



## **Historic District Commission**

### **AGENDA**

Wednesday September 15, 2021

4:30 PM

City Hall, 2<sup>nd</sup> Floor Council Chambers

1. Call to Order & Roll Call
2. Minutes of July 20, 2021
3. Public Hearing:  
**COA-2014-07 Mod. 4 – 37 Mechanic St – The Community Kitchen Solar Array Supplementary Equipment** – Applicant Charles Michal of Weller & Michal Architects Inc., on behalf of owner, The Community Kitchen Inc., proposes to install supply lines/supplementary equipment on the primary façade of the building at 37 Mechanic St (TMP# 554-087-000). A waiver is requested from Sec. 21.5.5.G of the HDC Regulations in the Keene Land Development Code related to supply/supplementary equipment for renewable energy systems. The property is ranked as a Primary Resource and is located in the Downtown Limited District.
4. Staff Updates
5. New Business
6. Next Meeting: October 20, 2021
7. Adjourn

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

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

**Tuesday, July 20, 2021**

**4:30 PM**

**2<sup>nd</sup> Floor Council Chambers,  
City Hall**

**Members Present:**

Andrew Weglinski, Chair  
Russ Fleming, Vice Chair  
Councilor Catherine Workman  
Hans Porschitz  
Hope Benik  
Sam Temple

**Staff Present:**

Tara Kessler, Senior Planner

**Members Not Present:**

David Bergeron, Alternate  
Tia Hockett, Alternate  
Peter Poanessa, Alternate

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10 **1) Call to Order and Roll Call**

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12 Chair Weglinski called the meeting to order at 4:30pm. Roll Call was taken.

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14 **2) Minutes of May 19, 2021**

15  
16 Hope Benik made a motion to approve the minutes of May 19, 2021 as presented. Councilor  
17 Workman seconded the motion, which passed unanimously.

18  
19 **3) Public Hearing:**

20 **COA-2021-05 – 122 & 124 Water St – Demolition and Construction of Homeless -**

21 Applicant Hundred Nights Inc., on behalf of owner Green Diamond Group LLC, proposes to  
22 demolish two structures on the property located at 124 Water St (TMP# 585-028-000) and construct  
23 a 3 story, 15,000 sf homeless shelter that will be partially located within the Downtown Historic  
24 District at 122 & 124 Water St. Waivers are requested from Sec. XV.A.2.b.2 and XV.D.2.b.5 of the  
25 HDC Regulations regarding fence height and use of vinyl siding. The 124 Water St property is  
26 ranked as a Non-Contributing Resource and is located in the Business Growth and Reuse district.

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28 Chair Weglinski read the applicant's request and asked for staff recommendation on  
29 completeness of the application.

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31 Tara Kessler recommended the Commission accept the application as "complete."

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Mr. Fleming made a motion to accept the application as complete. Councilor Workman seconded the motion, which passed unanimously.

Chair Weglinski opened the public hearing and invited the applicant to present.

Jim Phippard showed the commission an image of the new building they are looking to construct. He stated the request is for permission to demolish 3 existing buildings, two Non-Contributing Resources located at 124 Water Street and another building located at 122 Water Street. He drew attention to the existing conditions plan on page 36 of the agenda packet, explaining that the property to the right at 124 Water Street is within the Historic District, and the one to the left is not. The proposal is to merge the two existing parcels of 122 and 124 Water Street and construct a 3-story building to be used as a homeless shelter, which will be partially located within the Historic District.

Mr. Phippard then referred to the proposed site plan on page 38. He pointed out the 3-story building, roughly 5 feet from the edge of the right of way on Water Street, which would honor zoning district rules and keep the existing location to what it has historically been. He went on to state that the right hand portion of the site would become a courtyard area and the rear would be a parking lot with 24 parking spaces. He further explained that per current zoning rules, 1 parking space for every bed in the facility is required. The existing homeless shelter in Keene has 48 beds and they are trying to build a new facility to improve service and efficiency, but are not looking to increase bed size. Mr. Phippard pointed out that at the existing facility individuals walk out of the building and right onto a city sidewalk. The new facility will increase green space by allowing for a courtyard area, and will also have an enclosed resource room with heat and air conditioning.

Mr. Phippard showed the existing fencing on the 122 Water Street property along Community Way and a chain link fence along the rest of the property. He noted that the plan is to replace the vinyl sections of the existing fence with cedar fence and install a 6 foot cedar fence around the perimeter of the property. He explained the reasoning behind the 6ft fencing is due to zoning rules that will take effect September 1, 2021. The recently adopted Land Development Code states that all outdoor areas of homeless shelters must be screened with a minimum 6ft high solid fence, and thus he requested a waiver to allow for this condition to be met. Next, Mr. Phippard described the lighting which would match the fixtures of the buildings in the surrounding area. This will include five, 12 foot light fixtures.

Sam Temple arrived at 4:36pm.

Mr. Phippard introduced the architect, Christina O'Brien with Market Square Architects in Portsmouth, NH. Ms. O'Brien stated the proposed new building is a 3-story, 15,000 sf in gross floor area structure with a 5,000 sf footprint, designed with exterior elements that

75 complement the nearby buildings. It will have board-and-batten siding and a gable and hip  
76 roof. She noted that cedar wood clapboard siding will be used on the first and second levels  
77 and vinyl siding on the third level. Vinyl siding is proposed to reduce construction costs  
78 and a waiver is requested to allow for the use of vinyl siding. She went on to state that the  
79 main entry will be a grey stone veneer and framed with vertical board-and-batten. The  
80 windows are all 6 over 6 aligned vertically and the roof will consist of dark gray asphalt  
81 shingles. She showed cut sheets for all materials and Mr. Phippard showed samples of the  
82 material in person to the commission.

83

84 Mr. Phippard referred to pages 30-32 of the agenda packet demonstrating that the existing  
85 buildings surrounding the site had either vinyl siding or painted brick, demonstrating that  
86 the new build will be similar in materials and scale. He noted that the cost for cedar siding  
87 is \$12 per square foot and vinyl is between \$4 and \$5 per square foot to install. He hoped  
88 they would consider that with the request.

89

90 Chair Weglinski opened the floor for applicant questions.

91

92 Mr. Fleming mentioned the green space and parking and wondered why, if the homeless  
93 population doesn't have cars, are they still pursuing a waiver. Mr. Phippard answered that  
94 they would like to reduce lot coverage to eliminate pavement but have the 1 parking space  
95 per 2 bed rule to consider. Chair Weglinski mentioned that he is aware of other projects  
96 where the parking was waived but the space remained reserved if needed in the future.

97

98 Mr. Temple asked if the term "adequate screening" was due to the Land Development  
99 Code specification that requires a 6ft high solid fence. He added that he liked the lower  
100 fencing and felt it gave more of an accessible community feel. Mr. Phippard stated it is  
101 purely a zoning requirement that there needs to be 6ft screening minimum between public  
102 rights of way and property for homeless shelters. He added that it will allow the people  
103 inside to enjoy their privacy.

104

105 Mr. Temple asked what happens when there is a conflict between the Historic District  
106 Commission and zoning rules. Mrs. Kessler stated the more stringent restriction would  
107 apply in that instance, which would be the zoning requirement for 6-ft high solid fence  
108 screening; however, this regulation does not take effect until September 1, 2021.

109

110 Chair Weglinski asked about vegetation, shrubbery and trees on the property. Mr. Phippard  
111 stated they are proposing to plant 10 new trees. Five of the trees will be Pin Oaks, and the  
112 others will be fruit trees of 3 different varieties (apple, peaches and pears), which was a  
113 request from staff at the homeless shelter. There was also a request for a large vegetable  
114 garden. Additionally, they will have a variety of native shrubs including rhododendrons  
115 and juniper adjacent to building. Along the street they propose typical street trees seen  
116 throughout the city that can take salt and heat from the pavement.

117

118 There being no further questions for the applicant, Chair Weglinski invited staff comments.  
119

120 Tara Kessler provided an overview of the staff analysis of the application as related to the  
121 HDC Regulations. She stated the applicant is seeking approval to demolish 2 buildings in  
122 the Historic District on 124 water street, which are ranked as Non Contributing Resources  
123 due to lack of significant architectural features and historical significance. Mrs. Kessler  
124 mentioned that the historic resource inventory forms on file for these buildings have  
125 nothing of note for their significance. She went on to state that the standard for demolition  
126 of non-contributing or incompatible resources states the board shall approve the demolition  
127 of a building provided that the applicant apply for approval for construction of a new  
128 building that meets new construction design standards. She added that most of the building  
129 footprint is on the lot outside of the Historic District but the design needs to be reviewed  
130 prior to demolition.  
131

132 With respect to fences, staff felt the applicant had sufficiently explained why the fence  
133 would be needed and she noted that the fence would be replacing an existing fence in many  
134 locations on the site.  
135

136 Mrs. Kessler next mentioned the standard for lighting and noted it should be compatible  
137 with fixtures on the surrounding properties. She stated the proposed light fixtures meet the  
138 lighting standards for full cut off fixtures and are compatible with those in the surrounding  
139 area/downtown.  
140

141 With regards to walkways, driveways and parking, Mrs. Kessler stated there is a standard  
142 to maintain the existing location and configuration of walkways onsite. She noted that the  
143 applicant is proposing to have only one point of entry due to the merging of two properties,  
144 and will add a walkway for pedestrian access from Water Street. Parking in the rear of the  
145 building will be screened so there is no concern with respect to that standard.  
146

147 Mrs. Kessler next referred to the Commission's architectural standards for new  
148 construction. She noted that one standards is to ensure that any new buildings are sited so  
149 that the location of the building keeps with the historic streetscape and that massing, scale  
150 and orientation are compatible with the surrounding area. She stated that the applicant  
151 proposes to build this building in generally the same footprint as the present building at 122  
152 Water Street, and the increase in height would keep with the scale of the buildings  
153 surrounding it, as they are 3 story and 2.5 stories. Mrs. Kessler added that zoning in the  
154 Business, Growth and Reuse District requires new construction to be at least 2 stories high.  
155

156 Lastly, she stated the proposed materials are very similar to those at Cityside housing  
157 which has vinyl siding, and a waiver has been requested for vinyl to be on the 3<sup>rd</sup> story of  
158 the building only.  
159

160 Mrs. Kessler offered a recommended motion which includes a condition related to external  
161 materials. The proposed condition requires that future changes in materials be reviewed by  
162 the Planning Board because, as of September 1<sup>st</sup>, buildings less than 50 years old will no  
163 longer be reviewed by the Historic District Commission.

164

165 Chair Weglinski asked who would be maintaining the public right of way. Mr. Phippard  
166 stated the Railroad Condominium Association because it is currently a private road, not a  
167 Class V right of way, and is not maintained by the City of Keene.

168

169 Mr. Temple asked to revisit the fencing requirements of the HDC versus the new Land  
170 Development Code. Mrs. Kessler stated a regulation in the zoning ordinance to take effect  
171 on September 1, 2021 states that a 6-ft high solid fence is required to screen all outdoor  
172 activity areas associated with the homeless shelter use. This standard is more stringent than  
173 the 4-ft maximum height rule for fences in the Downtown Historic District. She added that  
174 all applications need to comply with zoning prior to a public hearing being opened.

175

176 Councilor Workman asked about the siding color choice and why it doesn't match the  
177 Cityside building a little more. Ms. O'Brien stated they didn't want to match the colors  
178 completely because it's a different entity with a different use. They wanted some separation  
179 but wanted it to compliment the surrounding area.

180

181 Mr. Temple asked if there could be another material used, other than the cedar, or if it was  
182 due to a cost consideration. Mr. Phippard replied that cost is major consideration and noted  
183 that cedar fencing is high quality and lasts a long time. He also mentioned that he didn't  
184 think it was appropriate to add a lot of design to the fence because they are creating a  
185 homeless shelter and trying to meet screening requirements.

186

187 There were no further questions for staff. Chair Weglinski invited the public to ask  
188 questions.

189

190 Tom Stevens of 122 Water Street stated the current fencing on the property sort of acts as a  
191 place for graffiti, so the more simple fencing would help with that issue.

192

193 There being no further public comments, Chair Weglinski closed the public hearing and  
194 began deliberations.

195

196 Mr. Fleming made a motion to "Grant waivers from Sections XV.A.2.b.2 and Section  
197 XV.D.2.b.5 of the HDC Regulations to allow for a fence along the street frontage that is  
198 greater than four feet in height and to allow the use of vinyl siding on the third story of the  
199 new building; and approve COA-2021-05 for the demolition of two structures on the 124  
200 Water St. property and the construction of a new building, as presented on the plan set  
201 identified as "Proposed Site Hundred Nights Shelter, 122 & 124 Water Street, Keene NH

202 03431” prepared by Brickstone Land Use Consultants at a scale of 1 inch = 20 feet and  
203 dated May 21, 2021 with the following condition:

204 1. Any requests to change the exterior materials of the new building prior to the issuance  
205 of a final certificate of occupancy shall be reviewed by the Planning Board for  
206 conformance with the City’s development standards for Architecture and Visual  
207 Appearance.”

208  
209 Chair Weglinski seconded the motion, which passed unanimously.  
210

211 **4) Staff Updates**

212 **A) List of 2021 Administrative Approvals as of June 30, 2021** – Mrs. Kessler  
213 referred to the list of approvals listed in the agenda packet, stating 5 minor projects were  
214 approved during the time period from January to June. Three out of the 5 are window  
215 replacements. One of them is at Saint James Street for a rooftop solar array that is not  
216 visible to public view. The other was at the Monadnock Food Co-op building for rooftop  
217 units to modify the visual appearance, as well as installation of a dumpster enclosure on  
218 the west side of building. Mrs. Kessler reported that the HDC allows for a number of  
219 types of work to be approved by staff administratively and they often consult with the  
220 Chair to get input before making a decision. It is their intent to come back every 6 months  
221 with an overview of those approvals so the commission can have a sense of what’s  
222 happening.

223  
224 Chair Weglinski stated that he came up with agreements that fell into the realm of staff  
225 review rather than HDC, and asked that if anyone felt any of the reviews should have  
226 gone to HDC to feel welcome to let him know.

227  
228 **5) New Business**

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230 Mrs. Kessler stated she will be taking over as staff liaison until Mari Brunner returns from  
231 leave.

232  
233 **6) Upcoming Dates of Interest**

234 **A) Next HDC Meeting: August 18, 2021**

235 Mrs. Kessler stated there was nothing currently on the docket and that she would let the  
236 commission know if anything turns up for the August meeting.

237  
238 **7) Adjourn**

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240 There being no further business, Chair Weglinski adjourned the meeting at 5:32 PM.

241  
242 Respectfully submitted by,  
243 Nicole Cullinane, Minute Taker

244

245 Reviewed and edited by,  
246 Tara Kessler, Senior Planner

## STAFF REPORT

### COA-2014-07, Modification #4 – 37 Mechanic Street – The Community Kitchen Solar Array Supplementary Equipment

#### **Request:**

Applicant Charles Michal of Weller & Michal Architects Inc., on behalf of owner, The Community Kitchen Inc., proposes to install supply lines/supplementary equipment on the primary façade of the building at 37 Mechanic St (TMP# 554-087-000). A waiver is requested from Sec. 21.5.5.G of the HDC Regulations in the Keene Land Development Code related to supply/supplementary equipment for renewable energy systems. The property is ranked as a Primary Resource and is located in the Downtown Limited District.

#### **Background:**

This property received approval from the Historic District Commission (HDC) in January of 2020 to install a new roof and rooftop solar PV array on the existing building. At the time the application was approved, the location of supplementary equipment and supply lines was unknown. As such, the HDC placed the following condition on the approval for COA-2014-07 Mod.2 for the installation of the solar PV array:

*“Staff approval of location of supplementary equipment and supply lines to ensure they are either concealed from view, screened, or camouflaged to match the color of the underlying structure.”*

The Applicant initially consulted City staff about locating the supply lines and supplementary equipment for the solar PV array on the west-facing façade. However, as this wall-mounted equipment would overhang the property line that is shared with 47 Mechanic Street to the west, the Community Kitchen would need permission from the adjacent owner for this installation. The applicant was unable to obtain permission from the adjacent property owner, and is proposing to locate the supplementary equipment and supply lines on the south-facing elevation of the building, which also serves as the primary façade.



*Photograph of The Community Kitchen at 37 Mechanic St, taken in March 2018.*

Since Section 21.5.5.G of the HDC Regulations states that *“All supplementary equipment and supply lines associated with renewable energy systems shall be placed in inconspicuous locations and/or concealed from view with architectural elements (e.g. downspouts) or other screening”* staff were not able to administratively approve the proposed location of this equipment on the primary façade. The Applicant is seeking a waiver from this standard.

#### **Completeness:**

Staff recommend accepting the application as “complete.”

#### **Application Analysis:**

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

*Section 21.5.5.G – “All supplementary equipment and supply lines associated with renewable energy systems shall be placed in inconspicuous locations and/or concealed from view with architectural elements (e.g. downspouts) or other screening.”*

The Applicant is proposing to install utility power and safety disconnect equipment and supply lines/conduit associated with a roof-mounted solar PV array, which was previously approved by the HDC, on the primary (south-facing) elevation of the building, near the southwest building corner. The Applicant has submitted a drawing and color renderings that display the location and dimensions of the proposed equipment. These materials are included in the agenda packet for your reference.

## STAFF REPORT

The proposed wall-mounted equipment would encompass approximately 14 sf of space, and would have conduit running from the equipment to the roof that will be enclosed with a conduit cover. The Applicant proposes to paint the equipment and conduit enclosure a color to match the brick surface to which it will be mounted.

The Applicant has noted in their application that there are no other feasible locations for this equipment to be installed on the building. As noted in the Background Section of this Staff Report, the Applicant was unable to obtain permission from the adjacent property owner at 47 Mechanic St to install the equipment on the west-facing elevation. The Applicant notes that the National Electrical Code prevents the installation of this equipment in a remote location, such as the rear of the building. Additionally, they note it would not be possible to run interior conduit from the building's primary service/main breaker panel that is inside the southwest corner of the building on the first floor to the rear of the building as it would be a building code violation.

The Applicant is seeking a waiver from this standard to install the equipment and conduit on the primary façade. The HDC shall use the following waiver criteria to determine whether to issue the waiver or not.

*"1. Strict application of these regulations would result in a particular and exceptional difficulty or undue hardship upon the owner of the affected property; and,*

*2. An alternative design or materials meets the design objectives stated in the Historic District Regulations of this LDC equally well or better than would strict compliance with these regulations; and,*

*3. The waiver may be granted without substantial detriment to the intent of the Historic District Regulations and the public good."*

In granting a waiver, the HDC shall require any mitigation that is reasonable and necessary to ensure that the spirit and intent of the standard being waived will be preserved, and to ensure that no increase in adverse impacts associated with granting the waiver will occur.

### **Recommendation:**

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

***To grant a waiver from Section 21.5.5.G of the Historic District Commission Regulations and to approve COA-2014-07, Modification #4 for the installation of supply lines/supplementary equipment associated with the roof-mounted solar PV array on the south-facing façade of the building at 37 Mechanic Street (TMP# 554-087-000) as presented in the application and supporting materials submitted to the Community Development Department on August 25, 2021.***

# HISTORIC DISTRICT COMMISSION

# MAJOR PROJECT APPLICATION



<b>A</b> <b>Project Name:</b> The Colonial Theater Renovation and Addition  Tax Map Parcel number(s) 554 087 000 000 - - - - - - - - - -	<b>For Staff Use Only:</b> Date Received : _____  Community Development Department File # _____  Project Address: 37 Mechanic Street, Keene NH  Square Footage of Parcel: 0.349 acres  Zoning District: Central Business
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<b>Applicant</b>	<b>PRINTED</b> Name/Co.: Weller & Michal Architects Address: 71 Main St., Harrisville NH 03450 Telephone: 603 827 3840 E-mail: michal@wapm.com Signature: <i>Charles Michal</i> Printed Name: Charles Michal	<b>Owner</b>	<b>PRINTED</b> Name/Co.: The Community Kitchen Address: 37 Mechanic Street, Keene NH Telephone: 603 352 3200 E-mail: pbray@thecommunitykitchen.onmicrosoft.com Signature: <i>Phoebe Bray</i> Printed Name: Phoebe Bray
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<b>B</b> <b>Descriptive Narrative Including:</b>	✓ Type of alteration ✓ Reason for alteration ✓ Location of alteration ✓ Material selection ✓ Site features ✓ Landscape features	<b>Exemptions Requested (for materials not submitted)</b>  Circle one: <b>YES</b> <b>NO</b>  (If YES see section H)
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<b>C</b> <b>A complete application must include the following:</b>	<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 type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only) <input 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) drawings SK05 and SK06 <input type="checkbox"/> Material Examples (see Section G)
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# MEMO



**WELLER & MICHAL ARCHITECTS Inc.**

71 Main Street, Harrisville, NH 03450

**TO:** Andrew Weglinski, Chair  
Keene Historic District Commission  
c/o Keene Planning Department

**FROM:** Charles Michal  
Weller & Michal Architects Inc.

**PHONE:** 603-827-3840  
**email:** info@wapm.com

**DATE:** 8/22/2021

**RE:** **Descriptive Narrative**  
Update to COA 2014-07 modification #2  
The Community Kitchen

**COPIES:** file  
Phoebe Bray, Executive Director, The  
Community Kitchen

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Please accept this application for approval of a modification to COA 2014-07 modification #2.

The HDC initially reviewed and approved this project and voted to approve the installation of a rooftop solar PV array in January of 2020. Unfortunately, the originally designated location of necessary exterior mounted safety disconnect switches between the utility power and the PV system cannot be used, as the abutting property owner has refused permission to place equipment that would cross the plane of the property line on the west face of the building.

There is no alternative location on a less visible façade for the equipment in question. The disconnects/safety switches MUST separate the systems from the building's primary service/main breaker panel which is just inside the SW corner of the building on the first floor.

We can't move these disconnects to the only other interior elevation (the back of the building). To get from the meter to a location on the back of the building would involve somehow running mains power in conduits through the full depth of the building from south to north. There are refrigerated freezers installed on both first and second floors tight to the building's west wall. Also, the second exit stair is located on the NW corner of the building and conduit would have to cross that volume as well. Regardless, even if it were physically possible to install all this conduit and wiring, it is a code violation to have the 'unprotected' wiring (upstream of the disconnects) inside the building. The only remaining location is at ground level at the SW corner of the building.

We propose to install the equipment as shown in attached drawing dated 8/4/21. The visual impact of the electrical equipment will be minimized by painting to blend into the brick wall.

We request a waiver from the Commission's standards related to supply lines/supplementary equipment (Section 21.5.5.G. of the Historic District Regulations) that become effective on Sept. 1 of this year. A letter from the Executive Director of the Kitchen addresses this waiver request and is included in this application.

In the approval letter dated January 17, 2020 the conditions noted included staff approval of the locations of this 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 or camouflaged to match the color of the underlying structure. (emphasis mine).

I believe the current plan conforms to this direction and should receive approval.

# The Community Kitchen, Inc



August 20, 2021

Andrew Weglinski, HDC Chair  
Historic District Commission  
City Hall  
3 Washington Street  
Keene, NH 03431

Dear Mr. Weglinski:

Our Architect has asked us to address the Commission's three Waiver Criteria, to wit:

1. Strict application of these regulations would result in a particular and exceptional difficulty or undue hardship upon the owner of the affected property; and
2. An alternative design or materials meets the design objectives stated in the Historic District Regulations of this LDC equally well or better than would strict compliance with these regulations and;
3. The waiver may be granted without substantial detriment to the intent of the Historic District Regulations and the public good.

As our original approved application made clear, a major part of the current construction project involves reinforcement of the roof structure to support a PV solar array on both the front and back sides of the roof. These structural improvements are complete. We will be also be replacing the roofing (with added insulation) later in the project.

Strict application of these regulations would result in a particular and exceptional difficulty for the Kitchen and a hardship for an abutter. At this point in the process, and as the shop drawing process moved along and we learned what size PV equipment would be required, we contacted our abutter to the west, William Beaugard, regarding the addition of one or two electrical boxes on the west exterior wall of our building where the existing electrical service currently is and has been for decades. To our dismay, he said "we cannot allow this installation" and cited various reasons, safety chief among them. We don't disagree with his assertion that it would be much safer to install the electrical service on the south face of the building where it would be protected by the existing steel bollard-like structures. Installation of bollards on Mr. Beaugard's property would in all-likelihood take away one of his parking spaces as the property line is the same line as the exterior face of the west wall of our building. So, leaving the service there would be an undue hardship on Mr. Beaugard.

37 Mechanic Street • P.O. Box 1315  
Keene, NH 03431 • (603) 352-3200 • Fax (603) 355-0179  
[www.thecommunitykitchen.org](http://www.thecommunitykitchen.org)  
Tax ID# 22.2473346

The National Electrical Code prevents us from leaving the existing service and installing the new equipment in a remote location, i.e. the back of the building and it is not financially feasible to move the entire service entrance to the rear of the building, the budget would not support that, which would obviously be an undue hardship on The Community Kitchen.

While it is regrettable that we cannot use the existing service location because the main electrical panel for our building lies directly inside the building from the meter, inches away, our only remaining option is to place an entirely new service entrance on the same west corner but on the south side of the building. This necessity comes at significant additional expense to The Kitchen, negatively impacting an already tight budget.

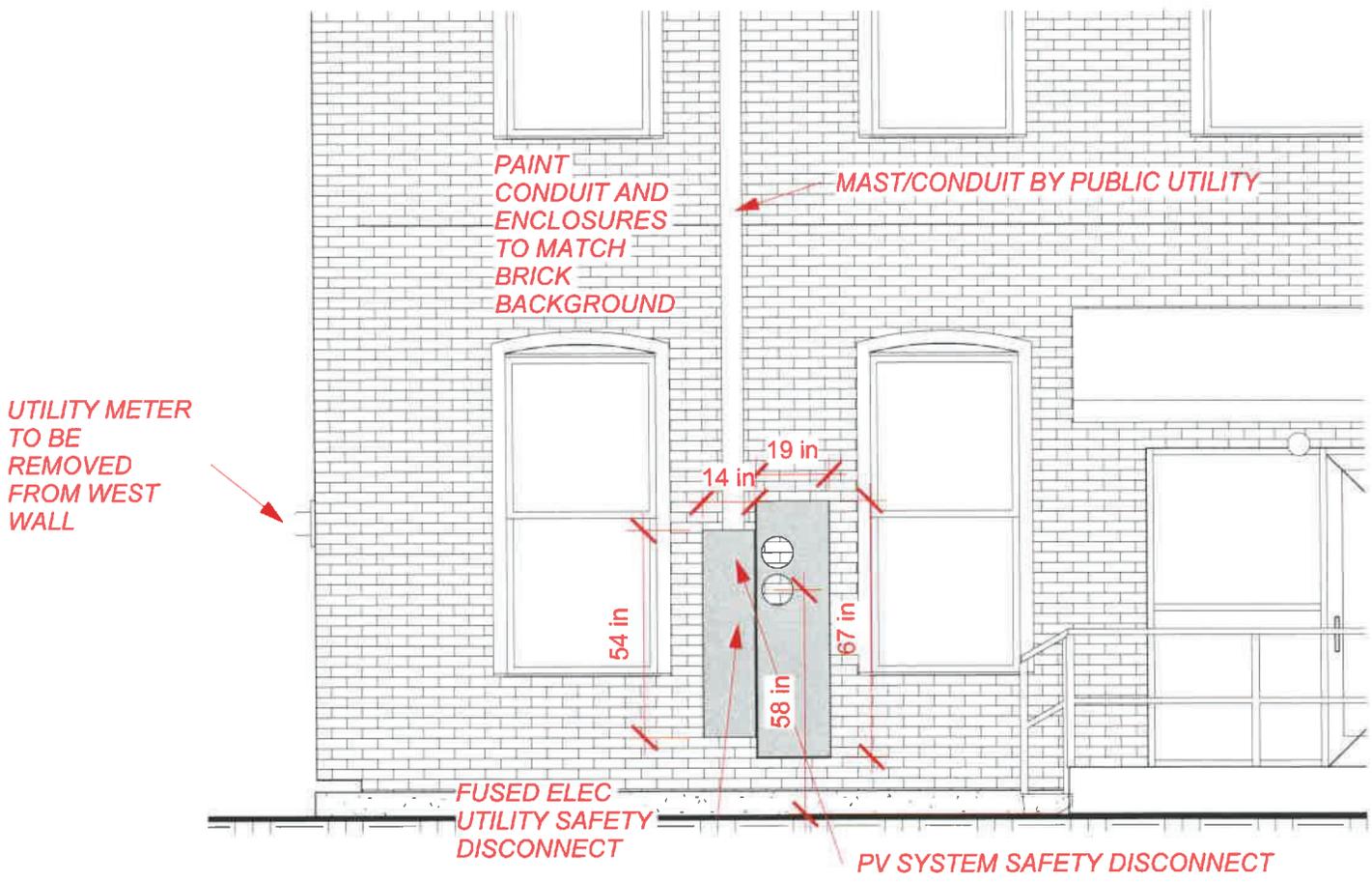
Granting this waiver with the 'screening' provided by the brick-colored paint to be applied on all exposed electrical devices on this street facade in not in any way substantially detrimental to the intent of the Historic District Regulations, and granting the waiver is in the public good as the important community support mission of The Kitchen is made more viable by the successful conclusion of this project, now underway.

Sincerely,

*Phoebe Bray*

Phoebe Bray  
Executive Director





RECEIVED  
 AUG 25 2021  
 By \_\_\_\_\_

RECEIVED  
 AUG 25 2021

**Electrical Equipment Wall Mounted - Mechanic Street  
 2021 Community Kitchen Renovation**

**SK06**

WELLER & MICHAL ARCHITECTS  
 71 MAIN STREET  
 HARRISVILLE, NH 03450  
 PHONE (603) 827-3840  
 WWW.WAPM.COM



RECEIVED  
AUG 25 2021



**Rendering of Utility Power and Safety Disconnect  
Equipment  
2021 Community Kitchen Renovation**

**SK05**

WELLER & MICHAL ARCHITECTS

DATE: 08/22/21

ARCH. PROJECT NO. J1430B

71 MAIN STREET  
HARRISVILLE, NH 03450  
PHONE (603) 827-3840  
WWW.WAPM.COM

