



City of Keene, New Hampshire

Historic District Commission

Wednesday, July 15, 2020

4:30 PM

Online Meeting (Zoom)*

- The public may access the meeting online by visiting www.zoom.us/join or by calling 877-853-5257 (toll-free), and entering the meeting ID: 824 1448 9213.
- The following telephone number may be used during the meeting to notify the public body of any problem with public access: (603) 757-0622.
- More information on public access to the meeting is available at the City's Historic District Commission webpage at ci.keene.nh.us/historic-district-commission.

AGENDA

1. Call to Order and Roll Call
2. Minutes of Previous Meeting – June 17, 2020
3. Public Hearings
 - a) **COA-2016-01, Modification #1 – 85 Emerald St – Rooftop Solar** – Applicant Green Energy Options, on behalf of owner, 85 Emerald St. LLC, proposes to install a rooftop solar PV array on the building located at 85 Emerald Street (TMP# 584-072-000). The property is ranked as a Non-Contributing Resource and is in the Central Business District.
 - b) **COA-2016-06, Modification #6 – 31 Washington St** – Applicant Tony Marcotte, on behalf of owner, Washington Park of Keene LLC, proposes modifications to the buildings and site located at 31 Washington St (TMP# 569-056-000). Proposed building modifications include penetrations for exterior ventilation, the installation of rooftop condensers, and the addition of 8 new electric meters on the former Middle School building and the removal of “Juliette” balconies on the upper stories and installation of glass sliding doors on the first story of the new apartment building. Proposed site alterations include modifications to the landscaping layout and the addition of new landscaping. The former Keene Middle School building is ranked as a Primary Resource. The site is located in the Central Business District.
4. Committee Membership
5. Staff Updates
 - a) **Building Better Together** – Senior Planner Tara Kessler will provide an update on the draft Land Development Code, including public engagement opportunities and the schedule for review / submission of a draft for adoption.
6. New Business
7. Next Meeting – August 19, 2020
8. Adjourn

**In Emergency Order #12, issued by the Governor pursuant to Executive Order #2020-04, which declared a COVID-19 State of Emergency, the requirement that a quorum of a public body be physically present at the meeting location under RSA 91-A:2, III(b), and the requirement that each part of a meeting of a public body be audible or otherwise discernible to the public at the meeting location under RSA 91-A:2, III(c), have been waived. Public participation may be provided through telephonic and other electronic means.*

1 **City of Keene**
2 **New Hampshire**

3
4
5 **HISTORIC DISTRICT COMMISSION**
6 **MEETING MINUTES**
7

8 **Wednesday, June 17, 2020**

6:00 PM

Remote Meeting via Zoom

Members Present:

Andrew Weglinski, Chair
Councilor Catherine Workman
Nancy Proctor
Hans Porchitz
Tia Hockett, Alternate

Staff Present:

Mari Brunner, Planner

Members Not Present:

Sam Temple
Joslin Kimball Frank, Alternate
Dave Bergeron, Alternate
Hanspeter Weber, Alternate
Peter Poanessa, Alternate

9 **1) Call to Order & Roll Call**

10
11 Chair Weglinski called the meeting to order at 4:38 PM and read the executive order authorizing
12 a remote meeting: Emergency Order #12, issued by the Governor of the State of New Hampshire
13 pursuant to Executive Order #2020-04.

14
15 Pursuant to this order, Ms. Brunner called roll and members present, all of whom called alone,
16 stated their locations:

17 Andrew Weglinski – 28 Valley Street, Keene
18 Catherine Workman – Home address
19 Hans Porchitz – 46 Probate Street, Keene
20 Tia Hockett – 56 Page Street, Keene
21 Nancy Proctor – 10 Algonquin Drive, Keene

22
23 **2) Minutes of Previous Meeting – May 20, 2020**

24
25 Ms. Proctor moved to approve the minutes of May 20, 2020, which Councilor Workman
26 seconded, and the motion passed by unanimous roll call vote.

27
28 **3) Public Hearings**

- 29 **a. COA-2020-04 – 70 Court Street – Keene Senior Center – Applicant Dan**
30 **Bartlett, on behalf of owner Keene Senior Citizens, Inc., proposes alterations**
31 **to the existing porch and entrance and the installation of a concrete ramp on**
32 **the south façade of the Keene Senior Center building located at 70 Court St.**
33 **(TMP# 568-041-000). The building is ranked as a Primary Resource and is**
34 **located in the Office District.**
35

36 Staff recommended accepting this application as complete. Ms. Proctor moved to accept
37 application COA-2020-04 as complete, which Councilor Workman seconded, and the motion
38 passed by unanimous roll call vote. [Note: Mr. Porchitz was absent for this vote.]
39

40 Chair Weglinski opened the public hearing and welcomed the applicant, Dan Bartlett, who was
41 calling alone from 449 Park Avenue, Keene. Mr. Bartlett used aerial photos to demonstrate the
42 location of this property on Court Street, opposite of Mechanic Street. Mr. Bartlett used photo
43 views from Court Street to demonstrate where the proposed ADA compliant ramp would begin,
44 between the sidewalk next to the building and the vegetation, both of which would remain. He
45 said that the ramp would continue toward Court Street and then return toward the current porch
46 and the Cheshire Village Home sign, where it would extend under the porch and continue toward
47 the front door. With the ramp construction, Mr. Bartlett explained that there would be
48 landscaping changes, such as replacing the daylilies with evergreen shrubbery to provide
49 greenery all year. The goal is to recreate the current vegetation on the Court Street side of the
50 ramp. The current raised planters would be removed, flowerpots on the porch would remain, and
51 the flagpole would not be disturbed. Mr. Bartlett used a photo to show the historic building and
52 the newer addition, with the existing non-compliant ramp. That non-compliance prompted this
53 application and created an opportunity for an important ramp feature that could deliver people to
54 both the entry and rear of the building. Mr. Bartlett showed a photo of stairs that would be
55 replaced to meet the finished floor of the existing building; the accompanying hand railing would
56 be replaced as well in kind. The new ramp would begin at the bottom of those stairs. Mr. Bartlett
57 explained how the current black iron railing would be unaltered beyond adding to the new ramp
58 railing, which would also be the same black iron throughout for consistency.
59

60 Mr. Bartlett continued displaying the site plan and architectural elevations to demonstrate the
61 proposed ramp. He explained how the thin, low line of plantings between the sidewalk and ramp
62 would continue to the Court Street side to screen the ramp there and somewhat to the north. Mr.
63 Bartlett used the architectural elevations to explain the decision to continue the 1.5” diameter
64 iron railing throughout the new ramp because it is transparent and any other vertical element
65 would be more visually intrusive. The elevation from Court Street showed handhold detailing
66 that would be needed at the top of the railing to be ADA compliant. Mr. Bartlett showed the
67 existing front door and the proposed replacement to be also ADA compliant. Fortunately, he said
68 there is sufficient framing around the existing door to maintain essentially the same panel above
69 it. Mr. Bartlett demonstrated that the current door threshold is 8” above the deck, but it would be
70 flush with the new deck.
71

72 Ms. Proctor asked if the new door would be painted to carry through the off-white color or stay
73 wood as in the prototype photo. Mr. Bartlett said the intent is to match the existing door as much
74 as possible but he was open to discussion. He said there are windows throughout the building
75 with that same off-white color.

76
77 Councilor Workman thought the proposed plan for the building was a great one. She was glad
78 that the greenery and garden in the middle would be staying and built up around the ramp. The
79 Councilor asked about the proposed concrete ramp material and asked whether other materials
80 were considered to ensure it would not be slippery in New England winters. Mr. Bartlett said
81 they also considered wood but he did not recommend it because it is shorter lasting. The concrete
82 ramp should endure for more than 100 years whereas wood requires maintenance within 10-20
83 years due to rot. The proposed concrete is treated with a non-skid finish that provides an
84 excellent gripping surface and a buildup of ice would indicate that the concrete needs
85 maintenance. He thought the Keene Senior Center was worthy of a more durable material and
86 Councilor Workman agreed.

87
88 Chair Weglinski requested staff comments. Ms. Brunner reported that this property, known as
89 the “Lewis J. Colony House,” was built in 1828 by John Prentiss, the founder of the New
90 Hampshire Sentinel, for use as a parsonage for the Unitarian Church. The Rev. Thomas R.
91 Sullivan occupied this site until 1835. During this time, Prentiss and his family lived in the house
92 north of 70 Court Street. After 1835, the house served as the residence of John W. Prentiss, who
93 succeeded his father as publisher of the New Hampshire Sentinel. Lewis J. Colony bought the
94 house in 1867, and it remained in the Colony family for almost 70 years, until 1936. Lewis J.
95 Colony owned the Munson Cotton Mill at Munsonville, which he converted to the L.J. Colony
96 Chair Company in 1871. This company is known for being one of the first manufacturers to
97 introduce large office chairs and rockers. The Colony family sold the property to Ray Tenney in
98 1936, who sold the house a few years later to Dr. Fred Almquist in 1939 and for about 23 years,
99 the house served as Dr. Almquist’s residence and office. It was sold to Emile Legere in January
100 1962 and six months later, Legere sold the property to the Keene Senior Citizens Inc. The
101 property has remained under the same ownership since 1962, operating as the Keene Senior
102 Center.

103
104 Ms. Brunner stated that according to the property inventory form prepared for this site in 2003
105 by the Keene Heritage Commission, this house was known for many years as, “the house with
106 the front door on the back side.” Major alterations include the construction of a 4,400-sf addition
107 to the rear and south side of the building in the late 1970s, the addition of an elevator shaft to the
108 northeast corner of the building in the early 1990s, and the conversion of the side lawn to parking
109 sometime in the 1990s. Significant architectural and character-defining features include the
110 following:

- 111 ▪ 2.5-story brick house with wood-frame extension at west end (delineated by two-story
- 112 paneled square column) and offset wood-frame ell in rear,
- 113 ▪ Blind arcade of arches and wooden pilasters across east elevation,
- 114 ▪ Front and side (south) porch with modified triglyphs in frieze,

- 115 ▪ Flush boarding in gable,
- 116 ▪ Tall brick chimneys on lower slope of front wall,
- 117 ▪ Slate roof, and
- 118 ▪ Size and spacing of window openings.

119 The property inventory form notes that, “This house displays one of the few blind façade arcades
120 in Keene, a highly sophisticated architectural treatment employed in the first third of the 19th
121 century. Coupled with the detailing on the porch, flush boarding in the front gable, and height
122 and placement of the chimneys, the features on this residence make it among the City’s most
123 architecturally significant for its era.” Due to the high architectural and historical significance of
124 this property, it was determined to be individually eligible for the National Register of Historic
125 Places in 1997.

126
127 Ms. Brunner explained that the applicant proposed to demolish the existing concrete stairs on the
128 south façade of the building, remove portions of the wood porch deck and framing, remove a
129 portion of the iron railing on the porch, install new concrete stairs and a concrete ramp on the
130 south façade of the building, and install a new entrance door. Per Sections III.D.3 – Renovation,
131 rehabilitation, or restoration of a building or structure, III.D.13 – Installation of New Paving, and
132 III.D.15. – Changes to grading, this request was classified as a “Major Project” for review by the
133 Historic District Commission.

134
135 As such, Ms. Brunner read the HDC standards relevant to this application:

- 136 ▪ *Sec. XV. A. 1. – Trees, Landscaping, and Site Work:*
 - 137 *b) Design Standards*
 - 138 2) *Grading or changes to the site’s existing topography shall not be*
 - 139 *allowed if existing mature trees might be negatively impacted by altered*
 - 140 *drainage and soil conditions.*
 - 141 *d) Projects that do not require a COA*
 - 142 2) *Planting new trees, shrubs, ground cover and other plants*
 - 143 3) *Planting hedges or flower, vegetable, and rock gardens*
 - 144 5) *Landscaping or site work that does not alter the grade or require*
 - 145 *changes to the Topography.*

146
147 Ms. Brunner said that the applicant proposed to remove existing landscaping on the south façade
148 of the building, which currently consists of perennials and flowers, and replace with new
149 plantings that are similar in type and size to the plantings that exist on the site today. Small
150 evergreen shrubs will be included to provide year-round screening of the ramp. Ms. Brunner
151 recommended including a condition of approval to ensure that landscaping would be installed
152 and maintained to provide year-round screening of the concrete ramp from the Court Street view.
153 No existing mature trees would be impacted by proposed changes to grading in this site area.

154
155 Ms. Brunner read the next relevant HDC standard:

- 156 ▪ *Sec. XV. A. 2. – Fences, Walls, Posts and Site Features:*
 - 157 *b) Design Standards*

158 *1) Historic fences, walls, posts and granite site features, including but not*
159 *limited to mounting blocks, shall not be removed from the site on which*
160 *they are located, and every effort shall be made to leave them undisturbed.*
161 *2) New fences or walls shall be simple in design and shall complement the*
162 *materials and design of the building(s) on the site and the character of the*
163 *site itself. Fences and walls along the street frontage shall be no higher*
164 *than four feet, unless it can be documented that a higher fence existed*
165 *historically.*

166

167 Ms. Brunner explained that the applicant proposed to remove a portion of the existing porch
168 railing and install a new welded steel pipe railing along the concrete ramp, as shown in the east
169 and south elevations submitted with the project application. The new railing would be painted
170 black to match the existing, and would have an intermediate horizontal rail.

171

172 Ms. Brunner read the final relevant HDC standard:

173

- *Section XV.B.6. – Entrances, doors and porches:*

174

- b) Design Standards*

175

- 1) Historic doors, entrances and porches, including their associated*

176 *features, shall be retained or replaced in-kind. If repair is necessary, only*
177 *the deteriorated element shall be repaired, through patching, splicing,*
178 *consolidating, or otherwise reinforcing the deteriorated section. If*
179 *replacement is necessary, the new feature shall match the original in size,*
180 *design, texture, color and where possible, materials. The new feature shall*
181 *maintain the same visual appearance as the historic feature.*

182

- 2) Introducing new door openings onto the primary elevations, or*

183 *enlarging or reducing door openings to fit new stock doors, is generally*
184 *prohibited.*

185

186 Ms. Brunner said that the applicant proposed to alter the existing, historic porch on the south
187 façade of the building by installing a new ramp that would cut through the porch. In addition, the
188 applicant proposes to raise the porch deck by 7-3/4” to be flush with the porch entrance. The
189 existing door would be replaced with a new door in order to meet accessibility requirements. The
190 new door would be wider than the existing door; however, the brick opening will not be enlarged
191 or otherwise impacted by the proposed change. The new door is proposed to be a wood door with
192 similar features as the existing, including a 9-lite, 3/3 grid pattern on the top half and a double
193 panel on the bottom half of the door.

194

195 [Note: Mr. Porschitz returned to the meeting at 5:09 PM.]

196

197 With no public comments, Chair Weglinski closed the public hearing. There was no Commission
198 deliberation, all agreeing that the application seemed straightforward.

199

200 Ms. Hockett made the following motion, which Ms. Proctor seconded, and was followed by a
201 unanimous roll call vote.

202
203 With a vote of 5-0, the Historic District Commission approved COA-2020-04 for alterations to
204 the existing porch and entrance and the installation of a concrete ramp on the south façade of the
205 Keene Senior Center building located at 70 Court St. (TMP# 568-041-000), as presented on the
206 plan identified as “New Ramp and Interior Alterations, Keene Senior Center, 70 Court Street,
207 Keene, NH” prepared by DB Architects LLC at a scale of ¼” = 1’ and dated April 24, 2020 with
208 the following conditions:

- 209 1. Architect’s stamp appears on plan.
- 210 2. Landscaping shall be installed and maintained to provide year-round screening of the east
211 and south concrete faces of the ramp.

212

213 **4) Committee Membership**

214

215 Ms. Brunner recalled that there are two openings on the Commission for one regular member and
216 one alternate. She stated that after the last meeting Hope Benik applied, but had not yet been
217 confirmed through the nomination process. Chair Weglinski recalled that the Commission also
218 needs a Vice Chair. If any members have ideas for recruitment, Ms. Brunner would be happy to
219 reach out to those individuals.

220

221 **5) Staff Updates**

222

223 Staff will provide an update on the Land Use Code Update/Building Better Together project at
224 the July meeting.

225

226 Staff was contacted by the NH Division of Historic Resources, which visits communities
227 regularly to talk about their programming and they hope to come to Keene soon. They would
228 meet ideally with both the Historic District and Heritage Commissions, and so staff proposed a
229 joint session during the HDC’s regular August 19 meeting for this presentation.

230

231 **6) New Business**

232 **7) Next Meeting – July 15, 2020**

233 **8) Adjourn**

234

235 There being no further business, Chair Weglinski adjourned the meeting at 5:19 PM.

236

237 Respectfully submitted by,

238 Katie Kibler, Minute Taker

239 June 23, 2020

240

241 Reviewed by Mari Brunner, Planner

STAFF REPORT

COA-2016-01, Modification #1 – Rooftop Solar PV System – 85 Emerald Street

Request: Applicant, Green Energy Options, on behalf of owner, 85 Emerald St. LLC, proposes to install a rooftop solar PV array on the building located at 85 Emerald Street (TMP# 584-072-000). This property is ranked as a Non-Contributing Resource and is located in the Central Business District.

Background:

The building and land making up the parcel located at 85 Emerald Street were once two separate lots. In January of 1944, June Coughlin sold the parcel known as “Tract I” to Abraham Cohen. This tract of land would later serve as the site where the current building would be constructed. Later, in August of 1972, the Maine & Boston Railroad sold “Tract II,” made up of the land situated at the corner of Emerald and School Streets to the same owner, Abraham Cohen. The land remained under the ownership of Mr. Cohen until 1981, when it was sold to Emerson O’Brien. Mr. O’Brien owned the land until 1994, when it was sold to Barbara O’Brien. A subdivision was performed in 1999, which added an additional 0.188 acres to the northern portion of the parcel, resulting in the current site configuration, which contains a total of approximately 0.88 acres. In 2016, the property sold to its current owner, 85 Emerald Street LLC.



Figure 1. A Google Street View image of the building located at 85 Emerald Street, captured in November of 2019.

The building that currently sits on the site was constructed in 1957 and has served as the location for many local businesses, including but not limited to Economy Coal & Oil in 1958, Economy Plumbing & Heating in 1974, Absolute Financial in 1994, and Biological Services in 2001. The building has been sitting vacant for a number of years, but is intended to serve as a mixed-use office and retail building.

In 2016, the building and site were reviewed by the Historic District Commission for a proposal to add two additions to the north and west building facades and make changes to the site; however, these changes were never made prior to the sale of the property to the current owner in August of 2016.

This property is ranked as a Non-Contributing Resource and the property inventory form does not list any significant architectural or historic features of the building or site.

As part of this application, the applicant proposes to install a 44.2 kW rooftop solar PV system on the western portion of the roof, facing School Street. A “Rapid Shutdown Switch” will be installed on the southeastern corner of the building, facing east toward Main Street. Per Section III.D.19 of the Historic District Commission Regulations, “Installation of renewable energy systems,” this work is classified as a “Major Project” for review by the HDC.

Completeness:

Staff recommends that the Commission find this application to be complete.

STAFF REPORT

Application Analysis:

Included below is an analysis of the relevant standards of the HDC Regulations:

“A. Streetscape and Building Site

7. Renewable Energy Systems

b) Design Standards

- 1) The renewable energy system (hereafter “system”) shall be installed in a location and manner on the building or lot that is least visible and obtrusive and in such a way that causes the least impact to the historic integrity and character of the historic building, structure, site or district while maintaining efficient operation of the system. The order of preference for the system location is as follows:
 - A. The rear or side of the property not facing a public right-of-way;*
 - B. On accessory buildings or structures (such as sheds and garages) in a location that is least visible from the public right-of-way;*
 - C. On newer additions to the primary structure in a location that is least visible from the public right-of-way;*
 - D. On the flat roof of the primary structure, set back so as to be in the least visible location;*
 - E. On secondary façades or roofs (i.e. not facing the public way) of the primary structure; and*
 - F. On facades or roofs facing the public way. An applicant is required to prove the higher priority locations are not feasible in order for the HDC to approve system installations on more significant parts of the site.”**

The applicant proposes to install a 44.2 kW rooftop solar PV system on the western portion of the roof, facing School Street. The array will be installed in a rectangular configuration and set back a minimum of 18” from the ridge of the roof and with an access aisle, which is required by Fire Code, in the center measuring at least 36”. In the project narrative, the applicant stated that this location was chosen because the site is “constrained by usable space.”

As shown in Figure 2, the northeastern portion of the site is enclosed by a fence and appears to be used for storage. The northwestern and western portions of the site serve as the parking lot for the site and the eastern portion of the site is occupied entirely by the existing building. Virtually all of these locations are visible from School and/or Emerald Streets. There are no accessory buildings, structures, newer additions, flat roofs, or secondary roofs that would serve as suitable location for a solar array of the appropriate size.



Figure 2. An aerial image of the parcel located at 85 Emerald Street taken from the City’s Assessing Database. Imagery captured in 2015.

STAFF REPORT

In the project narrative, the applicant states that the western portion of the roof was the most feasible location for the system because rooftop solar arrays generally perform better on western-facing roofs, in this latitude. The applicant has included a rooftop plan and a rendering showing the approximate expanse of the solar array on the western portion of the roof. Both of these items are attached to this staff report. This standard appears to be met.

- “2) *The system must be installed in such a manner that it can be removed and not damage the historic building, structure, or site it is associated with.*”**

The existing asphalt shingle roof is not considered historic. This standard appears to be met.

- “3) *In order to minimize visual impacts, colors of equipment and assemblies shall either be muted or shall match nearby materials and colors. The solar panels should be positioned to minimize glare onto neighboring properties.*”**

The applicant proposes to install solar panels with “clear” or silver frames and has also confirmed that the panels that have been selected feature an anti-reflective coating to cut down on glare. The applicant noted that these are the same solar panels that were installed on the Grace United Methodist Church located at 34 Court Street.

- “4) *Roof mounted solar photovoltaic systems on pitched roofs shall be on the same plane as the roof and positioned so as to be in the least visible location.*”**

The applicant proposes to install the rooftop solar PV system on the western portion of the roof using “Flush Mount” racking that will sit 4” above the existing roof surface and will be tilted at a 25 degree angle to match the existing roof pitch. The solar array will be visible to traffic traveling north or south along School Street and traffic headed east on Emerald Street. The applicant has stated that this is the most feasible location for the solar array due to space constraints on the site and due to the fact that there are no additions/structures, secondary roofs, newer roofs, or flat roofs on which an array of the appropriate size could be sited. This standard appears to be met.

- “5) *Solar array grids should be regular in shape and jointed. Multi-roof solutions should be avoided.*”**

The rooftop plan submitted by the applicant shows the rooftop solar PV system configured in a rectangular arrangement along the western of portion of the roof with an access aisle down the middle, which is required by Fire Code. The applicant has specified that the solar panels will be set back a minimum of 18” from the ridge of the roof and will have an access aisle measuring at least 36” wide. This standard appears to be met.

- 6) *All supplementary equipment and supply lines shall be placed in inconspicuous locations and/or concealed from view with architectural elements (e.g. downspouts) or other screening.*”**

STAFF REPORT

The applicant has specified that the only ancillary piece of equipment that will be installed on the exterior of the building is a “Rapid Shutdown Switch” measuring 4”x 6” that will be installed in a gray metal box and will be mounted at the southeastern corner of the building, along the eastern building façade. The applicant has noted that this equipment will be screened to traffic heading east on Emerald Street by the southern building façade, which extends 5” beyond the eastern block wall. The applicant has submitted an image (see Figure 2) showing the location of the Rapid Shutdown Switch on the eastern façade, along with a sketch showing how the southern façade will serve as a screening mechanism for the switch. The Rapid Shutdown Switch would be visible to traffic headed west on Emerald Street, as shown in Figure 3. The applicant has stated that they are willing to paint the metal box that the Rapid Shutdown Switch will be located in to match the color of the existing block wall.

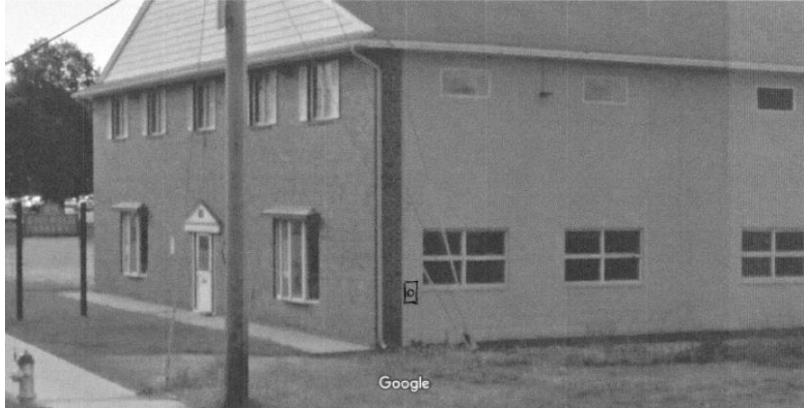


Figure 2. An image submitted by the applicant showing the location of the Rapid Shutdown Switch along the eastern façade of the building located at 85 Emerald Street.



Figure 3. The eastern façade of the building located at 85 Emerald Street, where the Rapid Shutdown Switch will be installed. Photo taken 9/10/09.

Recommendation:

If the Board is inclined to approve this request, the following motion is recommended:

Approve COA-2016-01, Modification #1 for the installation of a rooftop solar PV system on the western-facing portion of the roof of the building located at 85 Emerald Street (TMP# 584-072-000) as presented in the application and supporting materials submitted to the Community Development Department on June 24, 2020 with no conditions.

HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



A	Project Name: <i>85 Emerald Street Solar</i>	For Staff Use Only: Date Received :
	Tax Map Parcel number(s) <i>584 - 072 - 000 - - - - -</i>	Community Development Department File # _____
	-----	Project Address:
	-----	Square Footage of Parcel:
		Zoning District:

Applicant	PRINTED Name/Co.: <i>Pablo Fleischmann Green Energy Option</i>	Owner	PRINTED Name/Co.: <i>Deb Rivest 85 Emerald St, LLC</i>
	Address: <i>37 Roxbury St. Keene</i>		Address: <i>715 Hurricane Rd</i>
	Telephone: <i>603-358-3444</i>		Telephone: <i>603-762-3037</i>
	E-mail: <i>Pablo@greenenergyopt.com</i>		E-mail: <i>deb@elmcitybrewing.com</i>
	Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
Printed Name: <i>Pablo Fleischmann</i>	Printed Name: <i>Debra Rivest</i>		

B	Descriptive Narrative Including:	<input checked="" type="checkbox"/> Type of alteration <input checked="" type="checkbox"/> Reason for alteration <input checked="" type="checkbox"/> Location of alteration <input checked="" type="checkbox"/> Material selection <input checked="" type="checkbox"/> Site features <input checked="" type="checkbox"/> Landscape features	Exemptions Requested (for materials not submitted) Circle one: YES NO (If YES see section H)

C	A complete application must include the following:	
	<input type="checkbox"/> Two (2) copies of completed application forms <input type="checkbox"/> Two (2) copies of Descriptive Narrative <input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters <input checked="" type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only) <input checked="" type="checkbox"/> Two (2) sets of Mailing Labels for abutters	<input type="checkbox"/> Copies of any Zoning Board of Adjustment actions <input type="checkbox"/> Three (3) copies of site plan (see Section D) <input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E) <input type="checkbox"/> Scale and Massing Depictions (see Section F) <input type="checkbox"/> Material Examples (see Section G)



To: City of Keene, Keene HDC

June 22, 2020

From: Green Energy Options of Keene

RE: 85 Emerald Street Solar

To Whom It May Concern,

Green Energy Options has been contracted to install a solar array at 85 Emerald Street, a so-called, non-contributing resource that happens to fall within the Historic District.

Upon review of the site, it is apparent that there is great solar potential at this site because of the lack of shading. The property, however, is constrained by useable space, therefore making the roof area the best location to install the solar array(s). The choices the become utilizing either the East-facing plane (visible from Emerald Street) or the West-facing plane (visible primarily from School Street). In our latitude, in general, Western roofs perform better and therefore, we have chosen to install on the Western roof.

The modules that we plan to use are the Q-Cell Duo which have an anti-reflective coating to cut down on glare. These are the same modules used on the Paragon Digital Marketing/Grace Methodist Church on Court Street. The array will be broken up into two segments, with a three foot "lane" down the center, as required by fire code. The array(s) will be installed on the same plane as the roof.

Most of the electrical conduit/equipment will be hidden by the array or internal to the building. The exception will be the emergency shut down with which will be located near the loading dock on the East side of the building (see attached picture/diagram).

Thank You,

**Pablo Fleischmann
Green Energy Options**



West Roof with Center Isle Debra Rivest, 85 Emerald St. Keene, NH

Report

Project Name: Debra Rivest

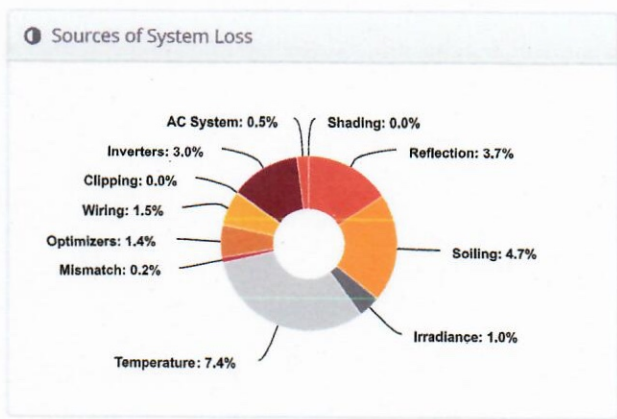
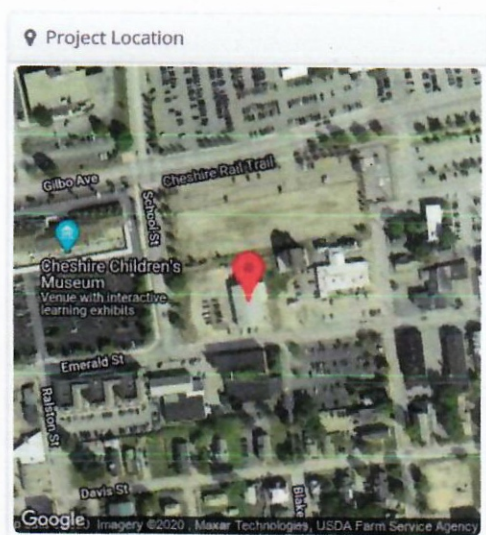
Project Address: 85 Emerald St. Keene, NH

Prepared By: Pablo Fleischmann
don@greenenergyoptions.com



System Metrics

Design	West Roof with Center Isle
Module DC Nameplate	44.2 kW
Inverter AC Nameplate	43.2 kW Load Ratio: 1.02
Annual Production	48.22 MWh
Performance Ratio	78.8%
kWh/kWp	1,090.0
Weather Dataset	TMY, DILLANT HOPKINS, NSRDB (tmy3, II)
Simulator Version	f6d2dcc17d-2ae007fd15-c76d4d47b8-ebcb3ee7fb



Annual Production

Description	Output	% Delta
Annual Global Horizontal Irradiance	1,378.4	
POA Irradiance	1,383.9	0.4%
Shaded Irradiance	1,383.7	0.0%
Irradiance after Reflection	1,333.2	-3.7%
Irradiance after Soiling	1,270.9	-4.7%
Total Collector Irradiance	1,270.9	0.0%
Nameplate	56,204.5	
Output at Irradiance Levels	55,665.7	-1.0%
Output at Cell Temperature Derate	51,569.5	-7.4%
Output After Mismatch	51,454.2	-0.2%
Optimizer Output	50,721.3	-1.4%
Optimal DC Output	49,978.7	-1.5%
Constrained DC Output	49,961.8	0.0%
Inverter Output	48,462.9	-3.0%
Energy to Grid	48,220.6	-0.5%

Temperature Metrics	
Avg. Operating Ambient Temp	11.8 °C
Avg. Operating Cell Temp	26.7 °C

Simulation Metrics	
Operating Hours	4442
Solved Hours	4442

Condition Set

Description	Condition Set 1											
Weather Dataset	TMY, DILLANT HOPKINS, NSRDB (tmy3, II)											
Solar Angle Location	Meteo Lat/Lng											
Transposition Model	Perez Model											
Temperature Model	Sandia Model											
Temperature Model Parameters	Rack Type	a	b	Temperature Delta								
	Fixed Tilt	-3.56	-0.075	3°C								
	Flush Mount	-2.81	-0.0455	0°C								
Soiling (%)	J	F	M	A	M	J	J	A	S	O	N	D
	16	16	9	4	2	2	2	2	2	4	8	11
Irradiation Variance	5%											
Cell Temperature Spread	4° C											
Module Binning Range	-2.5% to 2.5%											
AC System Derate	0.50%											
Module Characterizations	Module	Uploaded By	Characterization									
	Q.PEAK DUO L-G5.3 395 (Hanwha)	Folsom Labs	Spec Sheet Characterization, PAN									
Component Characterizations	Device	Uploaded By	Characterization									
	SE43.2K (SolarEdge) P850 (SolarEdge)	Folsom Labs Folsom Labs	Spec Sheet Mfg Spec Sheet									

Components

Component	Name	Count
Inverters	SE43.2K (SolarEdge)	1 (43.2 kW)
Home Runs	12 AWG (Copper)	2 (159.2 ft)
Combiners	1 input Combiner	1
Combiners	7 input Combiner	1
Strings	10 AWG (Copper)	7 (516.2 ft)
Optimizers	P850 (SolarEdge)	56 (47.6 kW)
Module	Hanwha, Q.PEAK DUO L-G5.3 395 (395W)	112 (44.2 kW)

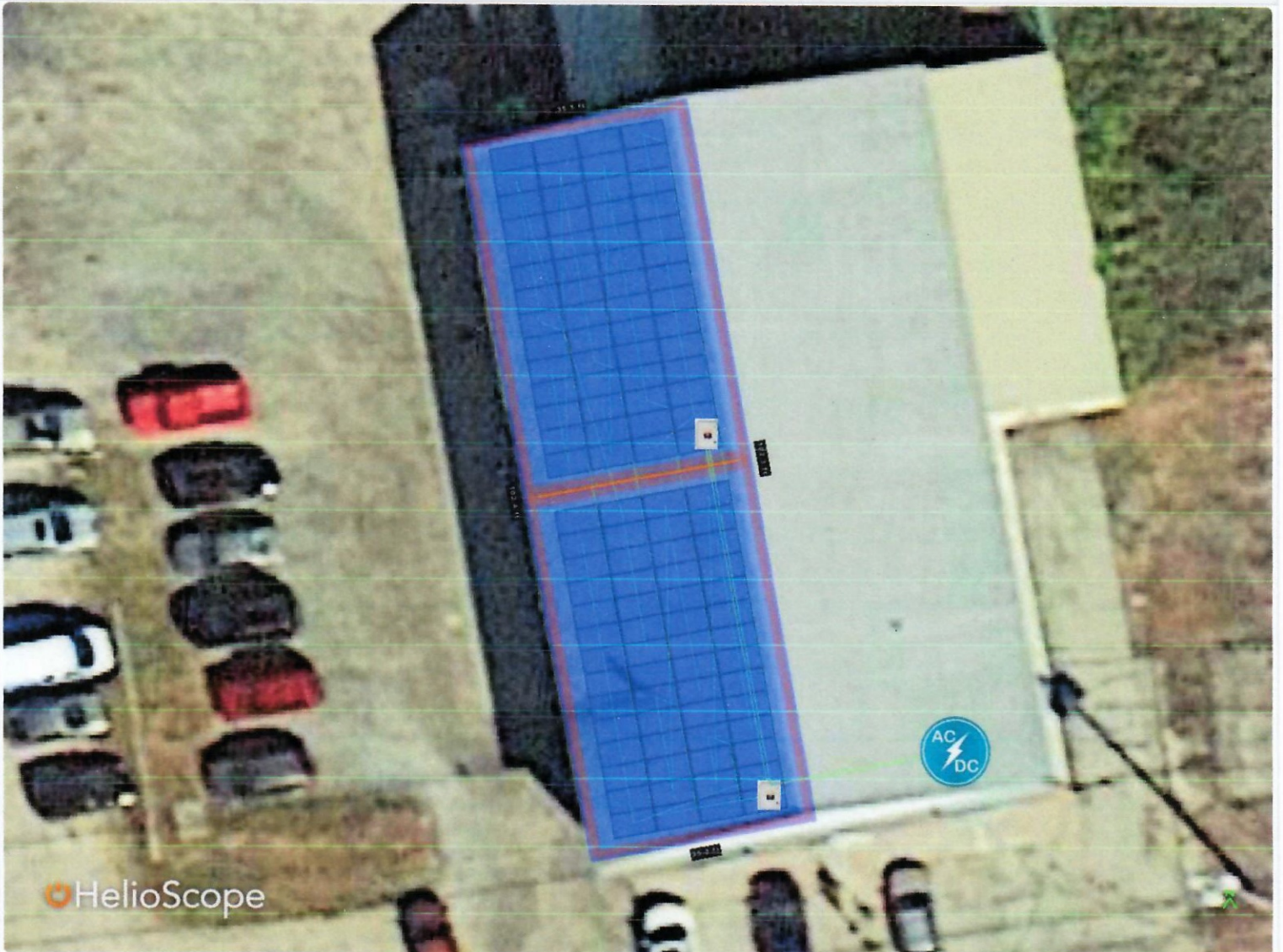
Wiring Zones

Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	12	7-18	Along Racking

Field Segments

Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 1	Flush Mount	Portrait (Vertical)	25°	259.721°	0.2 ft	1x1	112	112	44.2 kW

Detailed Layout



Rivest/85 Emerald Street Solar Project 6/15/2020

Project consists of 112 Q-Cells Q.Peak Duo L-G5.3 395 Watt modules

44.2kW DC

Orientation: 259.72 Degrees

Pitch: 25 Degrees

Providing a Rapid Shutdown Switch Near Loading Dock

Roof Set-backs: Minimum 18" from ridge and also providing a center Aisle of at least 36"

Google Maps

85 Emerald St

SE corner of 85 Emerald St

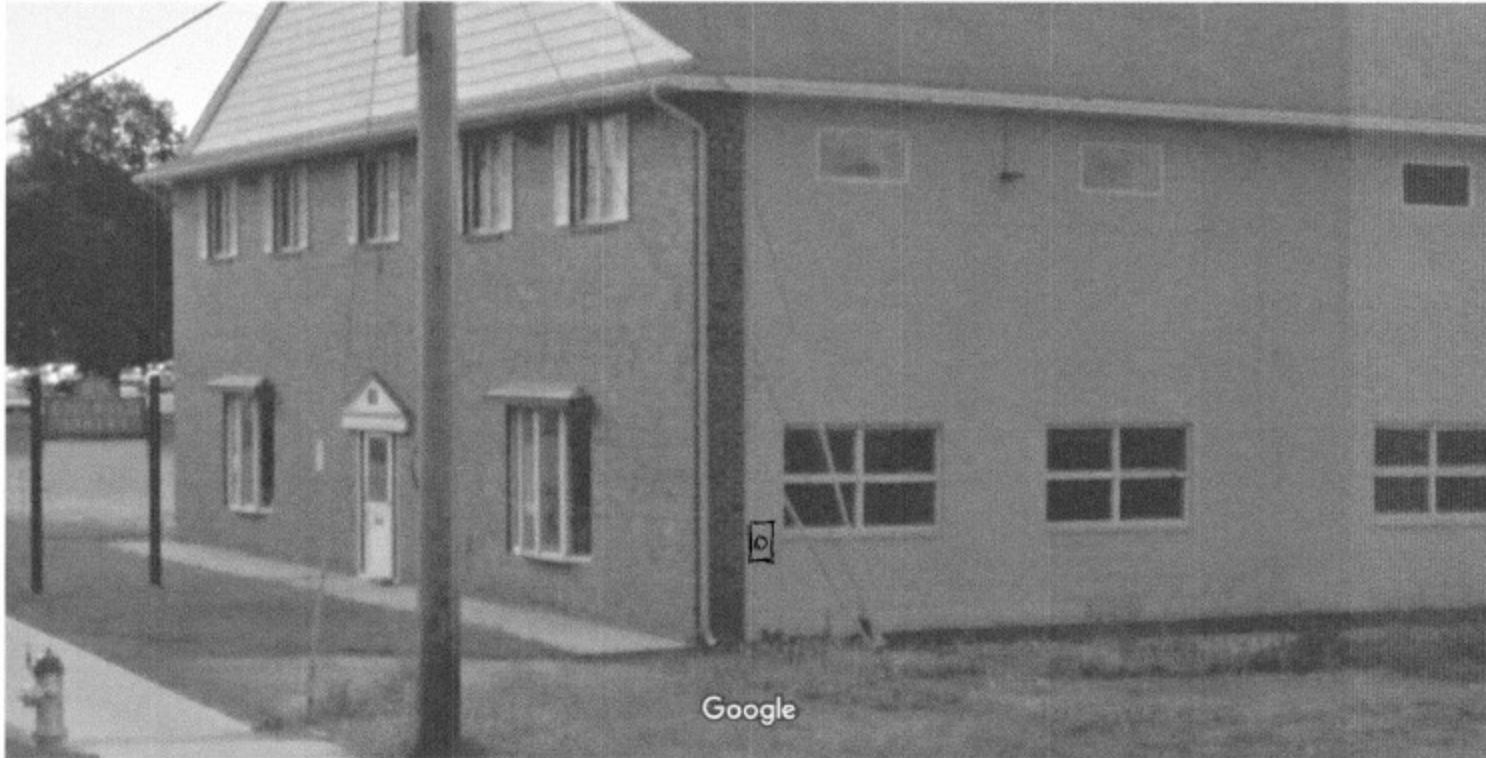


Image capture: Sep 2018 © 2020 Google

Keene, New Hampshire

Google

Street View



STAFF REPORT

COA-2016-06, Modification #6 – Washington Park Modifications – 31 Washington Street

Request: Applicant Tony Marcotte, on behalf of owner, Washington Park of Keene LLC, proposes modifications to the buildings and site located at 31 Washington St (TMP# 569-056-000). Proposed building modifications include penetrations for exterior ventilation, the installation of rooftop condensers, and the addition of 8 new electric meters on the former Middle School building and the removal of “Juliette” balconies on the upper stories and installation of glass sliding doors on the first story of the new apartment building. Proposed site alterations include modifications to the landscaping layout and the addition of new landscaping. The former Keene Middle School building is ranked as a Primary Resource. The site is located in the Central Business District.

Background:

The former Keene Middle School building has undergone a multitude of changes since its construction was completed in 1912. Throughout the years, the building has served as Keene High School, Keene Junior High School, Keene Middle School, and is now utilized as a mixed-use building that is part of the Washington Park of Keene Apartments. In 1912, the original building was constructed on the southern portion of the site. Additional changes were made to the building in 1939 when the auditorium was built on the northwestern portion of the site, in 1972 when the kitchen was added between the north and south wings, and in 1986 when the science renovations and auditorium were completed on the eastern portion of the site. The building was used until 2010, when a new middle school was constructed on Maple Ave.



Figure 1 (Above): A photo of the former Keene Middle School building, which is now part of the Washington Park apartment complex. Photo taken in August 2009.

Due to its extensive history, the design of this building includes many architecturally significant features that contribute to its ranking as a Primary Resource, including arched third-floor windows; monitor and large single light sashes; full entablature with projecting cornice, triglyph, and metopes; projecting brick pilasters; a belt course; cement keystones centered above all windows; and rhythm of fenestration.

Since its sale to the current property owner, Washington Park of Keene LLC, in 2011, the property has gone before the Historic District Commission and Planning Board for review a number of times. The property was first reviewed by the Planning Board in September of 2016 for the initial development of the apartment building and parking area behind the existing Middle School building (SPR-08-16). The property was again reviewed by the Planning Board in January of 2019 for site-related modifications including alterations to grading, landscaping, a retaining wall, and sidewalk on the northeastern portion of the parcel, as well as the installation of a concrete pad and generator to the east of the multi-unit apartment building. In addition to this, the proposal also included the elimination of a concrete walkway south of the apartment building, the relocation of a dumpster pad, and the installation of an outdoor patio in front of the building adjacent to Washington Street (SPR-08-16, Mod. 1).

The Historic District Commission has also reviewed the property on a number of occasions, starting in August of 2016, when the owner proposed renovations to the existing Middle School building and the construction of a new apartment building (COA-2016-06). Subsequent approvals included administrative approval to cover the openings at the tops of 9 chimneys with brown PVC exterior grade planking in

STAFF REPORT

October of 2016 (COA-2016-06, Mod. 1); HDC approval to install cement board siding on the northern façade of the existing Middle School building in September of 2017 (COA-2016-06, Mod. 2); HDC approval for parking lot alterations, including the installation of a low retaining wall and removal of a concrete island in August of 2018 (COA-2016-06, Mod. 3); HDC approval for the installation of seven vent penetrations on the south and west facades, the replacement of an exterior stairway, and modifications to three entrances on the south side of the former Middle School building in August of 2019 (COA-2016-06, Mod. 4); and administrative approval to increase the height of the fence used to screen the trash compactor from 6 feet to 8.5 feet in October of 2019 (COA-2016-06, Mod. 5).

The applicant is requesting approval for modifications to both the former Keene Middle School building and the new apartment building, as well as the site. The proposed modifications include the following:

- The renovation of the northeast section of the former Middle School building (i.e. – the former “Industrial Arts” building) into eight apartments;
- The installation of eight rooftop condensers on the northeast section of the former Middle School building;
- The installation of 17 new vent penetrations and 1 existing vent penetration on the former Middle School building: 16 that will be drilled through the existing HardiePlank siding on the north and south facades of the northeast section of the building, 1 along the west façade facing Washington Street, and 1 that was already drilled along the south façade facing the MoCo Arts building;
- The installation of eight electric meters on the north façade of the former Industrial Arts building facing Spring Street;
- The replacement of 45 French windows with Juliette balconies (a.k.a. “balconettes”) on the upper floors of the new apartment building with double windows;
- The installation of sliding glass doors on the first floor of the new apartment building, where double windows were previously proposed;
- The relocation and installation of additional landscaping on the southern portion of the site, near the former Middle School building.

The applicant has already installed a vent penetration along the southern façade of the former Middle School building facing MoCo Arts, sliding glass doors on the ground floor of the new apartment building, replaced 45 French windows and Juliette balconies with double windows on the upper stories of the new apartment building, and relocated landscaping on the southern portion of the site, and is retroactively seeking approval for these changes.

Per Section III.D.3, “Renovation, rehabilitation or restoration of a building or structure,” this work is classified as a “Major Project” for review by the HDC.

Completeness:

Staff recommends that the Commission find this application to be complete.

Application Analysis:

The relevant standards of the HDC Regulations for this proposed project are included on the following pages. The analysis below is organized by the changes that are proposed to the former Middle School building and site, followed by the proposed changes to the apartment building.

Modifications to the Former Middle School Building & Site:

“A. Streetscape and Building Site

1. Trees, Landscaping and Site Work

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b) Design Standards

- 1) Trees that contribute to the character of the historic district and that exceed 15" in diameter at a height of 4' above grade shall be retained, unless removal of such tree(s) is necessary for safety reasons as determined by a professional arborist or other qualified professional.*
- 2) Grading or changes to the site's existing topography shall not be allowed if existing mature trees might be negatively impacted by altered drainage and soil conditions.*
- 3) During construction, paving and any site work, existing mature trees must be protected."*

The applicant is seeking approval for the relocation of plants near the southeastern corner of the former Middle School building. In the project narrative, the applicant stated that 6 plants (3 Blue Prince Holly and 3 Blue Princess Holly) had to be relocated from their originally proposed location along the southern portion of the eastern facade of the former Middle School building, due to the installation of a temporary construction dumpster in this location. These plants were relocated to a landscaping island located next to the northeastern corner of the MoCo Arts building, where they were planted to serve as additional screening for two transformers that are located in this area.

In addition to this, the applicant proposes to install 3 Dwarf Alberta Spruce Trees to screen the eight new electric meters that will be installed along the north façade of the former Middle School building facing Spring Street. These trees will be approximately 4' tall when they are planted and will reach a mature height of 8-10'. At the time of this staff report, the applicant informed Planning Staff that some changes may need to be made to proposed screening and landscaping, due to Fire and Building Code requirements. The applicant will be bringing additional information about these changes to the HDC Meeting.

"5. Utility, Service and Mechanical Equipment

b) Design Standards

- 1) On commercial and industrial buildings, mechanical equipment, such as compressor units, shall be set back on the roof of the building, so as to be minimally visible, or ground-mounted toward the rear of the building, with appropriate screening or landscaping to minimize visibility.*
- 2) Every effort shall be made to position heating and air-conditioning equipment, fire alarm panels, telecommunications equipment, satellite dishes, and freestanding antennas and other equipment as low to the ground as possible, and where they are not readily visible from the public right-of-way.*
- 3) New mechanical supply lines, pipes and ductwork shall be placed in inconspicuous locations and/or concealed with architectural elements, such as downspouts.*
- 5) Walls on front or street-facing facades shall not be penetrated for vent openings larger than seventy (70) square inches. Vent caps shall not be larger than two hundred (200) square inches.*
- 6) On commercial and industrial buildings, satellite dishes and antennas shall be located on the roof, as close to the center as possible, so as to be invisible from the street."*

As part of the renovation of the northeast section of the former Middle School building into 8 new apartments, the applicant proposes to install 8 condensers, 16 new vent penetrations in the existing HardiePlank siding, and 8 new electric meters in this area of the building.

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The applicant notes that the 16 proposed, 4” diameter vent penetrations are required for bathroom and kitchen exhaust in the 8 apartments. Eight of the penetrations will be drilled through the HardiePlank siding on the northern façade of the northeastern section of the former Middle School building, as shown on the rendering attached to this staff report. The other eight vent penetrations will be drilled in a similar configuration on the southern façade of this section of the building, facing MoCo Arts. Figure 2 shows the design of the square, brown metal vent caps that will be installed in these vent penetrations.

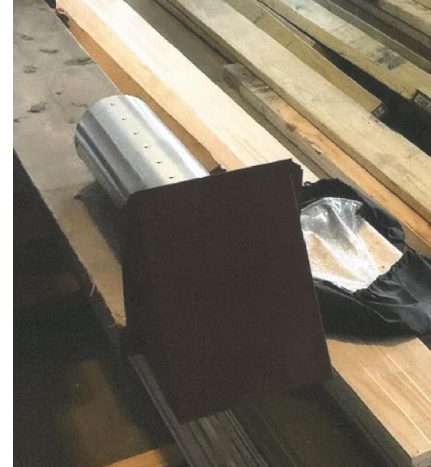


Figure 2. A photo of the proposed vent caps that was submitted by the applicant.

The applicant is also seeking approval to install an additional vent penetration in the brick wall 3’ above grade in front of the existing accessible parking space along the northern portion of the western building façade facing Washington Street, as well as a vent penetration that was drilled in the southern façade of the former Middle School building facing MoCo Arts. The applicant previously received HDC approval for the installation of seven other vent penetrations along the south and west building facades as part of COA-2016-06, Modification #4.

In addition to this, the applicant proposes to install 8 condensers measuring approximately 90” wide by 44” tall on 6”x6” wooden blocking in two clusters on the center of the roof on the northeastern section of the former Middle School building. Each cluster will include four condensers and will be set back a minimum of 15’ from the edge of the roof, as shown in the attached roof plan. The applicant stated that no screening is proposed, due to the equipment setback from the edge of the roof and the height of the building.

Finally, the applicant proposes to install 8 new residential electric meters along the northern façade of the former Middle School building facing Spring Street. These meters will be installed in an area measuring 71” wide by 42.4” tall and will be mounted 59” above finished grade. A 2”-3” galvanized conduit will run from the top of the meters to the roof of the building and will be painted to match the existing brick. In order to accommodate the installation of these meters, the applicant is also proposing to move the existing window 3’ to the east in place of filling in the window opening. At the time of this staff report, the applicant informed Planning Staff that some changes may need to be made to the proposed meter location, due to Fire and Building Code Requirements. The applicant will be bringing information about any necessary changes to the HDC Meeting.

“B. Building Rehabilitation: Primary and Contributing Resources

5. Windows

b) Design Standards

1) Removing character-defining historic window sash shall be discouraged, unless repair is not economically feasible.

2) Any windows which are approved for replacement shall convey the same visual appearance in terms of overall dimensions and shape, size of glazed areas, muntin arrangement, and other design details as the historic windows. In addition, they shall have:

- clear-paned, non-tinted glass (except to replace historic stained or other types of translucent or opaque glass); and***
- true divided lights or a permanently affixed muntin grid on the exterior of the window. In either instance, the muntin shall have a raised trapezoidal profile. Snap-in or between-glass muntin grids are not allowed.***

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- 4) If the size or location of the original window opening has been altered, owners shall be encouraged to restore those openings if replacing windows.*
- 6) Enlarging or reducing the window rough opening to fit new stock windows shall generally be prohibited.”*

The applicant proposes to relocate an existing window on the north façade of the northeastern section of the former Middle School building, facing Spring Street. The applicant was originally proposing to relocate the window 12” to the east to make room for the installation of 8 new electric meters in this area; however, at the time of this staff report, the applicant is proposing to relocate the window 36” to the east, in order to meet Fire and Building Code requirements. The applicant will bring information about any proposed changes to the HDC Meeting.

The applicant is also seeking approval for the removal of French windows with Juliette balconies on the upper floors of the new apartment building, which is discussed in the “New Construction” section of the staff report down below.

Modifications to the New Apartment Building:

“D. New Construction

2. Construction of new buildings or structures

b) Design Standards See also design standards for Streetscape & Building Site

- 1) New buildings or structures shall be sited so that the existing pattern of the historic streetscape —setbacks, spacing, lot coverage, scale, massing, height, orientation—in which they are located is not disrupted.*
- 2) The shape, scale and fenestration of new buildings or structures shall respect the established historic architectural character of the surrounding area.*
- 3) New buildings or structures shall take into account the historic relationships of existing buildings and site features on the site.*
- 4) Exterior cladding shall be of materials that are common in the district. Acceptable materials include brick, stone, terra cotta, wood and metal. Wood shingles, wooden clapboards, concrete clapboards and brick are also acceptable types of siding.*
- 5) Materials commonly referred to as “vinyl siding” are inappropriate contemporary materials and are therefore prohibited for use on new construction in the Historic District.”*

As part of the original approval for the construction of this building, the applicant proposed to construct a four-story, 124,096 sf gross area apartment building with the primary entrance to the building oriented towards the parking area on the west-facing façade of the structure. The building design featured a variety of materials and colors, including the installation of tan-colored panels beneath some of the windows and the utilization of a faux brick panel along the length of the first level of the building on Spring Street and Roxbury Street that would wrap around to the east- and west-facing facades. Following the HDC review and comment on this initial proposal in July of 2016, the applicant modified the design of the new apartment building to include a brick section along Roxbury Street and the addition of French windows with Juliette balconies (aka “balconettes”) on the upper stories of the building. This design was approved by the HDC in August 2016.

As part of this proposal, the applicant is seeking to replace 45 French windows with Juliette balconies on the upper floors of the new apartment building with double windows. In the project narrative, the applicant stated that the French windows with Juliette balconies are proposed to be removed due to safety concerns.

STAFF REPORT



SOUTH ELEVATION

Figure 3. Image of the south elevation of the building (facing Roxbury Street) that was approved by the HDC, showing the French windows with Juliette balconies on the second, third, and fourth floors.



Figure 4. Photo of the south building facade facing Roxbury Street, taken on July 8, 2020.

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In addition, the applicant is seeking approval for the replacement of double windows on the first floor of the new apartment building with sliding glass doors. A total of 14 sliding glass doors were installed on the first floor of the new apartment building along the north, south, and east facades. The applicant has submitted a photo showing the doors that were installed, which is attached to this staff report. Planning Staff have confirmed with Code Enforcement Staff that the installation of these doors was not required for egress purposes. In addition to the installation of sliding glass doors, the applicant also installed 1 additional egress door along the north façade.

“A. Streetscape and Building Site

3. Lighting

b) Design Standards

- 1) Lighting fixtures and poles shall be compatible in scale, design and materials with both the individual and surrounding properties.*
- 2) Only full cut-off fixtures shall be used.*
- 3) The location, level and direction of lighting shall be appropriate for the character of the area in which it is situated.”*

In the project narrative, the applicant noted that the installation of sliding glass doors in place of double windows on the first floor of the new apartment building necessitated the installation of light fixtures, as dictated by the Electrical Code. The applicant installed 14 full cutoff Acclaim Lighting Wall Mount Exterior Fixtures with a white finish, and stated that they will be installed facing down. The applicant submitted a photo showing the location and orientation of the light fixtures next to the sliding glass doors and a cut sheet for the lighting fixture, which are attached to this staff report. Figure 5 shows a photo of the light fixtures that have been installed on the south façade of the building, facing Roxbury Street.



Figure 5. Photo showing light fixtures installed on the south facade of the building. Photo taken July 8, 2020.

Recommendation:

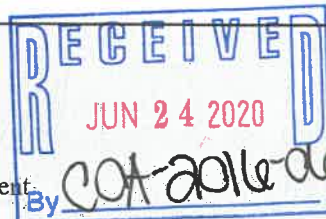
Staff will provide a recommended motion at the HDC meeting on July 15, 2020.

HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



A	Project Name: Washington Park of Keene		For Staff Use Only: Date Received:
	Tax Map Parcel number(s) <u>569-056-000-000-000</u>		Community Development Department File #
	Project Address: <u>31 Washington St</u>		Square Footage of Parcel: <u>215,234</u>
	Zoning District: <u>CENTRAL BUSINESS HISTORIC overlay</u>		



Applicant	PRINTED Name/Co.: Washington Park of Keene, LLC	Owner	PRINTED Name/Co.: Washington Park of Keene, LLC
	Address: <u>9 Old Derry Road</u>		Address: <u>9 Old Derry Road</u>
	Telephone: <u>603-886-5021</u> <small>Hudson, NH</small>		Telephone: <u>603-886-5021</u> <small>Hudson, NH 03051</small>
	E-mail: <u>Tony@mdpdevelopment.com</u>		E-mail: <u>Tony@mdpdevelopment.com</u>
	Signature: <u>Tony Marco He</u>		Signature: <u>Tony Marco He</u>
	Printed Name: <u>Tony Marco He</u>		Printed Name: <u>Tony Marco He</u>

B	Descriptive Narrative Including: <ul style="list-style-type: none"> ✓ Type of alteration ✓ Reason for alteration ✓ Location of alteration ✓ Material selection ✓ Site features ✓ Landscape features 	Exemptions Requested (for materials not submitted) Circle one: YES NO (If YES see section H)	
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C	A complete application must include the following:	
	<input checked="" type="checkbox"/> Two (2) copies of completed application forms	<input type="checkbox"/> Copies of any Zoning Board of Adjustment actions
	<input checked="" type="checkbox"/> Two (2) copies of Descriptive Narrative	<input checked="" type="checkbox"/> Three (3) copies of site plan (see Section D)
	<input checked="" type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters	<input checked="" type="checkbox"/> Three (3) color copies of architectural elevations (see Section E)
	<input checked="" type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only)	<input checked="" type="checkbox"/> Scale and Massing Depictions (see Section F)
	<input checked="" type="checkbox"/> Two (2) sets of Mailing Labels for abutters	<input checked="" type="checkbox"/> Material Examples (see Section G)

Project Narrative

The changes listed below are shown on the attached plans.

Two additional 4" diameter penetrations along the front of the facade of the existing building, with the same metal vent caps are proposed. A picture is included in this application.

The use of the two story former Industrial Arts building located at the North east corner of the existing buildings has been modified to Residential use. Eversource is requiring a separate meter be installed for each unit. The existing system has one meter installed near the location of the replaced existing meter behind the building, and additional meters inside the building are not allowed anywhere after the power passes through the first meter. A conceptual plan with the proposed meters overlaid on a picture of the façade is included. Please note that the installation of the meters will require that a recently installed window will need to be moved one foot to the left as you face the façade. The galvanized conduit along the edge of the meters from the pole drop will be painted to match the color of the brick.

An additional landscaped area with three dwarf Alberta spruce trees is proposed as screening to the meters. The trees, when mature will provide adequate screening, with a mature height of 8' to 10'. The height at the time of planting is approximately 4'. A plan is also included in this submittal package.

A plan showing the location of the rooftop condensers, as well as pictures with dimensions are included with this submittal. The units are identical to what is installed on top of the apartment building so the pictures are included for an accurate depiction. Because of the setback from the edge and height of the building, no screening is required.

Also attached is a picture of the sliders installed at the rear of the building on the first floor instead of the upper floors for safety. In the picture is a code requires light, showing that it is a shielded downcast lighting fixture.

A sketch of the vent penetrations along Spring Street is attached. There are no proposed brick penetrations. A picture of some existing vents on the apartment building is also included.

I included a picture pointing to the two existing vent penetrations that I believe you were looking for.



PLANT SCHEDULE

SYMBOL	QTY.	LATIN NAME	COMMON NAME	MATURE HEIGHT	PLANT SELECTION SIZE
DECIDUOUS TREES					
AT	14	ACER TREMULOIDES	ARMSTRONG MAPLE	40'-60' H & 15'-20' W	3" CAL. MIN.
PC	4	PIRUS CALLERYANA 'ARISODRAT'	'ARISODRAT' PEAR	30'-40' H & 20'-30' W	3" CAL. MIN.
PR	10	PRUNUS SERRULATA 'WYANZAN'	KWANZAN CHERRY	20'-30' H & 15'-20' W	3" CAL. MIN.
EVERGREEN TREES					
PG	35	PICEA GLAUCA 'CONICA'	DWARF ALBERTA SPRUCE	8'-10' H & 5'-6' W	5'-6" MIN. BAB
SHRUBS					
IMM	26	ILEX MESSEYAE 'BLUE PRINCE'	BLUE PRINCE HOLLY	5'-10' H & 6'-8' W	3.5"-4" BAB
IMF	22	ILEX MESSEYAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	5'-10' H & 6'-8' W	3.5"-4" BAB
SC	38	SCHIZACHRIUM SCOPARIUM	LITTLE BLUESTEM	3' H & 2' W	#1 CONTAINER
EM	108	EUNYMIUS KAUTSCHOWICUS 'MANHATTAN'	MANHATTAN WINTERKEEPER	6'-8' H & 4'-5' W	#3 CONTAINER
BB	23	BUXUS SEMPERVIRENS FASTIGIATA	UPRIGHT BOXWOOD	10'-15' H & 4'-5' W	4.5"-5" BAB
PERENNIALS, GROUNDCOVERS, & GRASSES					
HF	170	HEMERICALLIS FLAVA	ORANGE DAYLILIES	18" HAW	#1 CONTAINER
PERENNIALS, GROUNDCOVERS, & GRASSES					
PL	88	PARthenocissus TRICUSPIDATA	BOSTON IVY	30'-40' H, 12'-20' W	#1 CONTAINER

CITY OF KEENE ZONING REQUIREMENTS

SEC. 102-791. - BASIC ZONE DIMENSIONAL REQUIREMENTS
 TABLE 1
 MINIMUM GREEN/OPEN SPACE REQUIREMENTS = NONE
 SETBACKS TO PAVEMENT AND PARKING = NONE

SEC. 102-1229. - PARKING LOTS THAT ABUT PUBLIC RIGHTS-OF-WAY.
 a) FOR LOTS IN COMMERCE (COM), COMMERCE LIMITED (CL), CENTRAL BUSINESS LIMITED (CBL) ZONES AND COMMERCIAL LOTS IN ALL ZONES, PARKING LOTS THAT ABUT PUBLIC RIGHTS-OF-WAY MUST BE LANDSCAPED ALONG THE BORDER OF THE PUBLIC RIGHT-OF-WAY USING ONE OR MORE OF THE FOLLOWING OPTIONS OR BY ANY OTHER LANDSCAPING TREATMENT APPROVED BY THE PLANNING BOARD:

SEC. 102-1230. - LANDSCAPING WITHIN PARKING LOT.
 (A) FOR LOTS IN COMMERCE (COM), COMMERCE LIMITED (CL), CENTRAL BUSINESS LIMITED (CBL) ZONES AND COMMERCIAL LOTS IN ALL ZONES, LANDSCAPING EQUAL TO A MINIMUM OF TEN PERCENT (10%) PERCENT FOR SMALL LOTS) OF THE AREA OF PARKING SPACES WITHIN A PARKING LOT SHALL BE PROVIDED IN OR ADJACENT TO THE PARKING LOT AS FOLLOWS:
 5) A PARKING LOT LANDSCAPING PLAN APPROVED BY THE PLANNING BOARD

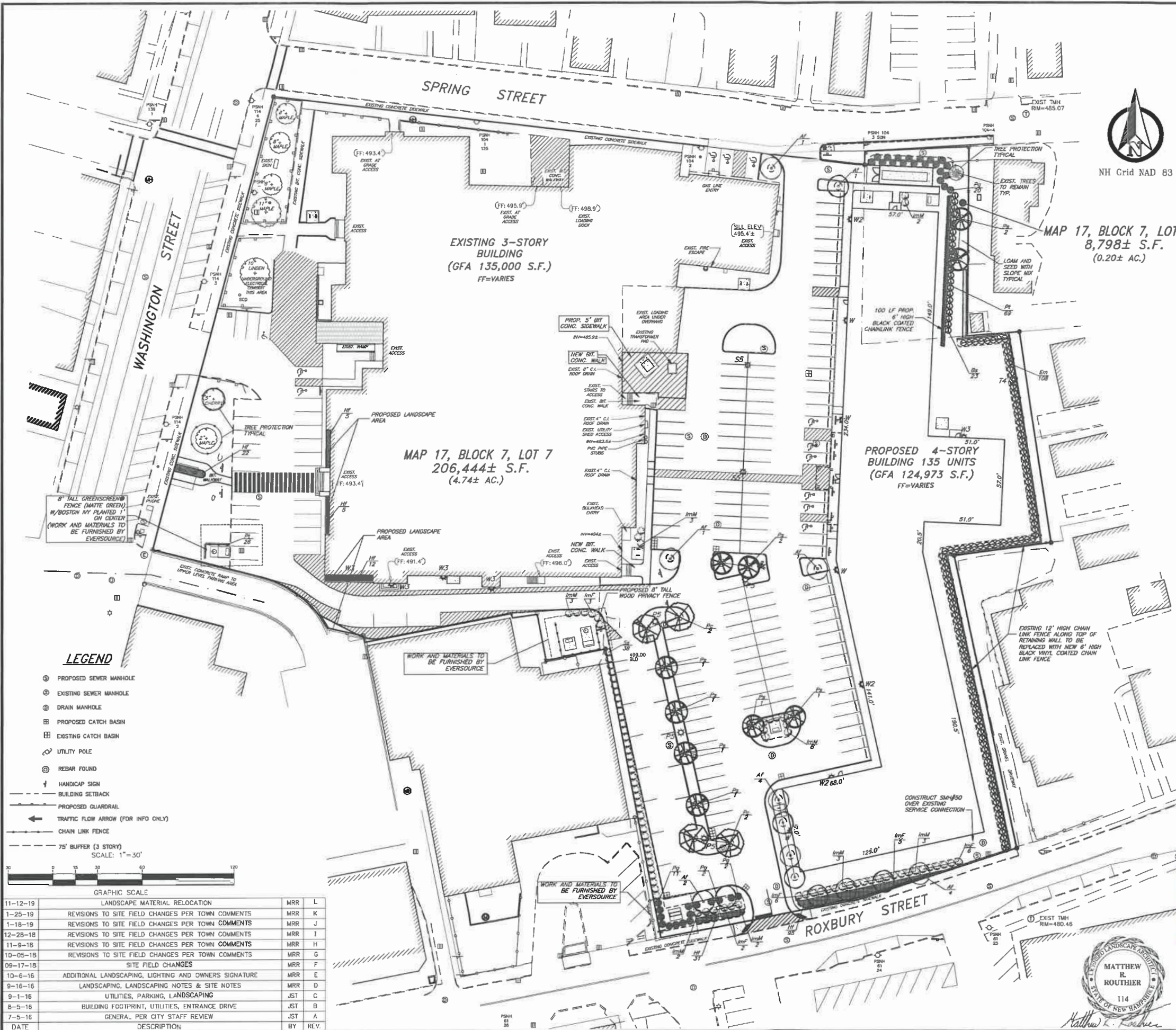
CITY OF KEENE DESIGN STANDARDS

WAVERS ARE REQUESTED FROM SUBSECTIONS OF SECTION 6 OF THE DEVELOPMENT STANDARDS

6. FOR PARKING LOTS OF 50 SPACES OR MORE THE FOLLOWING ADDITIONAL LANDSCAPING STANDARDS APPLY:
 1. LANDSCAPE COVERAGE: THE INTERIOR OF THE PARKING LOT SHALL INCLUDE LANDSCAPING COVERING NOT LESS THAN TEN (10) PERCENT OF THE TOTAL AREA OF PARKING SPACES. SUCH LANDSCAPING SHALL BE IN ADDITION TO ANY REQUIRED BUFFER ZONE LANDSCAPING.
 2. VISUAL RELIEF: MORE THAN HALF OF THE REQUIRED PARKING LOT LANDSCAPING SHALL BE EITHER BY C. CONTINUOUS LANDSCAPE STRIPS OR BY LARGE PLANTING ISLANDS LOCATED ENTIRELY WITHIN THE PAVED AREA OF THE PARKING LOT, IN ORDER TO BREAK UP THE VISUAL EXPANSIVENESS OF THE LOT.
 4. LANDSCAPE BUFFER: ALL PARKING LOTS OF 50 SPACES OR MORE WHICH ABUT A PUBLIC ROAD, SIDEWALK OR RESIDENTIAL ZONE SHALL PROVIDE A LANDSCAPE BUFFER ALONG AT LEAST 75% OF THE LENGTH OF THE RIGHT OF WAY OR PORTION ADJUTING THE RESIDENTIAL ZONE(S), AT LEAST SIX (6) FEET WIDE. BENDING IS ENCOURAGED TO PROVIDE SCREENING OF CARS FROM SIDEWALKS, ROADS, AND ADJACENT RESIDENTIAL AREAS.

LANDSCAPE NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LANDSCAPE AND LIGHTING ASSOCIATED WITH THE PROPOSED SITE PLAN
2. CONTRACTOR TO MARK ALL UNDERGROUND UTILITIES ON THE GROUND PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS TO REVIEW TREE LOCATIONS WITH LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVES PRIOR TO ORDERING AND INSTALLING TREES.
4. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOW HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE; WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
5. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
6. ALL TREE PLANTING IN NON-NATIVE OR COMPACTED SOIL AREAS SHALL BE EXCAVATED TO ENABLE THE PLACEMENT OF 300 CF OF NATIVE, PERMEABLE SOIL IN AN AREA NO LESS THAN SIX (6) FEET WIDE AND THREE (3) FEET DEEP. ENABLING EACH PLANT TO THRIVE. UNSUITABLE MATERIAL ENCOUNTERED IN PLANTING AREAS SHALL BE REMOVED AND REPLACED WITH TOPSOIL MIXTURE NOTED ABOVE. THE AREA OF REMOVAL FOR SHRUBS AND PERENNIALS SHALL BE THE DIAMETER OF THE ROOT MASS FOR THE SPECIFIED PLANT MATERIAL.
7. ALL TREES CALIPERS SHALL BE MEASURED FROM A HEIGHT OF 6" ABOVE THE GROUND.
8. ANY PROPOSED PLANT SUBSTITUTIONS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE LOCAL JURISDICTION PRIOR TO PLANTING.
9. ALL EXISTING PLANTINGS TO REMAIN ARE TO BE PROTECTED FROM PHYSICAL DAMAGE AND SOIL COMPACTION BY UTILIZING ORANGE CONSTRUCTION FENCING AS SPECIFIED ON THE DETAIL INCLUDED ON SHEET #8. THE FENCING MUST BE PLACED PRIOR TO CONSTRUCTION AND IN ALL AREAS WHERE CONSTRUCTION/ALTERATION OF THE SITE IS TO TAKE PLACE AND SHALL REMAIN UNTIL A SITE DISTURBANCE AND CONSTRUCTION HAS CEASED.
10. ALL LANDSCAPING REQUIRED BY THESE PROVISIONS SHALL BE INITIALLY DISEASE RESISTANT, CURRENTLY DISEASE FREE, KEPT IN GOOD CONDITION AND REPLACED AS NECESSARY TO COMPLY WITH THESE STANDARDS. THE CITY SHALL NORMALLY REQUIRE A SECURITY FOR UP TO 12 MONTHS AFTER THE COMPLETION OF CONSTRUCTION TO ASSURE THE SURVIVAL OR REPLACEMENT OF LANDSCAPING.



MAP 17, BLOCK 7, LOT 30
 8,798± S.F.
 (0.20± AC.)

MAP 17, BLOCK 7, LOT 7
 206,444± S.F.
 (4.74± AC.)

PROPOSED 4-STORY BUILDING 135 UNITS
 (GFA 124,973 S.F.)
 FF=VARIES

LEGEND

- ⊙ PROPOSED SEWER MANHOLE
- ⊙ EXISTING SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊞ PROPOSED CATCH BASIN
- ⊞ EXISTING CATCH BASIN
- ⊕ UTILITY POLE
- ⊙ REBAR FOUND
- ⊕ HANDICAP SIGN
- - - BUILDING SETBACK
- - - PROPOSED GUARDRAIL
- ← TRAFFIC FLOW ARROW (FOR INFO ONLY)
- - - CHAIN LINK FENCE
- - - 75' BUFFER (3 STORY)
 SCALE: 1" = 30'

DATE	DESCRIPTION	BY	REV.
11-12-19	LANDSCAPE MATERIAL RELOCATION	MRR	L
1-25-19	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	K
1-18-19	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	J
12-28-18	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	I
11-9-18	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	H
10-05-18	REVISIONS TO SITE FIELD CHANGES PER TOWN COMMENTS	MRR	G
09-17-18	SITE FIELD CHANGES	MRR	F
10-6-16	ADDITIONAL LANDSCAPING, LIGHTING AND OWNERS SIGNATURE	MRR	E
9-16-16	LANDSCAPING, LANDSCAPING NOTES & SITE NOTES	MRR	D
9-1-16	UTILITIES, PARKING, LANDSCAPING	JST	C
8-5-16	BUILDING FOOTPRINT, UTILITIES, ENTRANCE DRIVE	JST	B
7-5-16	GENERAL PER CITY STAFF REVIEW	JST	A



MAP 17, BLOCK 7, LOT 7
 MAP 17, BLOCK 7, LOT 30

DEVELOPED PLANTING PLAN
 WASHINGTON PARK
 MULTIFAMILY HOUSING
 LOCATED AT:
 17 WASHINGTON STREET
 KEENE, NEW HAMPSHIRE

OWNER:
 WASHINGTON PARK OF KEENE, LLC
 9 OLD DERRY ROAD
 HUDSON, N.H. 03051

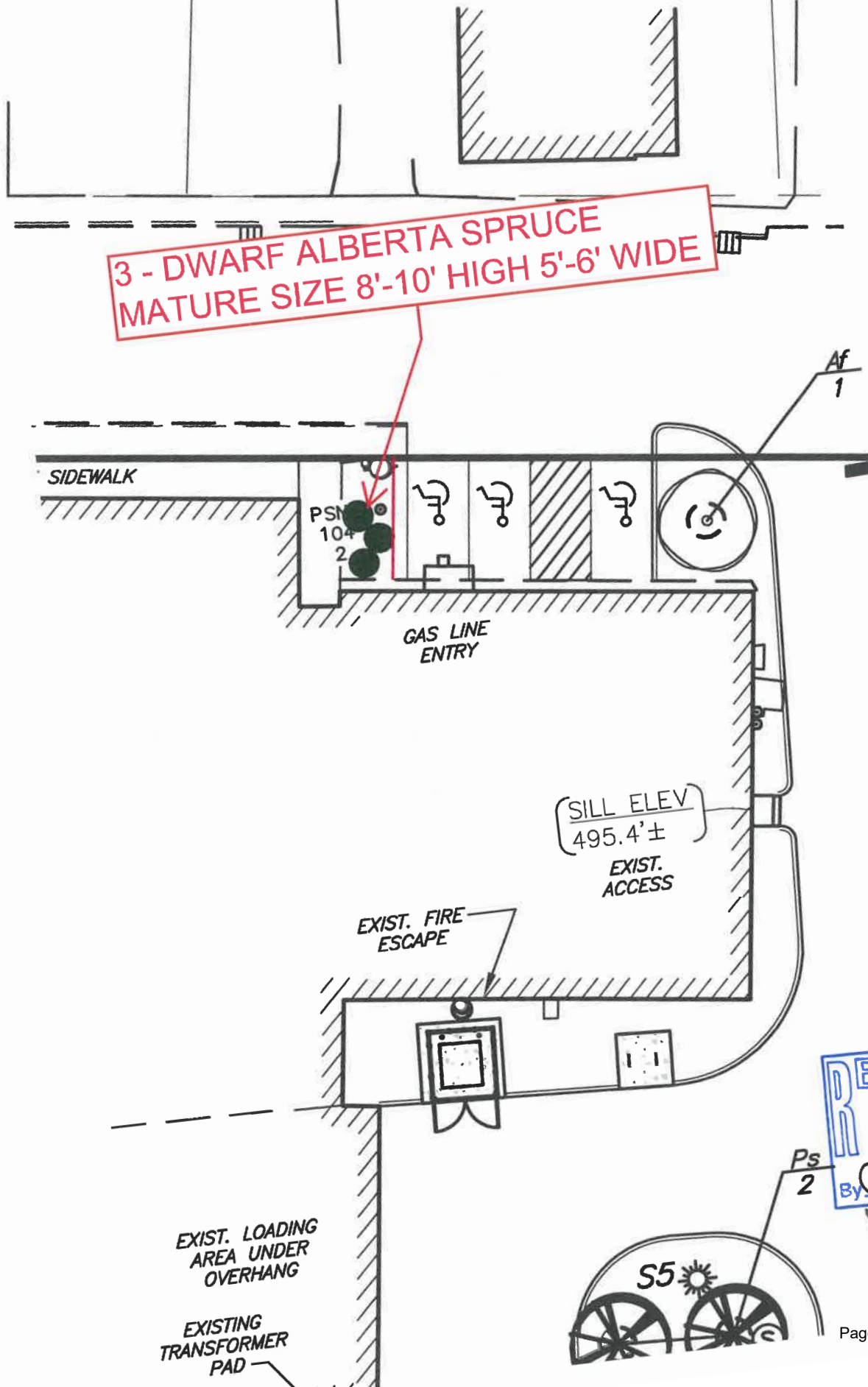
SCALE: 1"=30' APRIL 8, 2016 SHEET 9 OF 18

DESIGN: JST DRAWN: JST CHECKED: RJB FB: III PG: III 503-17

Bedford Design Consultants Inc.
 177 East Industrial Park Drive, Manchester, NH 03109
 Telephone: (603) 622-5533 Fax: (603) 622-4740
 www.bedforddesign.com



Proposed Electric Meter Screening Along Spring Street - Northeast Section of Former Middle School Building



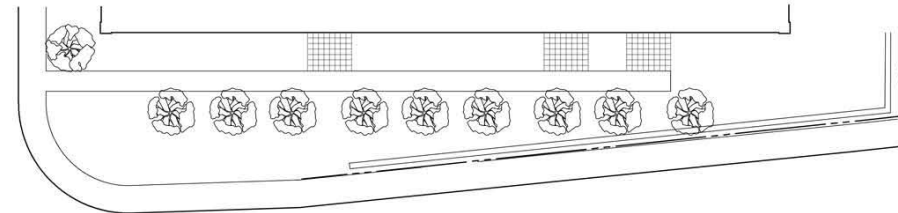
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By COA-2016-06
Mod.7



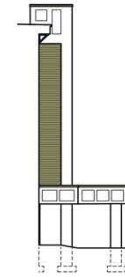
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



NORTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

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 phone: (603) 606-1818 fax: (603) 621-9855

WASHINGTON PARK
 AT KEENE APARTMENTS
 ROXBURY STREET
 KEENE, NEW HAMPSHIRE

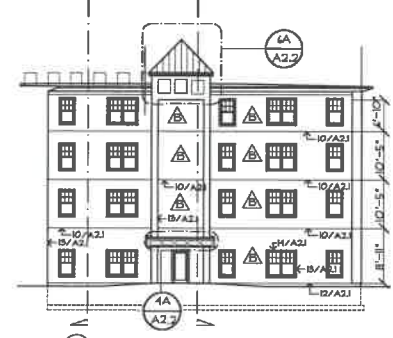
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 8/19/16
 DATE: 8/5/16
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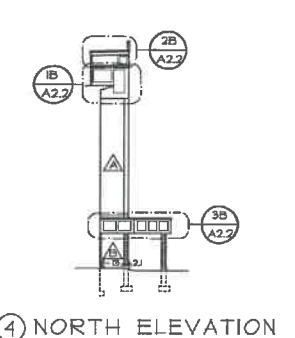
① WEST ELEVATION



② SOUTH ELEVATION



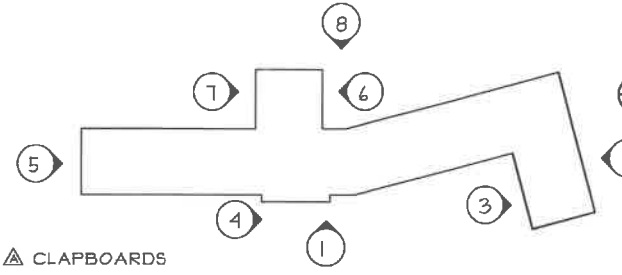
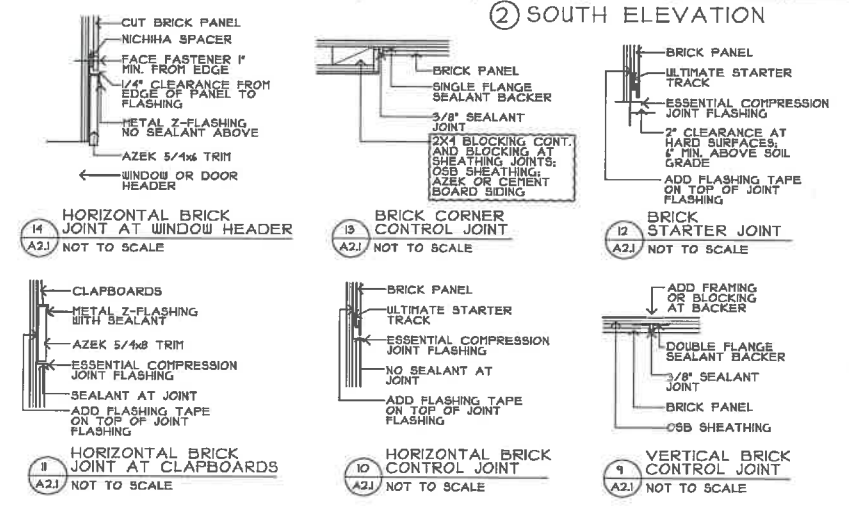
③ NORTH ELEVATION



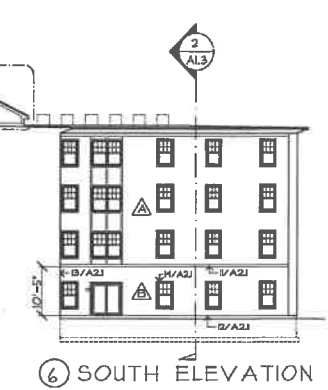
④ NORTH ELEVATION



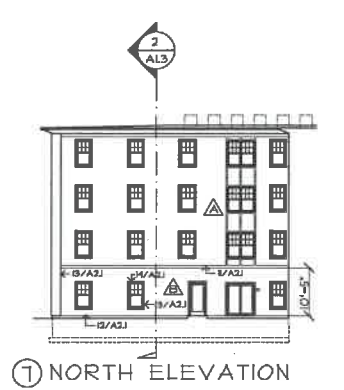
⑤ NORTH ELEVATION



- ▲ CLAPBOARDS
 - ▲ BRICK
- ELEVATION NOTES:
1. FOR BRICK PANELS REFER TO 'NICHHA ARCHITECTURAL WALL PANELS INSTALLATION GUIDE, AWP-1818'
 2. DIMENSIONS FOR BRICK PANEL CONTROL JOINTS ARE APPROXIMATE. LOCATION TO BE DETERMINED FOR ACTUAL PANEL SIZE TO AVOID CUTTING PANELS.
 3. V.I.F. LOCATION OF ROOF TRUSSES TO ATTACH FYPON SOPHIT BRACKETS, CENTER PLASTER BRACKETS WITH BLOCKING BETWEEN THE TRUSSES.



⑥ SOUTH ELEVATION



⑦ NORTH ELEVATION



⑧ EAST ELEVATION

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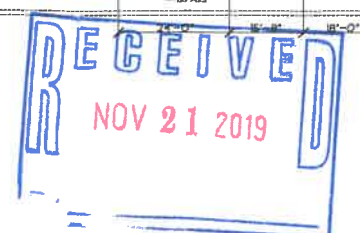
WASHINGTON PARK
 AT KEENE APARTMENTS
 ROXBURY STREET
 KEENE, NEW HAMPSHIRE

REVISIONS:
 1/8/17
 4/20/17
 1/21/18
 1/6/19

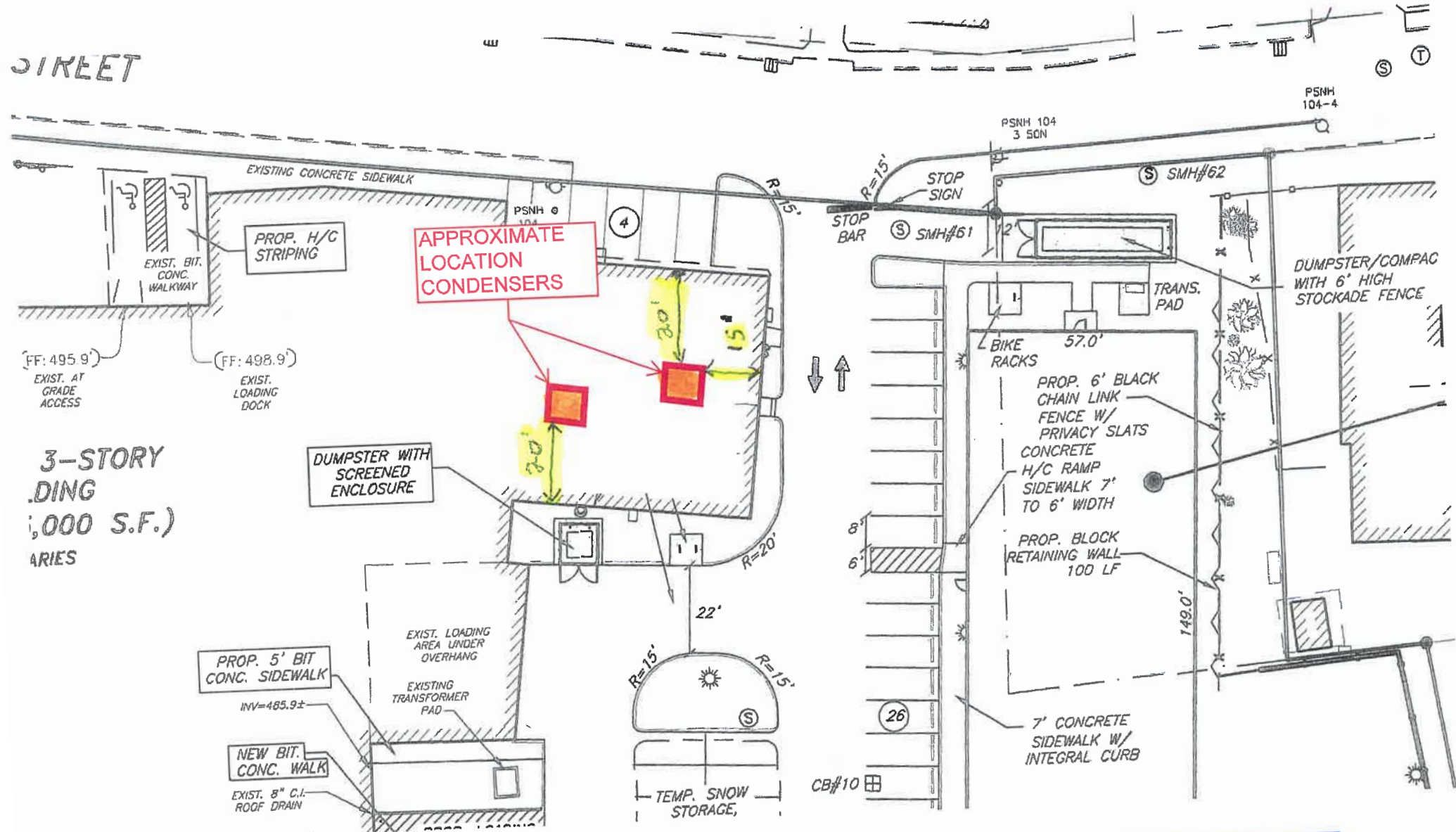
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 DRAWN BY: ek
 JOB NO: 15059

A-2.1

PROPOSED ELEVATIONS



Proposed Rooftop Plan - Northeastern Section of Former Middle School Building



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 Page 32 of 44

Existing & Proposed Vent Penetrations - Southwest Corner of Former Middle School Building

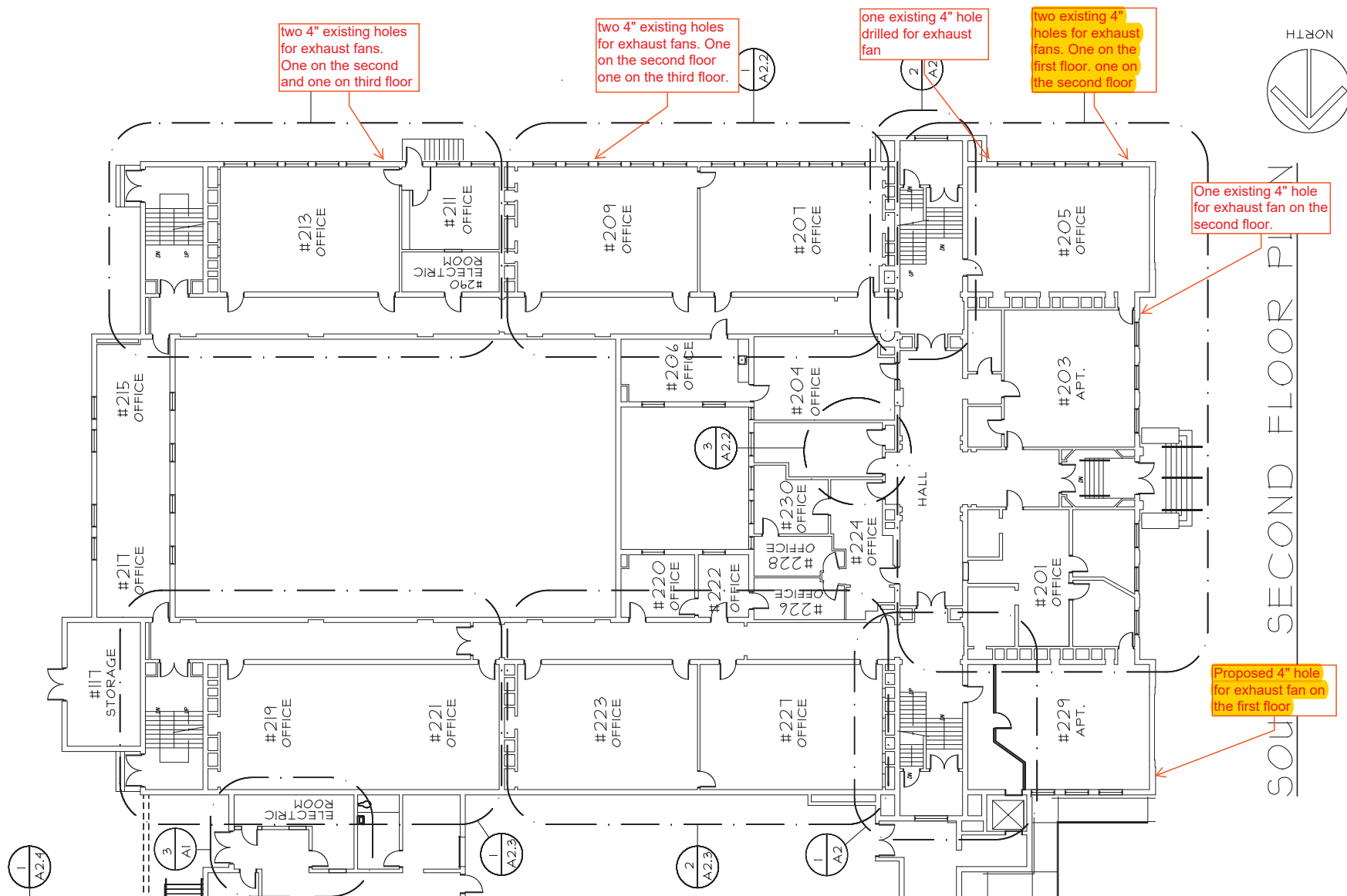


Photo Showing Sliding Glass Doors & Light Fixtures





Photo Showing an Example of the Proposed Configuration of the Rooftop Condensers



2- 3" GALVANIZED
CONDUITS

WINDOW TO BE
RELOCATED 12" LEFT

PROPOSED METERS

A Rendering Showing the Window to be Relocated & the Proposed Meter & Conduit Locations Along Spring Street

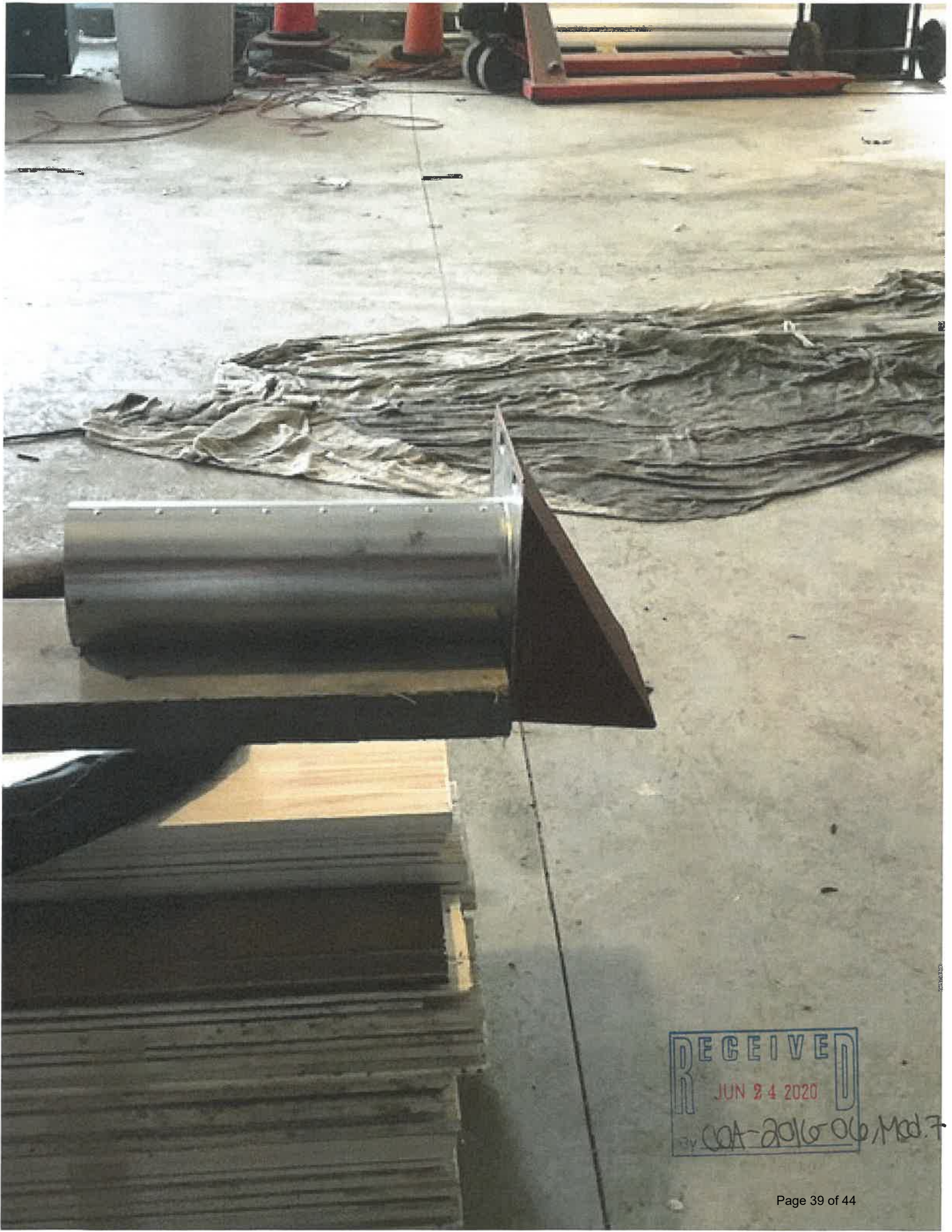
TYPICAL VENT
LOCATION



A Rendering Showing the Proposed Vent Penetrations Along Spring Street



Photo of the Proposed Vent Caps



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BY CCA-2016-06 Mod. 7

Photo of the Existing Vent Penetrations on the Southwest Corner of the Former Middle School Building



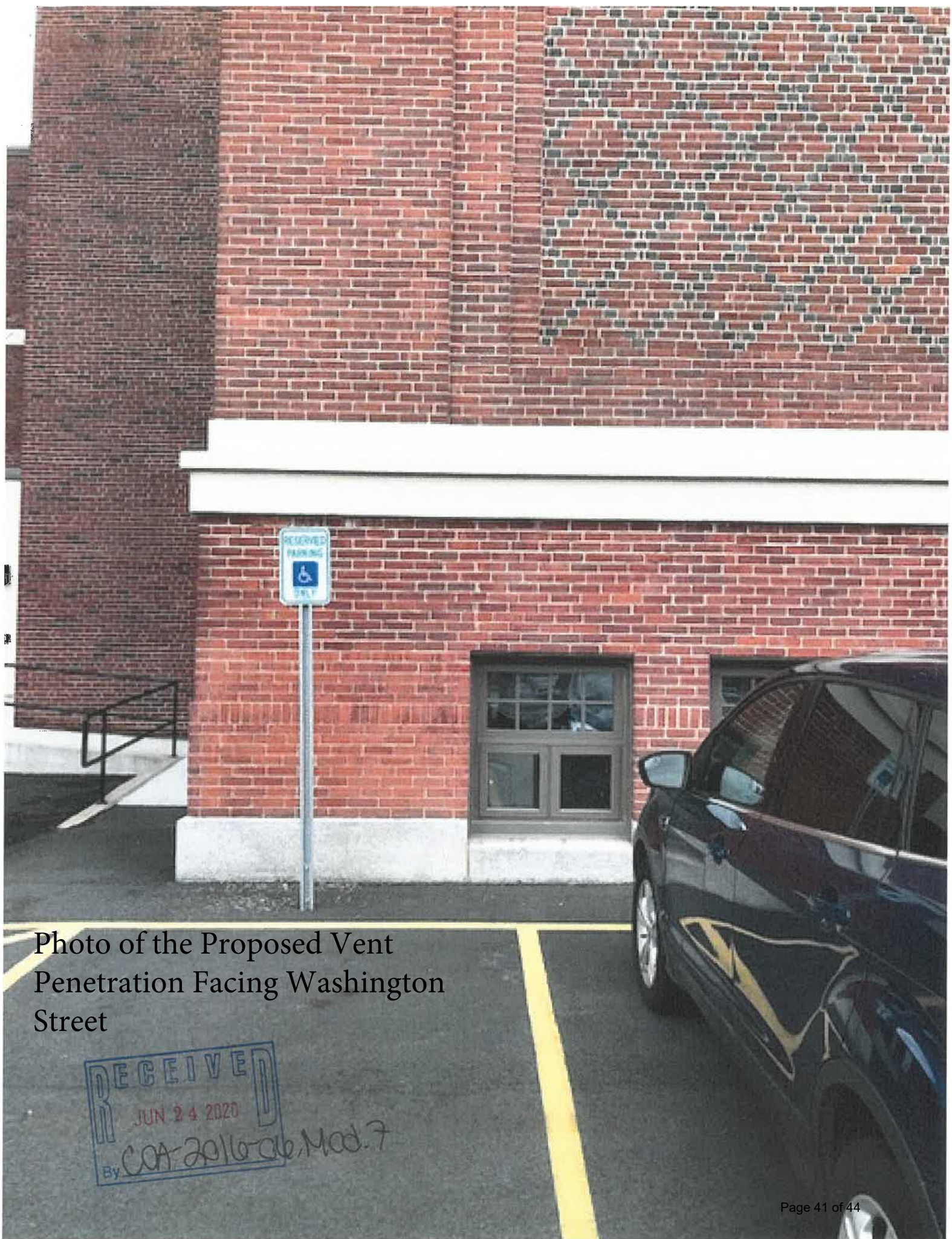


Photo of the Proposed Vent Penetration Facing Washington Street

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By COA-2016-06 Mod. 7

Electric Meter Cut Sheet

Product data sheet Characteristics

EZMR113225

EZ Meter Pak, branch, 3 ringless sockets without bypass, 5 jaws, 800 A main, 225 A, 240 VAC single phase 3W

Product availability : Stock - Normally stocked in distribution facility



Price** : 2,792.00 USD

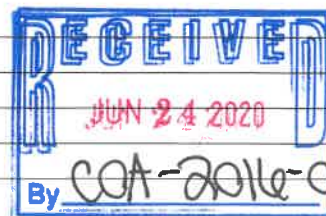


Main

Product	Meter Center Branch Unit
Current Rating	225 A
Type	Meter-Pak
Bus Rating	800 A
Number of Jaws	5 without jaw release
Number of Meter Sockets	3
Bypass Type	No bypass
Socket Type	Ringless

Complementary

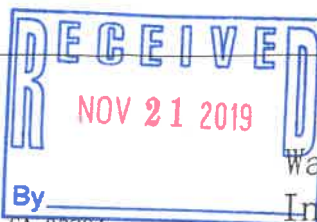
Certifications	UL Listed
Busbar Material	Aluminium busbar
Enclosure Material	Steel
Enclosure Rating	NEMA 3R
Maximum Voltage Rating	120/240 V AC
Mounting	Surface
Phase	1 phase in 1 phase out
Wire Configuration	3-wire
Height	43.41 in (1102.61 mm)
Width	17.38 in (441.45 mm)
Depth	8.09 in (205.49 mm)



Disclaimer: This information is not intended as a substitute for and is not to be used for determining suitability or reliability of these products for specific user applications



1741 I-20 Industrial Park Drive. Thomson, GA 30824
TEL: (706) 868-5451 FAX: (706) 868-6165 www.acclaim-lighting.com



COA-2016-06 Mod.#6

Wall Mount Exterior Fixture
Installation and Wiring
Instructions



WARNING:To avoid electrical shock. Do not attempt to install the fixture in wet or rainy conditions. Always turn off electrical power at the circuit breaker or by disconnecting the fuse. Only use bulbs in compliance with manufactures specifications.
DO NOT ATTEMPT TO EXCEED MAXIMUM WATTAGE RATING.

TOOLS AND MATERIALS REQUIRED

Blade and or Phillips Head screw driver
Step Ladder (if needed)
Wiring supplires as required by electrical code:
Wire connectors
Electrical tape

UNPACK THE FIXTURE

Check the contents of the box. You should receive:
Outdoor fixture
Mounting Hardware package.

CAUTION

WARNING:Risk of fire.

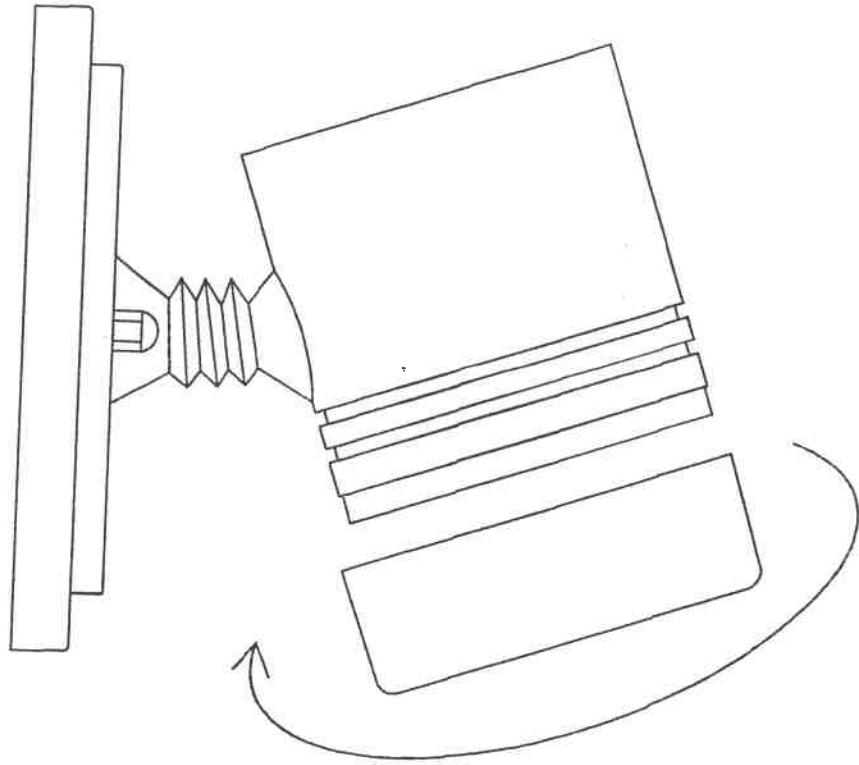
Before installing your lighting fixture, thoroughly review the section titled WIRING CONNECTIONS. If you do not have sufficient electrical wiring experience, please refer to a do-it-yourself wiring handbook or have your fixture installed by a qualified licensed electrician. All electrical connections must be in accordance with local and National Electrical Code (NEC) standards. If you are unfamiliar with proper electrical wiring connections obtain the services of a qualified electrician.

GENERAL

Remove the fixture and the mounting hardware package from the box and make sure that no parts are missing by referencing the illustrations on the installation instructions. To ensure success of the installation, read these instructions and review the diagrams thoroughly. Save these instruction for future reference. This fixture is intended to be mounted to a 4"x 4"x 2-1/8" deep metal outlet box. The building structure must directly support the outlet box. Before starting the installation, disconnect the power by turning off the circuit breaker or by removing the fuse at the fuse box. Turning the power off using the light switch is not sufficient to prevent electrical shock.

WIRING CONNECTIONS

Required supply circuit: 120V, 60Hz.
Connect the white wire from the fixture to the white wire of the supply circuit.
Connect the black wire from the fixture to the black wire of the supply circuit.
Connect the green (or bare copper) colored wire to the grounding conductor of the supply circuit.
Use U.L./CSA listed wire connectors suitable for the size, type, and number of conductors.
No loose strands or loose connections should be present. Secure wire connectors with U.L./CSA listed electrical tape.



7690