



City of Keene, New Hampshire

## **Historic District Commission**

### **AGENDA**

Wednesday, December 20, 2017

4:30 PM

2<sup>nd</sup> floor Committee Room

#### **Commission Members:**

Hanspeter Weber, Chair

Hans Porschitz

Thomas Powers, Councilor

Peter Poanessa

Joslin Kimball Frank, Vice Chair

Andrew Weglinski

Nancy Proctor

- 1. Call to Order and Roll Call**
- 2. Minutes of Previous Meeting – November 15, 2017**
- 3. Public Hearing**

**COA 2011-13 Modification 6 – 34 Cypress Street - Monadnock Food Coop Expansion** – Applicant, Monadnock Food Coop, on behalf of owner, Cypress Street Development LLC, proposes a 5,700 square foot addition to the 13,200± square foot Monadnock Food Coop building at 34 Cypress Street (TMP#023-04-027-8000) that would extend onto the 0.33 acre parcel to the east at 51 Railroad Street #G (TMP#023-04-027-1100). The project will include the installation of an 11-space parking area and a community amphitheater. Both parcels are located in the Central Business Zoning District.

- 4. Adoption of 2018 Meeting Calendar**
- 5. Election of Chair and Vice Chair**
- 6. Resource Ranking Update**
- 7. Staff Updates**
- 8. Next Meeting – January 17, 2018**
- 9. Adjourn**

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City of Keene  
New Hampshire

HISTORIC DISTRICT COMMISSION  
MEETING MINUTES

Wednesday, November 15, 2017      4:30 PM      2nd Floor Conference Room,      City Hall

Members Present:

Hanspeter Weber, Chair  
Joslin Kimball Frank  
Nancy Proctor  
Hans Porschitz  
Councilor Thomas Powers

Staff Present:

Tara Kessler, Planner

Members Not Present:

Andrew Weglinski  
Peter Poanessa

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

Chair Weber called the meeting to order at 4:30 PM and Ms. Kessler conducted roll call.

**2) Minutes of Previous Meeting – September 20, 2017**

Ms. Kimball Frank made a motion to approve the minutes of September 20, 2017, which was seconded by Councilor Powers.

Ms. Kimball Frank noted a correction to the minutes: in the third paragraph on page eight, she was speaking about the cement board siding color, not the window color.

The motion to approve the minutes of September 20, 2017 as amended carried unanimously.

**3) Advice & Comment**

- a. **Monadnock Food Coop Proposed Expansion – 34 Cypress Street – Katie Sutherland of KCS Architects and Rob Hitchcock of SVE Associates will present on concept designs for a proposed expansion of the Monadnock Food Coop at 34 Cypress Street, TMP# 023-04-027-8000, which is in the Central Business District.**

Ms. Kessler noted this Commission has the capacity to provide advice and comment on plan design and concepts that will come before the Commission. It is an opportunity for applicants and Commission members to ask questions and give feedback; this discussion is non-binding and the applicant can change their designs before returning to the Commission. Ms. Sutherland and Mr. Hitchcock are seeking advice on the expansion of the Monadnock Food Coop and plan to return for a public hearing in December.

Mr. Hitchcock showed the existing Coop layout on a map as well as the proposed 5,700sf expansion. There has been a temporary gravel parking lot next to the Coop for many years that will be used for the expansion along with the existing concrete patio. This will better connect the Coop to the oval shaped area to the rear of the Coop building. This oval area is shaped by the

Coop building, the Courtyard Marriot, and the building at 51 Railroad Street. The new area will be landscaped with four to five trees and shrubbery. There are currently two pole mounted lights and they do not anticipate adding any others, though they may add four or five bollard lights for the walkway. They are also considering linear planter boxes to divide the new patio area from the walkway.

Ms. Sutherland continued that a steel pergola is planned over an elevated concrete platform on the north side of the building; this will facilitate a stage, film screening, and picnic area. The building will extend in the same line as the south entry façade with the addition of some punched brick openings of similar scale to other buildings on Main Street. The canopy over the new patio door on the east side will be smaller than the main entrance canopy. This expansion will also allow for signage facing the bike path. She said the expansion was designed to respect the existing building (a Non-Contributing Resource), for which the HDC provided a Certificate of Appropriateness in 2011. She believes the plans are consistent with the HDC design standards for a Non-Contributing Resource; the character of the building will remain unchanged – a brick and aluminum framed storefront.

Chair Weber asked if this expansion is anticipated to meet future growth and demand, including parking. Michael Faber, Coop General Manager, replied that parking is encompassed in the plan; there are 20 spaces on the east side of the lot currently used by Cheshire Medical. The hope is to relocate those parking spaces to the Wells Street Parking Garage. In total, 30 parking spaces will be added, which is more than the size of the building's demands. The store has doubled in sales since opening in 2013 and that has created many challenges, particularly for office space (some have had to relocate to other buildings), and challenges are now arising for retail space. This additional space will alleviate these challenges.

Ms. Kessler noted this application would also go before the Planning Board so this Commission only needs to focus on HDC standards.

Chair Weber asked if the expansion would be two stories. Ms. Sutherland replied no, although the appearance will be similar with a 20-ft parapet wall and screening of mechanical equipment; but there will be no mezzanine or second level. Ms. Proctor asked if they still plan on outdoor seating. Ms. Sutherland replied yes, they estimate 17 tables as opposed to the current 10.

Councilor Powers noted that there are no parking related requirements at this location because it is in the Central Business District. Chair Weber recognized Jack Dugan who went before the City Finance Committee the previous week to recommend leasing parking spaces in the Wells Garage to Cheshire Medical. He noted that this will hopefully be approved by Council the week following this meeting. He thinks this is an ideal situation for everyone as it creates more spaces for the Coop, Cheshire Medical staff and patients can park closer to their building, and the City will gain a long-term lease in an underutilized parking structure. Councilor Powers thinks this is a good approach to meet customer demand because of the high parking turnover at the Coop and Cheshire Medical.

Ms. Kessler asked about the timeline of the expansion. Mr. Dugan replied that a component of funding this project is a \$1.5 million federal Community Development Block Grant. There is still grant money available this calendar year, but the grant has been eliminated entirely from the proposed 2018 federal budget. Thus, there is a time crunch to apply for these funds before the end of the year, which is why they are seeking advice before formally applying in December. The grant application will likely not be approved until February, then it will go to the Governor and Executive Council in April; construction will not begin before summer 2018.

Chair Weber said he liked the look of the expansion and that it will match the MoCo Arts building. Ms. Sutherland noted MoCo is promoting the stage area for art events. Mr. Dugan added the pergola area will hopefully increase Coop activity levels. Chair Weber added the work that has already been done to improve the parking lot is better, safer, and more inviting. He asked if interior café size will increase as well. Mr. Faber replied they hope to expand it as well as the outdoor patio.

Ms. Sutherland said if the HDC supports this plan it would be helpful if they indicated that to the Planning Board, which will review this application before the HDC in December. The Commission provided the following comments about these conceptual designs, recognizing that is a non-binding session and that the applicant may change their conceptual plans and that a formal review will be required at a noticed public hearing.

- Landscaping, greenery, and shade trees are important.
- The proposed expansion respects the aesthetics of the current building and the surrounding Downtown.
- The back of the Coop along the oval will be better utilized.
- The continuity of overall architectural materials and design will make the expansion look like it has always been there.
- Extensive windows on the south and east sides will help with thermal performance and natural light. Although, the south façade looks like a lot of glass in the drawings, the punched brick framing will help to break up that glass.
- The pergola appears to be an excellent opportunity for entertainment, picnics, and to expand Coop events.
- The Commission is familiar enough with the building materials and the applicants do not need to bring samples to the public hearing unless there are major design changes between now and then.

Ms. Kessler will follow-up with Commission members individually about their status as member-owners of the Coop, which they will have to disclose or recuse themselves if they feel it presents a conflict of interest. It will be important to make sure there is a quorum at the December meeting so the applicants can apply for their grant.

#### **4) Resource Ranking Update**

Ms. Kessler said this item has come up and been pushed aside many times. When formed, the HDC initially ranked each building in the Historic District with a scoring system to determine if the property is a Primary, Contributing, Non-Contributing (no historic contribution or less than 50 years old), or Incompatible Resource based on the value and significance of the structure. Per HDC regulations, these rankings should be revisited every five years, but this exercise has not taken place since the Commission was established. Ms. Kessler and Chair Weber suggested forming a working group to look at the resource rankings. The Planning Department has the original calculations and scores for each building. There are a few properties new to the district that have not been ranked and some buildings that were originally ranked have been significantly rehabilitated since. This does not need to be a full review of all properties in the District, just new additions and significantly altered buildings. Chair Weber, Ms. Kimball Frank, and Mr. Porschitz volunteered for a brief 30 minute meeting with Ms. Kessler to look at the documents and determine their willingness to be in the working group. Ms. Kimball Frank may be willing to help but wants to understand the rankings better first. Ms. Kessler will follow-up to schedule an early morning or evening meeting.

5) **Staff Updates**

Ms. Kessler had no updates.

6) **Next Meeting – December 20, 2017**

7) **Adjournment**

Hearing no further business, Chair Weber adjourned the meeting at 5:20 PM.

Respectfully submitted by,  
Katie Kibler, Minute Taker

Reviewed and edited by,  
Tara Kessler, Planner

## STAFF REPORT

### COA-2011-13 MOD. 6 - 34 CYPRESS STREET (MONADNOCK FOOD COOP EXPANSION)

#### **Request:**

Applicant, Monadnock Food Co-op, on behalf of owner, Cypress Street Development LLC, proposes a 5,700 square foot addition to the 13,500 square foot Monadnock Food Coop building at 34 Cypress Street (TMP#023-04-027-8000) that would extend onto the 0.33 acre parcel to the east at 51 Railroad Street #G (TMP#023-04-027-1100). The project will include the installation of an 11-space parking area and a community amphitheater. Both parcels are located in the Central Business Zoning District.

#### **Background:**

The Monadnock Food Co-op is a community-owned marketplace that was constructed in 2013 as part of the second phase of redevelopment of the former rail yard in Keene's downtown known as the Railroad Land. In 2011, a Certificate of Appropriateness was issued by the Historic District Commission (HDC) for the construction of this 13,500 square foot building and adjacent 101-space parking area. Since this time, several minor modifications to the site have approved by the Commission, including the installation of a roof-mounted solar array and a dumpster enclosure.

The Monadnock Food Co-op is seeking to expand its existing building to accommodate existing and future space constraints. The Applicant is proposing to construct a 5,700 square foot addition that would extend to the east of the existing building, in the location of the existing outdoor dining area. The Applicant proposes to install a 1,755 square foot patio adjacent to the addition and to install a 11-space parking lot to the east of this patio area. In addition, the Applicant proposes to install a steel pergola structure to the north of the addition, in the oval-shaped outdoor area that is intended to serve as an amphitheater.

A resource ranking has not yet been established for the building, which was built in 2013; however, it is outside of the period of significance, which is fifty years past from the present day.

According to Section III.D.1 ("Additions to a new building or structure"), Section III.D.13 ("Installation of new paving") and Section III.D.2 ("Installation of decks, patios or pools") of the HDC Regulations this work is classified as a "Major Project" for review by the HDC.

#### **Completeness:**

Staff recommends accepting this application as complete.

#### **Application Analysis:**

This staff report represents a review of the HDC Standards as they apply to this project. The relevant standards of the HDC Regulations are included below.

#### **Section XV.D.1.c)1)**

*"Additions shall reflect the context of surrounding historic buildings or structures and not detract from the overall character of the historic district."*

The proposed 5,700 square foot addition would continue the design and visual appearance of the existing Food Co-op, which is a tall one-story brick building with large storefront windows. The Food Co-op was designed to complement the architecture of surrounding buildings, which are predominantly brick and multi-storied, while providing a contemporary storefront aesthetic. Although these adjacent buildings, which include the Courtyard Marriot, 51 Railroad Street, and Railroad Square Senior Housing, were developed within the last ten years, they are reminiscent of Keene's historic downtown commercial buildings.

## STAFF REPORT

The existing Food Co-op is approximately 22-feet and 8-inches high. Although this structure is one-story, its height makes it more consistent with the taller buildings to its north and south. The proposed addition will extend east from the existing building, along the same line of the Co-op's main entry, which has a lower height of approximately 15-feet and 5-inches. The addition transitions into a taller (22-feet, 8-inches) brick façade further east that is similar to the Co-op's existing north and west facades. On the east-facing façade, a lower glass and cement board storefront angles out from the taller brick portion of the addition. The variation of height and architectural detailing provide for a scale and visual appearance that is complementary to the surrounding site and existing building.

The north-facing façade of the addition completes the southern curvature of the oval-shaped open space to the rear of the Co-op. The addition includes a fourth curved wall on the north side of the building that is intended to define a community amphitheater space. The Applicant is proposing to install a protruding steel pergola between the two curved walls on the Co-op's north side to better frame an amphitheater stage, which is concrete. The original intent for this oval area, as described to the HDC in 2011, was to create a community amphitheater. The addition of a fourth curved wall and pergola will serve to support this use and frame a stage/performance area.

### Section XV.D.1.c)2)

*“Materials used for siding on additions shall be compatible with existing materials on the building and shall be those that are common in the district. Acceptable materials include brick, stone, terra cotta, wood, metal, and cement clapboard.”*

The Applicant proposes to use materials that match the materials on the existing Co-op building. These materials include clear glass windows in an aluminum storefront system, steel lintels, “concord blend” brick veneer by Redland Brick Inc., cement board panels, and wall-mounted LED lights that match the existing. These materials are consistent with those used in this area of the Historic District.

### Section XV.A.4.b)6)

*“For new construction...every effort shall be made to locate parking behind the building(s). Parking shall be located to the rear of the backline of the building or the backline of the main building, as applicable.”*

The Applicant is proposing to install an 11-space asphalt parking lot to the east side of the Co-op, adjacent to the proposed addition and outdoor patio. This parking area would supplement the Co-op's existing 101-space parking lot, which is located to the south of the Co-op's main entrance. The Applicant notes that the Co-op needs this extra parking to accommodate its proposed expansion and future growth. At present, there are few options for expanding parking in the area of the Co-op. It would not be possible to expand the existing parking lot further south or east without impacting existing development. If this new parking lot were to be located to the rear of the Co-op building, it would impact the oval-shaped amphitheater/open space. The Applicant is proposing to locate this new parking area to the east where there is currently a vacant gravel space. This parking lot would be less visible from Eagle Court and Cypress Street than the existing Co-op parking lot.

### Section XV.A.4.b)4)

*“New onsite parking, if required, shall be unobtrusive, with appropriate screening and landscaping, and shall preserve any character defining features of the site...”*

The Applicant is proposing to screen this parking area with a diverse mix of landscaping including perennial shrubs and trees. The types of plants surrounding the parking area include groundcover sumac, viburnum, inkberry, silver grass, spirea, groundcover sumac, sweet fern, liriop, Austrian pine, oak trees and elm trees.



## STAFF REPORT

Section XV.A.5.b)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 to minimize visibility.”*

The Applicant proposes to install all mechanical equipment on the roof of the building. The Applicant proposes a 4-foot, 6-inch parapet wall on the addition's roof edge to screen any roof-mounted equipment.

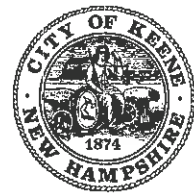
**Recommendation:**

If the HDC is inclined to approve this application, a sample motion is as follows:

*Approve COA-2011-13 Mod.6 for the installation of a 5,700 square foot addition, 11-space parking lot, and 1,755 square foot patio at 34 Cypress Street as presented on the plans “Proposed Site Plan Monadnock Food Co-op Expansion 34 Cypress St Keene, NH” prepared by SVE Associates on 11/20/17 at a scale of 1”=10’ and “Proposed Exterior Elevations Monadnock Food Coop 34 Cypress Street Keene, NH 03431” prepared by KCS Architects on 11/28/17 at a scale of 1/8” = 1’ submitted to the Planning Department on December 1, 2017.*

# HISTORIC DISTRICT COMMISSION

## MAJOR PROJECT APPLICATION



<b>A</b>	<b>Project Name:</b>  <i>Monadnock Food Co-op Expansion</i>	<b>For Staff Use Only:</b>  Date Received : <i>12/1/17</i>  Planning Department File # <i>COA 2011-13 Mod 6</i>		
	<b>Tax Map Parcel number(s)</b>  <i>023 - 04 - 02700</i>  -----  -----	<b>Project Address:</b>  <i>34 Cypress Street</i>  <b>Square Footage of Parcel:</b> <i>404,237</i>  <b>Zoning District:</b> <i>Central Business District</i>		
<b>Applicant</b>	<b>Name:</b> <i>Monadnock Food Co-op</i>	<b>Owner</b>	<b>Name:</b> <i>Cypress Street Development llc, c/o MEDC</i>	
	<b>Address:</b> <i>34 Cypress Street</i>		<b>Address:</b> <i>51 Railroad Street</i>	
	<b>Telephone/Email:</b> <i>(603) 283 - 5400 gm@monadnockfood.coop</i>		<b>Telephone/Email:</b> <i>(603) 352 - 4939 jdugan@monadnock-development.org</i>	
	<b>Signature:</b>		<b>Signature:</b>	
	<b>Date:</b> <i>11/29/2017</i>		<b>Date:</b> <i>11/29/2017</i>	
<b>B</b>	<b>Descriptive Narrative Including:</b>	<b>Exemptions Requested (for materials not submitted)</b> Circle one: <input checked="" type="checkbox"/> YES      NO (If YES see section H)		
	<ul style="list-style-type: none"> <li>✓ Type of alteration</li> <li>✓ Reason for alteration</li> <li>✓ Location of alteration</li> <li>✓ Material selection</li> <li>✓ Site features</li> <li>✓ Landscape features</li> </ul>	<b>For Staff Use Only:</b>  Date of Pre-Application Meeting _____  Date Application is Complete _____		
<b>C</b>	<b>A complete application must include the following:</b>			
	<table style="width:100%; border:none;"> <tr> <td style="width:50%; vertical-align:top;"> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Two (2) copies of completed application forms</li> <li><input checked="" type="checkbox"/> Two (2) copies of Descriptive Narrative</li> <li><input checked="" type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters</li> <li><input checked="" type="checkbox"/> Signed and Notarized Abutters List</li> <li><input checked="" type="checkbox"/> Two (2) sets of Mailing Labels for abutters</li> </ul> </td> <td style="width:50%; vertical-align:top;"> <ul style="list-style-type: none"> <li><input type="checkbox"/> Copies of any Zoning Board of Adjustment actions</li> <li><input checked="" type="checkbox"/> Three (3) copies of site plan (see Section D)</li> <li><input checked="" type="checkbox"/> Three (3) color copies of architectural elevations (see Section E)</li> <li><input checked="" type="checkbox"/> Scale and Massing Depictions (see Section F)</li> <li><input type="checkbox"/> Material Examples (see Section G)</li> </ul> </td> </tr> </table>			<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Two (2) copies of completed application forms</li> <li><input checked="" type="checkbox"/> Two (2) copies of Descriptive Narrative</li> <li><input checked="" type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters</li> <li><input checked="" type="checkbox"/> Signed and Notarized Abutters List</li> <li><input checked="" type="checkbox"/> Two (2) sets of Mailing Labels for abutters</li> </ul>
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# kcs ARCHITECTS

310 MARLBORO STREET – 2<sup>nd</sup> floor, KEENE, NEW HAMPSHIRE 03431. (603) 439-6648. katie@kcs-architects.com

November 28, 2017

## Monadnock Food Co-op Expansion – Project Narrative

### Overview:

The Monadnock Food Co-op is cooperatively owned and operated by people in our community, and exists to meet our community's need for:

- An accessible, community-owned downtown food market
- A marketplace that welcomes and connects community
- A healthy, sustainable food system
- The support of local farmers and producers
- Appropriate education and training for the community
- A strong, sustainable and improving local economy

The Co-op is proposing a 5,700 SF building expansion project onto their existing location to meet their growing needs. The project is dependent on a long term lease of roughly 20 parking spaces in the Wells Street garage and an additional 11 spaces to the east of the addition. Since their doors opened in 2013, the Co-op's growth has been extremely positive, allowing them to sell more local products, support our local farms and provide more healthy food choices. A market study has been commissioned, and indicates that a larger store with increased parking will enable the Co-op to successfully grow. The expansion will address existing and future space constraints, improve the co-op's selection of local offerings, and make the co-op more accessible to the downtown and broader community it serves. In order to be eligible for a Community Block Development Grant to help fund the project, the grant application needs to be submitted by the end of this 2017. We are seeking local approvals for this project in order to be eligible for the grant funding.

### Community Minded Site Design:

The Monadnock Food Co-op is located on the Railroad Property, which is a large former rail yard that is bounded by Railroad Street to the north, Cypress Street to the west, and Dunbar and Water Streets to the south. The site has been undergoing redevelopment since 2006, including the new Courtyard by Marriott Hotel, 51 Railroad Street (a mixed-use building of commercial and residential spaces), and the current Monadnock Food Co-op. A bicycle and pedestrian path follows the old rail lines and goes between these buildings and around an oval outdoor community space that has been envisioned at this location. This outdoor community amphitheater can now be completed with the proposed expansion of the co-op. Part of the expansion project will include the last curved wall of the oval. An elevated concrete slab currently exists at the "stage" of the oval. The fourth curved wall proposed on the North side of the Co-op Expansion will complete the architectural definition of this community space. We are also proposing a proscenium type pergola between the two curved walls of the Co-op to better frame the stage. We have reached out to local groups such as MoCo and Keene Music Festival about using this pergola to make the stage more functional for community music or camp performance events. We have also reached out to MONIFF about using the new backdrop for projecting seasonal outdoor movie and picnic nights in the Oval. On the east side of the expansion, we are proposing a landscaped area to be used as an outdoor café by the Co-op. There will be a north-south pathway adjacent to the café, connecting the pedestrian path at the Oval to the south side of the Co-op Building and Community Way. Also proposed is a small extension of the site parking, which will provide eleven additional parking spaces. This is also an outdoor space that will be used for community events hosted by the Co-op, such as their annual Earth Day event and regular Truck Load Sales.

## Architectural Design of Buildings:

Most of these Railroad Development building projects (51 Railroad Street, Courtyard by Marriot and Southwestern Community Services' Senior Housing Building) were built prior to the Historic District Commission reviewing applications. The Monadnock Food Co-op received a Certificate of Appropriateness from Keene's Historic District Commission in 2011.

The proposed expansion is on the east side of the Food Co-op Building and uses the same architectural narrative as the original building. The Food Co-op was designed as a sister building to 51 Railroad Street and the Marriot Hotel. Each of these buildings was designed as part of a larger site plan referenced above. The buildings are organized on site by the two lines of Railroad Street, the first part of the road being perpendicular to Main Street, and then angling east. This geometry defines a square taller brick portion of the buildings, and then a lower, more contemporary storefront portion of the buildings. The lower storefronts shift the building volumes to a more pedestrian scale around the bike path. The curved walls of each of these buildings tie them together visually while also creating a central community oval between them.

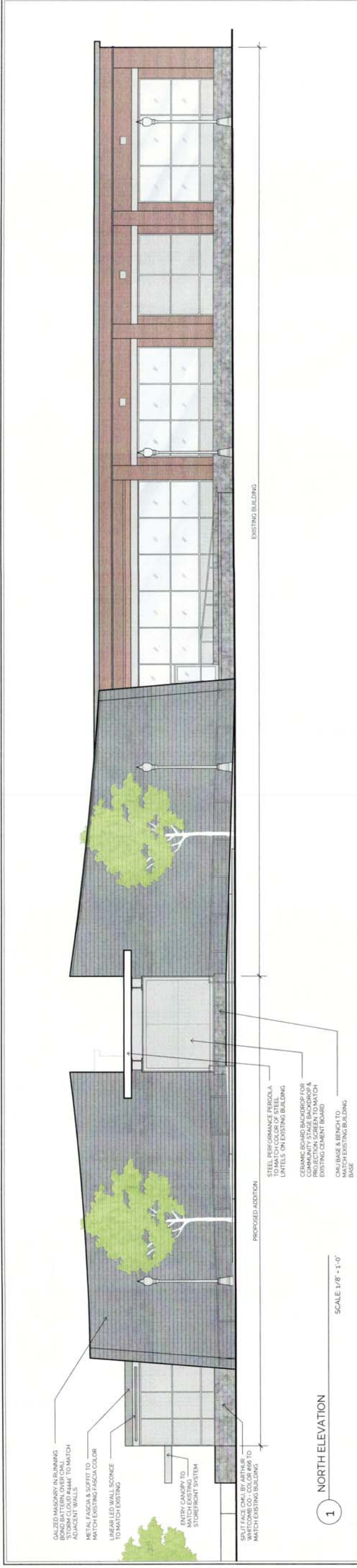
The proposed expansion design of the Monadnock Food Co-op takes its cues from this community space and the architectural vocabulary already in play. The tall brick construction with large storefront openings is consistent in proportion and scale to other buildings in the Historic District. The lower storefront sections of the building are more contemporary, and complement the older storefronts of our downtown without mimicking them.

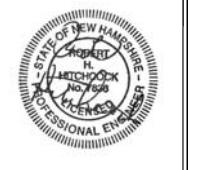
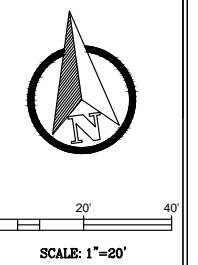
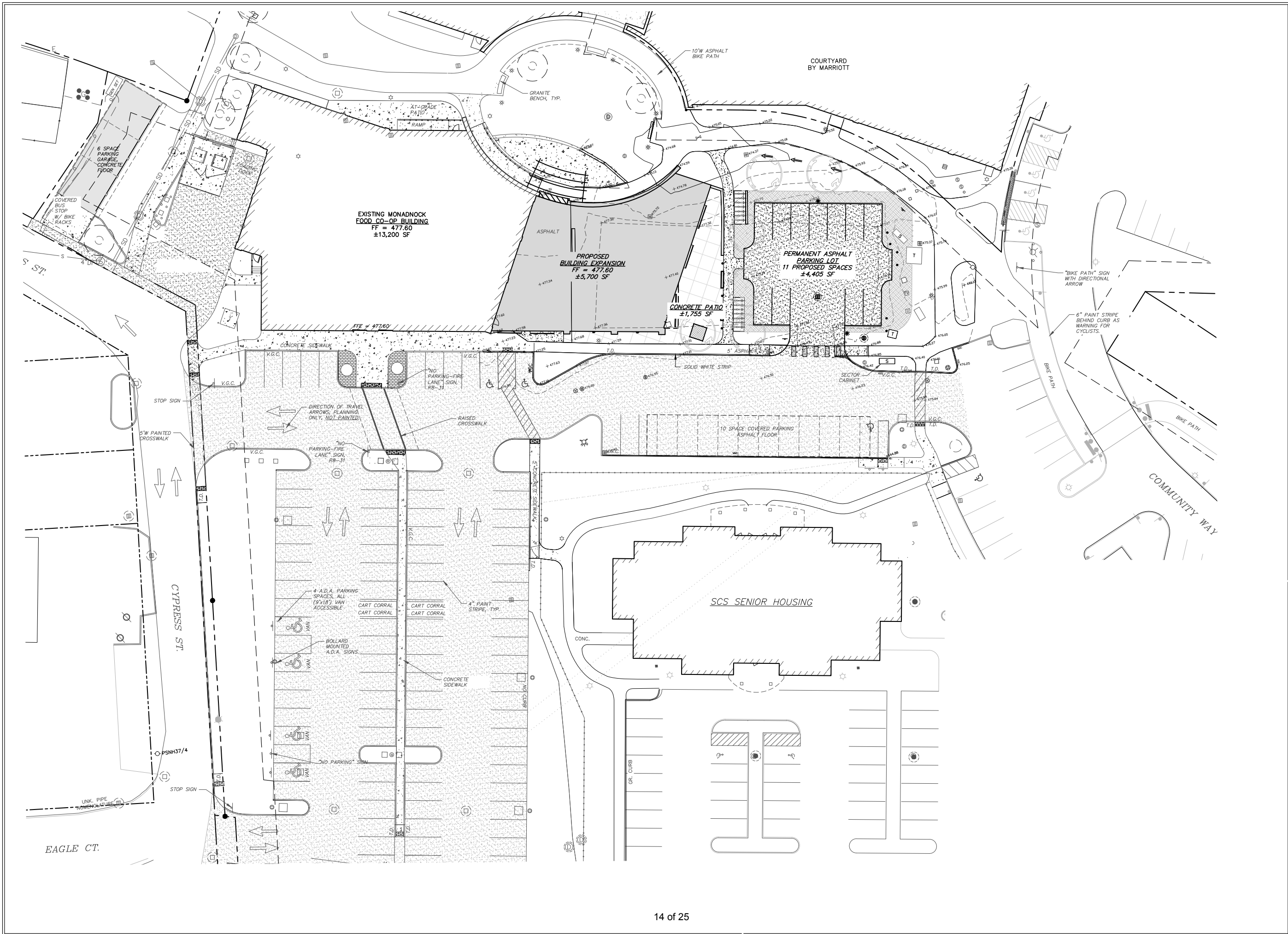
On the south face of the Co-op building, we are proposing to extend that contemporary lower storefront east, along the same line of the entry façade. It would abut a taller brick façade that will anchor the east corner of the addition. This brick façade will be similar to the existing north and west facades of the building. It is taller with a parapet wall above the roof that can screen mechanical equipment and a future rooftop photovoltaic system, increasing the capacity of the current rooftop PV system. The parapet is 4'-6" higher than the lower roof, which creates an overall building height of 22'-8", closer in scale to a 2-story building.

On the east façade, the lower storefront angles out again from the brick, lowering the scale of the volume to the more pedestrian scale of the café. The storefront system allows for more glazing between the indoor and outdoor cafes as well. The panels that are not glazed will be a light-colored cement board to match the existing panels on the south elevation, providing a backdrop for signage on that northeast part of the wall, visible from the bike path and Community Way.

The north façade is about the community stage, and completing the Oval. The fourth and final curved wall to match the other three bounds the building on the north. A backdrop with proscenium pergola is framed by the two curved walls and the existing raised slab stage.

There are no changes proposed to the west side of the building.





REV.	DESCRIPTION	DATE
1	MISC. EDITS	12/7/17

DESIGNED BY: **AJS**  
 CHECKED BY: **RH**  
 DATE PLAN: **11/20/2017**  
 DATE SURVEY: **N/A**  
 PROJECT NO.: **K2610**  
 CAD NO.: **K2610-SITE1**

**SVE Associates**  
 Engineering  
 Surveying  
 Landscape Architecture  
 Planning  
 47 Marlboro Street  
 Keene, NH 03431  
 Phone (603) 355-1532  
 Fax (603) 355-2969  
 website: [www.sveassoc.com](http://www.sveassoc.com)

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Project:  
**MONADNOCK  
 FOOD CO-OP  
 EXPANSION**  
 34 CYPRESS ST  
 KEENE, NH

For:  
**CYPRESS ST.  
 DEVELOPMENT, LLC  
 C/O MEDC**  
 51 RAIL ROAD STREET  
 KEENE, NEW HAMPSHIRE

**GENERAL  
 LAYOUT  
 PLAN**

SHEET

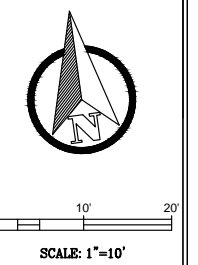
**C-1**

**NOTE:**

1. PATIO CONSTRUCTION TO MATCH PROPOSED SIDEWALK SECTION

**LEGEND**

- ⊛ LIGHT POLE
- ⊙ SIGN
- ⊙ HYDRANT
- ⊙ WATER GATE
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ GAS VALVE
- ⊙ EXISTING VALVE
- ⊙ PROPOSED VALVE
- ⊙ PROPOSED LIGHTING
- ⊙ PROPOSED CATCH BASIN
- ⊙ PROPOSED DRAINAGE MANHOLE
- T TRANSFORMER
- S SECTOR CABINET
- ← PROPOSED SWALE
- V.G.C. VERTICAL GRANITE CURB
- S.G.C. SLOPED GRANITE CURB
- T.D. TIP-DOWN CURBING
- T.B.R. TO BE REMOVED
- SD EX. STORM DRAIN
- S EX. SEWER LINE
- W EX. WATER LINE
- DOM EX. DOMESTIC WATER LINE
- FP EX. FIRE SERVICE
- GAS EX. GAS LINE
- UGE EX. UNDERGROUND ELECTRIC
- TEL EX. TELECOMMUNICATION LINE



REV.	DESCRIPTION	DATE
1	MISC. EDITS	12/7/17

DESIGNED BY: LPS  
 CHECKED BY: RH  
 DATE PLAN: 11/20/17  
 DATE SURVEY: N/A  
 PROJECT NO.: K2550  
 CAD NO.: K2550 SITE

**SVE Associates**

Engineering  
 Surveying  
 Landscape Architecture  
 Planning  
 47 Marlboro Street  
 Keene, NH 03431  
 Phone (603) 355-1532  
 Fax (603) 355-2969  
 Website: www.sveassoc.com

© 2017

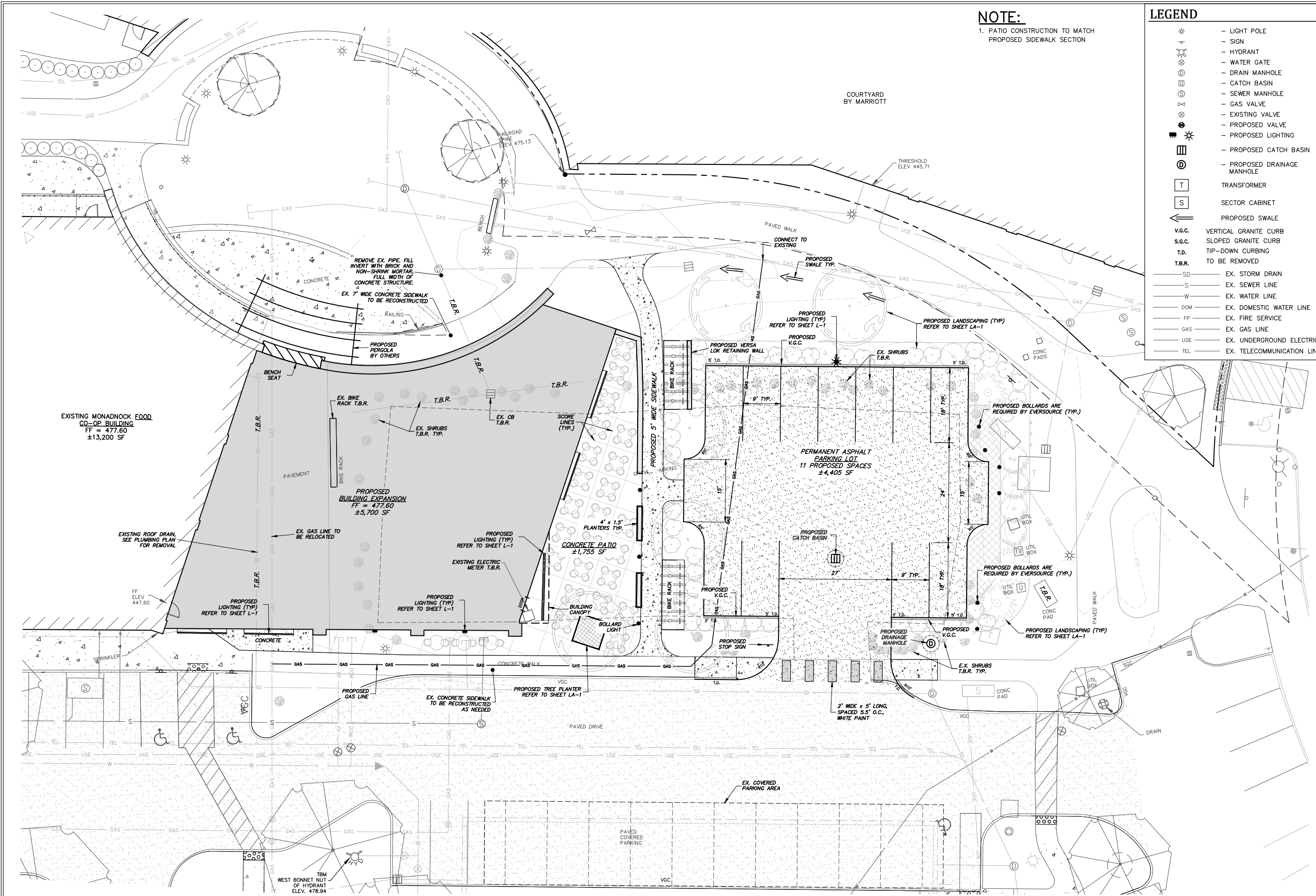
Project:  
 MONADNOCK  
 FOOD CO-OP  
 EXPANSION  
 34 CYPRESS ST  
 KEENE, NH

For:  
 CYPRESS ST.  
 DEVELOPMENT, LLC  
 C/O MEDC  
 51 RAIL ROAD STREET  
 KEENE, NEW HAMPSHIRE

PROPOSED  
 SITE PLAN

SHEET

**C-2**

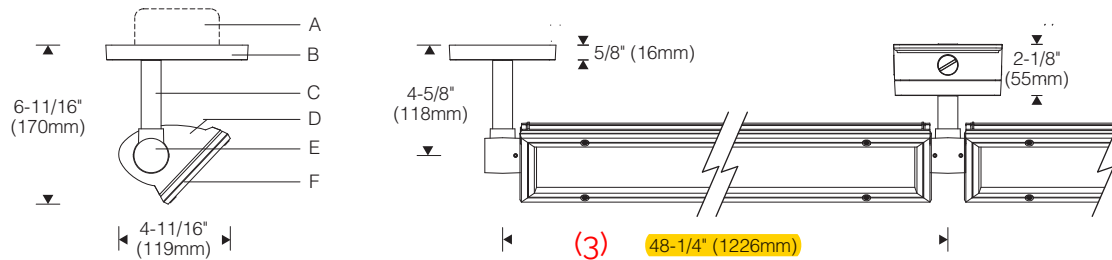


P:\projects\K2550\MEDC-Co-op Expansion\Drawings\K2550-SITE.dwg, 12/28/2017 11:08:53 AM

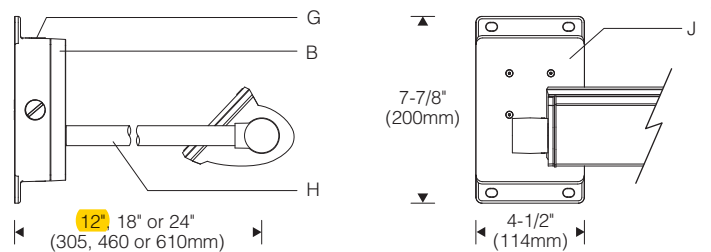




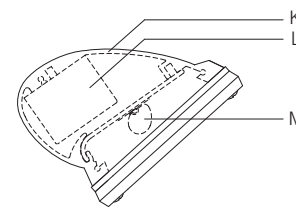
**Surface Hanger (Lighting Downward)** 1:8 Scale



**Cantilever Hanger with Splice Box**



**Internal Components** 1:4 Scale



**Specifications**

- |   |   |  |   |
|---|---|--|---|
| <b>A</b> Recessed outlet box (by others)  | <b>D</b> Die-cast aluminum end plate  | <b>G</b> Die-cast aluminum splice box                            | <b>L</b> Integral high power factor constant current driver                   |
| <b>B</b> Die-cast aluminum mounting plate | <b>E</b> Die-cast aluminum hub (1.5"W x 1.5" dia.)  | <b>H</b> Schedule 40 galvanized steel cantilever arm (7/8" O.D.) | <b>M</b> Field serviceable light engine with <b>fraqtir™</b> asymmetric optic |
| <b>C</b> Aluminum surface hanger stem     | <b>F</b> Extruded aluminum door frame with mitered corners, tempered micro-prismatic glass lens | <b>J</b> Aluminum access cover with silicone gaskets             |   |
|   |   | <b>K</b> Extruded aluminum heat sink/housing                     |   |

**Features**

- Watertight operation facing up or down
- Rugged all aluminum and stainless steel construction – polyester powder coat exceeds 1000 hour salt spray test
- Versatile – surface, cantilever or pendant mount
- Several lumen packages that put the light on target



**Optic Assembly:**

Two-piece extruded aluminum heat sink housing and light engine. Precision formed asymmetric optical light bar of high temperature, water-clear acrylic. Extruded aluminum door frame with tamper-resistant fasteners. Tempered microprismatic glass lens and holographic diffuser with silicone gasket for watertight operation when facing upward or downward.

**Finish:**

Exterior surfaces – 6 stage pretreatment and electrostatically applied thermoset polyester powder coating for a durable abrasion, fade and corrosion resistant finish. All hardware and components – non-corrosive stainless steel or aluminum.

**Electrical:**

Integral electronic HPF constant current driver(s), dimming drivers are optional. For complete driver specifications, see website, reference document [MA-1303](#). 84" leads exit one end of housing (**OF** option, 84" leads exit both ends for feed-through wiring).

**Mounting:**

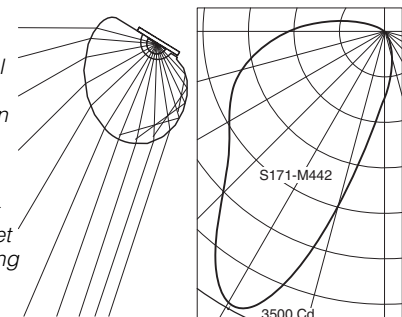
1-1/2" diameter x 1-1/2" aluminum hubs with 1/2" NPT threaded entry. Housing aiming is adjustable – locks with set screws. Optional accessory surface, pendant or cantilever hangers (ordered separately). Hangers include aluminum mounting plate, cover plate and hub with 7/8" O.D. steel arm/stem. Specify end kit or intermediate hubs/hangers.

**Standard:**

UL listed or CSA certified for wet locations when mounted horizontally. For positions other than horizontal, consult factory. 5 year warranty, maximum ambient temperature 45°C (113°F).

**Performance**

*fraqtir technology uses a combination of refraction and total internal reflection, creating a distribution of light ideal for illuminating surfaces uniformly. Glare is minimized while light delivered to the target is maximized, resulting in high application efficiency.*



For photometric and lumen maintenance reports, visit [thelightingquotient.com](http://thelightingquotient.com)

L90(10k) > 60,000 hrs. @ 25°C per TM-21



To form a Catalog Number

S | 1 | 7 | 1 | - | | | | | - | H | - | | | | | - | | | | | - | | | | | - | | | | |

1 2 3 4 5 6 7 8 9 10

Project: \_\_\_\_\_

Type: \_\_\_\_\_

**1 Source**

S = Solid state (LED)

**2 Style**

171 = Small linear outdoor LED, integral driver

**3 Drive Current/Length/No. of LEDs**

Solid State LED **fraqtir linear** drive current (LX22 emitters), fixture length (nominal), and number of emitters (composed of 6- or 7-LED boards), options below.

**Lumen/Wattage Options:**

- L214** = 2ft fixture, 14 LEDs @ 350mA, 16 watts, 1099 lumens
- M214** = 2ft fixture, 14 LEDs @ 700mA, 33 watts, 1998 lumens
- L221** = 2ft fixture, 21 LEDs @ 350mA, 24 watts, 1648 lumens
- M221** = 2ft fixture, 21 LEDs @ 700mA, 50 watts, 2997 lumens
- L318** = 3ft fixture, 18 LEDs @ 350mA, 21 watts, 1413 lumens
- M318** = 3ft fixture, 18 LEDs @ 700mA, 43 watts, 2569 lumens
- L328** = 3ft fixture, 28 LEDs @ 350mA, 32 watts, 2198 lumens
- M328** = 3ft fixture, 28 LEDs @ 700mA, 67 watts, 3996 lumens
- L424** = 4ft fixture, 24 LEDs @ 350mA, 27 watts, 1884 lumens
- M424** = 4ft fixture, 24 LEDs @ 700mA, 57 watts, 3425 lumens
- L442** = 4ft fixture, 42 LEDs @ 350mA, 47 watts, 3297 lumens
- M442** = 4ft fixture, 42 LEDs @ 700mA, 97 watts, 5895 lumens

Based on 4000K/70+CRI. [Click here](#) for scaled performance table.  
**Note:** J and K codes are discontinued.

**4 Mounting**

H = For use with **mounting hubs** for use with accessory **surface, pendant or cantilever hangers.**

**5 Finish**

- 02** = Semigloss white
- 06** = Dark bronze
- 07** = Silver
- 08** = Semigloss black
- 17** = Champagne
- 18** = Copper
- 99** = Custom RAL or computer matched color to be specified, consult sales representative

**6 Voltage/Driver**

- Electronic Driver*
- 8** = 120-277V
- 3** = 347V
- Electronic Dimming Driver\**
- M** = 120-277V
- K** = 347V

\*Dimming range refers to % power input, % light output will vary.

**Note:** 347V dimming from ZX dimming option only.

Refer to Driver Information document [MA-1303](#)

**7 Option**

- 00** = No options
- 0F** = Feed-through wiring option
- V0** = Cutoff visor
- VF** = Cutoff visor with feed-through wiring option
- XX** = For modification not listed, include detailed description. Consult factory prior to specification.

**8 Destination Requirement**

- 0** = UL listed or CSA certified for U.S.
- J** = UL listed or CSA certified for Canada

**9 Color Temperature**

- 27** = 2700K, 80+ CRI      **2H** = 2700K, 90+ CRI
- 30** = 3000K, 80+ CRI      **3H** = 3000K, 90+ CRI
- 35** = 3500K, 80+ CRI
- 40** = 4000K, 80+ CRI      **4L** = 4000K, 70+ CRI

Additional CCT and CRI options are available; consult factory.

**10 Dimming\*\***

- 00** = Non-dimming
- ZX** = 0-10V analog dimming 120-277V or 347V input, dimming range 100%-5%, 0-10V controls by others
- TE** = LighTech line voltage dimming 100-10% power (trailing edge/reverse phase/ELV dimming controls by others)
- L2** = Lutron Hi-lume LTE 120V input only, dimming range 100%-1%, compatible 2-wire dimming controls by others
- LH** = Lutron Hi-lume L3D 120-277V input, dimming range 100%-1%, Lutron 3-wire dimming controls by others
- L3** = Lutron Hi-lume L3D EcoSystem 120-277V input, dimming range 100%-1%, EcoBus dimming controls by others
- EL** = eldoLED SOLOdrive 120-277V input, 0-10V analog gamma corrected dimming 100%-0.1% power (controls by others)

\*\*Dimming range refers to % power input, % light output will vary.

Refer to Driver Information document [MA-1303](#)

**Note:** Number of drivers varies with number of LEDs, drive current and driver type.

**Hubs with Hangers** (order separately)

Order one hanger **end kit** for each individually mounted luminaire or each row. For a continuous row, order one **intermediate** hanger for each additional luminaire in the row. Example: three rows of four housings requires 3 end kits and 9 intermediate hangers. **Note: Recessed outlet box by others or splice box style hanger required at each mounted location for electrical connections.**

- HDA** Surface hanger, mount/splice box options (**intermediate**)
- HDB** Surface hanger, mount/splice box options (**end kit/pair**)
- HDC** Cantilever hanger, mount/splice box options (**intermediate**)
- HDD** Cantilever hanger, mount/splice box options (**end kit/pair**)
- HDF** Pendant hanger, mount/splice box options (**intermediate**)
- HDG** Pendant hanger, mount/splice box options (**end kit/pair**)

**Hubs Only** (order separately)

For use with 1/2" rigid conduit or fittings (supplied by others). Order one hub **end kit** for each individually mounted luminaire or each row. For a continuous row, order one **intermediate** hub for each additional luminaire in the row. Example: three rows of four housings requires 3 end kits and 9 intermediate hubs. **Note: Locate electrical feed at end of row.**

- HOD** Hub end kit (pair)
- HOC** Intermediate mounting hub



**700 mA**  
(4000K/70+CRI)  
output at right

**Lighting facts**  
A Program of the U.S. DOE

Light Output (Lumens)	5895
Watts	91.7
Lumens per Watt (Efficacy)	64.3
Color Accuracy Color Rendering Index (CRI)	74
Light Color Correlated Color Temperature (CCT)	4073 (Bright White)
LED Lumen Maintenance Projection at 36,000 Hours at 25°C Ambient*	99.9%
Warranty**	Yes

All results, except LED Lumen Maintenance, are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

\* Based on TM-21 projections for the light source.  
\*\* See www.lightingfacts.com/products for details.

Registration Number: 34VJ-26EG6 (2/12/2015)  
Model Number: S171-M442-H-02-1-00-0-4L-00  
Type: Luminaire - Wallwash

The external shapes of the housings are trademarks of Sylvan R. Shemitz Designs, LLC dba **The Lighting Quotient**, makers of **elliptipar**, **tambient** and **fraqtir**.

**elliptipar** from **The Lighting Quotient**  
114 Boston Post Road, West Haven, Connecticut 06516, USA  
Voice 203.931.4455 • Fax 203.931.4454 • [thelightingquotient.com](#)



**Wall washers  
with asymmetrical light distribution**

**Housing:** One piece die-cast aluminum supplied with universal mounting bracket for direct attachment to 3½" or 4" octagonal wiring box. A round "rotation" plate allows the housing to be precisely leveled (or rotated) after installation. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** Tempered clear glass, ¼" thick, retained by one piece die-cast aluminum frame, secured by four (4) captive socket head, stainless steel, screws threaded into stainless steel inserts. Internal full semi-specular optical system with a reflector made of pure anodized aluminum. Enclosure is fully gasketed for weather tight operation in any mounting orientation using a molded silicone rubber "U-channel" gasket.

**Mounting:** Mounts directly to a standard 4" wiring box (by others) using the mounting kit supplied.

**Electrical:** 52 W LED luminaire, 55.2 total system watts, -30°C start temperature. Integral 120 V or 277 V electronic LED driver, 0-10 V dimming. The LED module and driver are mounted on a removable inner assembly for easy replacement. Standard LED color temperature is 3000K with an 80 CRI. Available in 4000K (80 CRI); add suffix K4 to order.

**Note:** Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to [www.bega-us.com](http://www.bega-us.com).

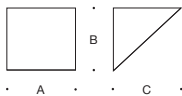
**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); **Silver (SLV)**. To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

**CSA** certified to U.S. and Canadian standards. Protection class: IP65.

**Weight:** 11.5 lbs.

**Luminaire Lumens:** 2982  
Tested in accordance with LM-79-08

**Mounted with light facing down to match existing**



Asymmetrical light distribution				
Lamp	A	B	C	
<b>22434</b>	50.6W LED	10¼	8½	9½

Type:  
BEGA Product:  
Project:  
Voltage:  
Color:  
Options:  
Modified:





December 5, 2017

Planning Board  
City of Keene  
3 Washington Street  
Keene, NH 03431

Attn: Tara Kessler, Planner

Dear members of the Planning Board,

My name is Reagan Messer and I am the Executive Director of MoCo Arts in Keene at 76 Railroad St./38 Roxbury St. I am a community supporter of the Monadnock Food Co-op. I would like to express my support of the Monadnock Food Co-op Expansion project on its current site in downtown Keene. We are looking forward to a larger and more accommodating downtown grocery, that will also complete the community oval, with a design that is focused on increased community use of this outdoor space. MoCo Arts would be able to use the OVAL stage for our multi-arts camps during the summer and school vacations. MoCo will continue to look at the space when completed so we are able to continue to spread the arts throughout our community.

We think the proposed design of the expansion complements its surroundings beautifully, and that it will bring life to the outdoor oval space it completes.

Sincerely yours,

Reagan Messer  
Executive Director/Artistic Director of Dance

cc. Katie Cassidy Sutherland, KCS Architects  
cc. Michael Faber, General Manager

*Transforming Lives Through Movement & Creative Expression*

76 Railroad St. Keene, NH 03431 (603) 357-2100 [www.moco.org](http://www.moco.org)





December 5, 2017

Historic District Commission  
City of Keene  
3 Washington Street  
Keene, NH 03431

Attn: Tara Kessler, Planner

Dear members of the Historic District Commission,

My name is Reagan Messer and I am the Executive Director of MoCo Arts in Keene at 76 Railroad St./38 Roxbury St. I am a community supporter of the Monadnock Food Co-op. I would like to express my support of the Monadnock Food Co-op Expansion project on its current site in downtown Keene. We are looking forward to a larger and more accommodating downtown grocery, that will also complete the community oval, with a design that is focused on increased community use of this outdoor space. MoCo Arts would be able to use the OVAL stage for our multi-arts camps during the summer and school vacations. MoCo will continue to look at the space when completed so we are able to continue to spread the arts throughout our community.

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*Transforming Lives Through Movement & Creative Expression*

76 Railroad St. Keene, NH 03431 (603) 357-2100 [www.moco.org](http://www.moco.org)



**BOARD OF DIRECTORS**

**Gary Brida**

*Chair*

**Larry Schwartz**

*Vice Chair*

*PHC Financial*

**Pelagia Vincent**

*Secretary*

*Hospitality Consultant*

**Dan Dodge**

*Treasurer*

*Keene Country Club*

**Jay Edwards**

*Past Chair*

*Granite Financial Partners*

**Kelly Dodge**

*Apex Nonprofit Solutions*

**Dee Fitzgerald**

*W.S. Badger Company*

**Brenda Hambleton**

*BLH Strategy Associates*

**Sabrina Ross Lee**

*Documentary Filmmaker*

**Justin Murray**

*KSC Film Society*

**Anna Schierioth**

*HKS Associates*

**Tom Sintros**

*Environmental Activist*

**Dianna Costello**

*Executive Director*

December 11, 2017

Historic District Commission  
City of Keene  
3 Washington Street  
Keene, NH 03431

Attn: Tara Kessler, Planner

Dear members of the Historic District Commission,

My name is Dianna Costello and I run the Monadnock International Film Festival (MONIFF). My office is based at the Hannah Grimes Center on Roxbury Street, plus I'm also a resident of Keene and live in the downtown area.

As a community friend of the Monadnock Food Co-op, I'd like to express my support of the Monadnock Food Co-op Expansion project on its current site in downtown Keene. I look forward to having a larger and more accommodating downtown grocery, that will also complete the community oval, with a design that is focused on increased community use of this outdoor space. Of particular interest to MONIFF is the possibility of holding free outdoor film screenings there in the summertime.

We think the proposed design of the expansion is a beautiful complement to its surroundings and will offer our community the opportunity to enjoy more cultural activities within the outdoor oval space it completes.

Sincerely yours,

Dianna Costello  
Executive Director

**Paula Sousa**

22 Middle Street • Keene, NH 03431

603-357-4797 • paulasousa@aol.com

December 11, 2017

Planning Board  
City of Keene  
3 Washington Street  
Keene, NH 03431

Attn: Tara Kessler, Planner

Dear members of the Planning Board,

My name is Paula Sousa and I am a downtown resident of Keene. I'm writing to express my support for the Monadnock Food Co-op expansion project. It is an asset to the city of Keene to have a grocery store downtown, and this store in particular. The Monadnock Food Co-op is doing great – lots of customer support, a beautiful building, helpful staff. I've been an active customer since the beginning and my impression is that the expansion would be happily met by the community. A larger café area and more parking would be especially welcome!

In addition, I fully support finishing the outdoor OVAL stage for community groups and others to use. The outdoor area, with Nicola's patio close by, is a wonderful place to spend warm days. The more healthy activity we encourage in downtown Keene, the better!

Sincerely yours,



Paula Sousa



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## HISTORIC DISTRICT COMMISSION

### 2018 Meeting Schedule

All meetings are on the 3<sup>rd</sup> Wednesday of each month at 4:30PM  
in City Hall, 2<sup>nd</sup> Floor Committee Room

Wednesday, January 17

Wednesday, February 21

Wednesday, March 21

Wednesday, April 18

Wednesday, May 16

Wednesday, June 20

Wednesday, July 18

Wednesday, August 15

Wednesday, September 19

Wednesday, October 17

Wednesday, November 21

Wednesday, December 19