



Historic District Commission

AGENDA

Wednesday September 15, 2021

4:30 PM

City Hall, 2nd 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

3
4
5 HISTORIC DISTRICT COMMISSION
6 MEETING MINUTES
7

Tuesday, July 20, 2021

4:30 PM

2nd 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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9
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.
13

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.
27

28 Chair Weglinski read the applicant's request and asked for staff recommendation on
29 completeness of the application.
30

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

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Weglinski seconded the motion, which passed unanimously.

4) Staff Updates

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

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

5) New Business

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

6) Upcoming Dates of Interest

A) Next HDC Meeting: August 18, 2021

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

7) Adjourn

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

Respectfully submitted by,
Nicole Cullinane, Minute Taker

HDC Meeting Minutes
Month Date, Year

DRAFT

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



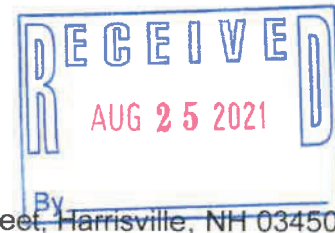
A Project Name: The Colonial Theater Renovation and Addition Tax Map Parcel number(s) 554 087 000 000 -	For Staff Use Only: Date Received : _____ Community Development Department File # _____ Project Address: 37 Mechanic Street, Keene NH Square Footage of Parcel: 0.349 acres Zoning District: Central Business
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Applicant	PRINTED 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	Owner	PRINTED 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 Descriptive Narrative Including:	✓ 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 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

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.

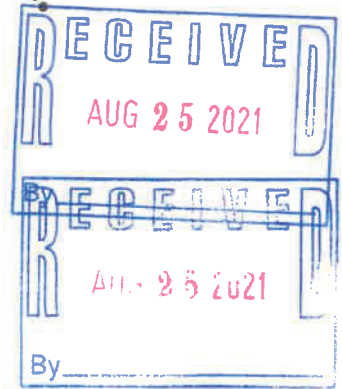
We can't move these disconnects to the only other interior elevation (the back of the building). To get from the meter to a location on the back of the building would involve somehow running mains power in conduits through the full depth of the building from south to north. There are refrigerated freezers 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.



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 Beauregard, 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. Beauregard'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. Beauregard.

37 Mechanic Street • P.O. Box 1315
Keene, NH 03431 • (603) 352-3200 • Fax (603) 355-0179
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.

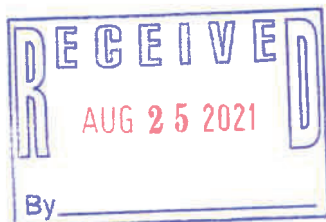
While it is regrettable that we cannot use the existing service location because the main electrical panel for our building lies directly inside the building from the meter, inches away, our only remaining option is to place an entirely new service entrance on the same west corner but on the south side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

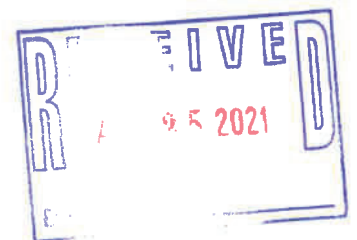
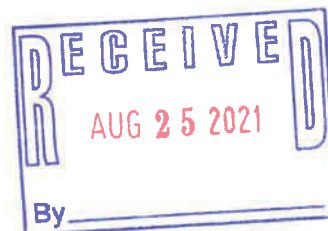
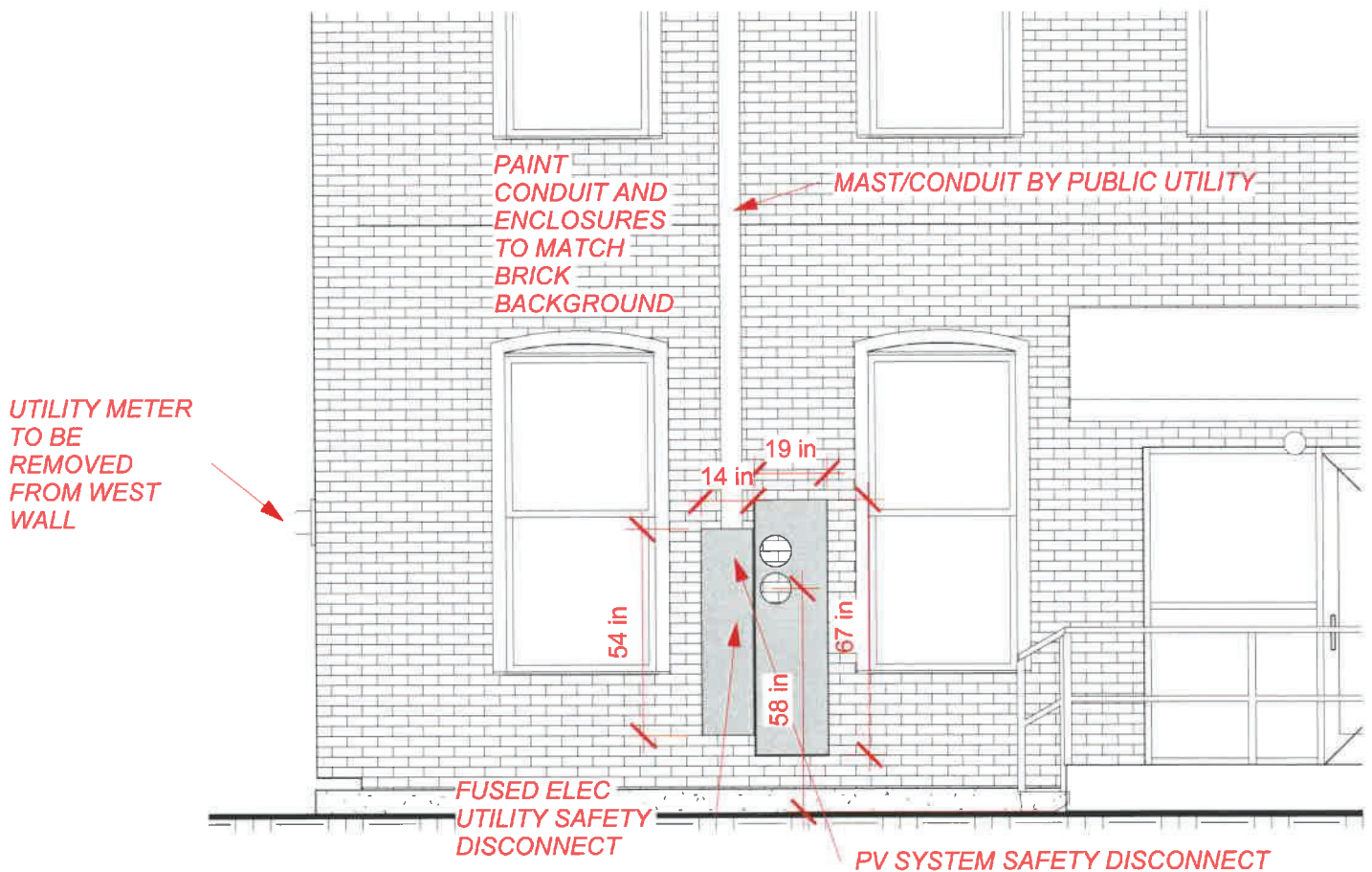
Granting this waiver with the 'screening' provided by the brick-colored paint to be applied on all exposed electrical devices on this street facade in not in any way substantially detrimental to the intent of the Historic District Regulations, and granting the waiver is in the public good as the important 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





**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





**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

