinance. The **General Residence A (GRA) district is intended to preserve residential character, maintain appropriate density, and avoid uses that introduce commercial traffic and activity.**

There are already clear indicators that the property is overburdened. **Vehicles are routinely parked on the front lawn due to insufficient on-site parking, and vehicles have been observed extending across the sidewalk when parked in the driveway.** This not only detracts from the character of the neighborhood but also creates **pedestrian safety hazards**, particularly for children, seniors, and those using strollers or mobility aids.

Blocking or obstructing a public sidewalk is generally not permitted and directly conflicts with public safety objectives. The presence of this condition demonstrates that the property cannot adequately support its current use.

Adding a professional office will increase:

- Vehicle trips (clients, employees, deliveries)
- Parking demand
- The likelihood of continued **sidewalk obstruction and unsafe conditions**

This is directly contrary to the public interest.

2. The spirit of the ordinance is observed — NOT MET

The spirit of the ordinance is to:

- Maintain separation between residential and commercial uses
- Ensure adequate setbacks for light, air, and spacing

- Prevent overdevelopment of residential properties

This proposal undermines that intent by:

- Introducing a **non-permitted commercial use**
- Requesting **significant reductions in setbacks**
- Intensifying use on a property already demonstrating capacity issues

This is not a minor adjustment—it is a fundamental departure from the ordinance’s purpose.

3. Substantial justice is done — NOT MET

The benefit to the applicant is outweighed by the negative impact on the surrounding neighborhood.

The applicant benefits from increased use and value of the property. Meanwhile, neighbors are already experiencing:

- Parking overflow onto the **front lawn**
- **Sidewalk obstruction from vehicles extending out of the driveway**
- Reduced safety and diminished neighborhood character

Granting this variance would exacerbate these issues, placing additional burden on the public for the benefit of a single property owner.

4. Property values of surrounding properties are not diminished — NOT MET

The current conditions already negatively affect the appearance and function of the neighborhood.

The visible pattern of **cars parked on the lawn and blocking the sidewalk** creates:

- A perception of overcrowding and poor site management
- Reduced curb appeal
- Safety concerns that make the area less desirable

Expanding the use and intensity of the property will likely worsen these conditions and further impact surrounding property values.

5. Literal enforcement would result in unnecessary hardship — NOT MET

The property is already in active residential use as a six-unit building and is capable of reasonable use without any variance.

There is no hardship arising from the land itself. Instead:

- The request is driven by a desire to **increase intensity and introduce a commercial use**
- Existing issues (including parking overflow onto the lawn and sidewalk obstruction) reflect **overuse of the property**, not hardship
- Any constraints are inherent to the lot and do not prevent reasonable residential use

Under New Hampshire law, hardship cannot be based on financial gain or convenience, nor can it be self-created.

Additional Considerations

- **Documented Evidence of Overcapacity:** I have photographic evidence showing vehicles parked on the front lawn and extending across the sidewalk. These conditions clearly demonstrate that the property is already unable to support its current level of use.





- **Public Safety Concerns:** Sidewalk obstruction forces pedestrians into the street, creating a safety hazard. Any increase in use intensity will likely worsen this condition.
- **GRA District Intent:** The district is designed to support residential living. The addition of commercial office use, combined with reduced setbacks, directly conflicts with this intent.
- **Cumulative Impact and Precedent:** Granting both use and dimensional variances compounds the impact and sets a precedent for further erosion of residential zoning protections.
- **Self-Created Hardship:** The need for relief stems from the applicant's desire to intensify use on a constrained lot, not from any unique characteristic of the property.

Conclusion

Because the proposal fails to meet multiple required variance criteria—including public interest, spirit of the ordinance, and unnecessary hardship—and because there is clear evidence that the property is already overburdened, I respectfully request that the Board deny this application.

Thank you for your time and consideration.

Sincerely,
Tim O'Brien
396 Miller Ave

-----Original Message-----

From: William & Sheila Taylor <billsheila87@gmail.com>

Sent: Monday, May 11, 2026 5:27 PM

To: Planning - Info - Shr <Planning@portsmouthnh.gov>

Subject: May 19, 2026 hearing RE 53 McNabb Court

To Whom it may concern;

My name is William Taylor and with my wife Sheila Taylor, we own the property at 137 Elwyn Avenue that backs onto McNabb Court. 53 McNabb court is visible from our yard and from the living area of parts of our home.

We support the application to renovate and alter the home at 53 McNabb Court, including the required Variances from Section 10.521. The proposed changes are well considered and aligned with the modifications and upgrades that have been done to other homes in the vicinity, including ours.

We hope that the Board of Adjustment will approve the Variances associated with 53 McNabb Court so that the owners may proceed with the adjustments to their home that they desire.

Thank you.

William Taylor
508-969-7500

From: Amanda Verdick
Sent: Thursday, May 14, 2026 8:39 AM
To: Planning - Info - Shr <Planning@portsmouthnh.gov>
Subject: Fwd: 53 McNabb Ct.

Good morning,

I understand the variance for 53 McNabb Ct. is going before the Board of Adjustment again on May 19. As abutting neighbors, we are fully in support of the work Alex and Lauren LePage have planned. I'm resubmitting my letter of support and we continue to be in favor of their plans.

Thank you,
Amanda & Dan Verdick

Begin forwarded message:

From: Amanda Verdick
Subject: 53 McNabb Ct.
Date: January 13, 2026 at 10:33:33 AM EST
To: planning@portsmouthnh.gov

Good morning,

My husband and I are abutting neighbors to 53 McNabb Ct./Alex and Lauren LePage. I wanted to write and express my support of their proposed renovation on their house. I understand their variance request is on the agenda for the 1/21 Zoning Board meeting. We have no concerns with their plans and support their ability to make the house what they need to stay in the neighborhood with their young family. They are great neighbors, and their plans fit with the style of the house and neighborhood.

Thank you,
Amanda & Dan Verdick
72 Lincoln Ave

From: Greg Sullivan

Sent: Thursday, May 14, 2026 9:43 AM

To: Planning - Info - Shr <Planning@portsmouthnh.gov>

Cc: Alex LePage; Stephschrootsull

Subject: 53 McNabb Ct - Assessor Map 112, Lot 57 - Support for Variance Application

My wife and I live at 43 McNabb Ct,. The LePage's are our neighbors. We have reviewed their revised renovation plans and agree that the increase in building coverage is minimal and requested variances will:

- not be contrary to the public (our) interest
- not alter the essential character of our neighborhood
- now match the size and design the other three surrounding homes (including ours)
- preserve or enhance surrounding property values

Therefore, for the May19th meeting, we support the proposed changes.

Sincerely,
Greg & Stephanie Sullivan
43 McNabb Ct.

From: Alex Greiner

Sent: Thursday, May 14, 2026 3:06 PM

To: Planning - Info - Shr <Planning@portsmouthnh.gov>

Subject: Letter of support for 53 McNabb Ct.; variance hearing with ZBA on 5/19

Alex and Katie Greiner
88 Lincoln Ave.
Portsmouth, NH 03801

Date: 5/14/26

Zoning Board of Appeals
Portsmouth, NH 03801

Dear Members of the Zoning Board,

We are writing to express our support for our neighbors, Alex and Lauren LePage, regarding their proposed home addition at 53 McNabb Ct.

We have lived at 88 Lincoln Ave. for ~ 6 years (after undergoing a major renovation to our existing home here as well). Over this time, we have come to know Alex and Lauren as extremely considerate and responsible members of our neighborhood. Their proposed addition has been carefully planned and, in our view, will be fully consistent with the character of our neighborhood. They have also proactively engaged us as well as the other neighbors in terms of sharing their plans.

The addition will not negatively impact our property or the surrounding homes. In fact, in our view it will only continue to enhance our small neighborhood. It will maintain essentially the same existing setbacks and blend well with existing structures in the area. As they mention, the other homes on McNabb Ct. have all undergone similar renovations before the time we moved to Portsmouth. We have no concerns regarding any issues related to noise, traffic, or visual impact.

We respectfully encourage the Board to approve Alex and Lauren's request. We believe this project is completely reasonable, well thought out, and in keeping with the intent of local zoning regulations. McNabb Ct. is a unique pocket neighborhood and these variances will allow for a much more livable single family home for a growing family, while keeping in the spirit of the surrounding properties.

Thank you for your time and consideration. Please feel free to contact us if you require any additional information.

Regards,
Alex and Katie Greiner