

NASHUA HISTORIC DISTRICT COMMISSION

Monday, September 26, 2022, 6:30 p.m.

NOTE: City Hall is now open to the public after the Governors Order has expired. Therefore, the Historic District Commission is meeting in Room 208 at City Hall. The public as well as applicants may still access the meeting via Zoom.

HDC Members:

Ald. Patricia Klee
Robert Vorbach
Robert Sampson
Bill Quinn

Also present:

Carter Falk, Deputy Planning Manager/Zoning
Kate Poirier, Zoning Coordinator

Mr. Falk called the Roll Call; the attending members indicated their presence by verbal confirmation.

MINUTES:

July 25, 2022

MOTION by Mr. Vorbach to approve the minutes as presented, waive the reading, and place the minutes in the file.

SECONDED by Mr. Sampson.

MOTION CARRIED UNANIMOUSLY 4-0 BY VERBAL ROLL CALL OF THE MEMBERS.

OLD BUSINESS:

None.

NEW BUSINESS:

- 1. Belans, Inc. c/o L Sweeney (Owner) Carl Marshall, Marshall Signs (Applicant) 14-B Railroad Square (Sheet 43 Lot 95) requesting: 1) approval to erect a 49.5 sq.ft wall sign on western elevation above existing pergola; and, 2) approval to erect a 7 sq.ft projecting sign facing Canal Street. D-1/MU Zone, Ward 3.**

CASE NOT GOING THIS EVENING, IT WILL BE RE-ADVERTISED AT A LATER DATE.

- 2. Janice M. Moore & James W. Askham (Owners) Sunrun Installation Services (Applicant) 11 Mount Pleasant Street (Sheet 67 Lot 104) requesting approval to install 30 black solar panels on roof of house. RB Zone, Ward 3.**

Voting on this case:

Ald. Patricia Klee
Robert Vorbach
Robert Sampson
Bill Quinn

Janice Moore, 11 Mount Pleasant Street, Nashua, NH. Mrs. Moore said that they wish to install thirty black solar panels on their roof. She said that the road is a one-way street, and the panels would be black, and you can see them from the intersection. She said that they would be two inches thick, and will be offset from the eaves of the roof.

Mr. Quinn asked about the brackets that raise the panels from the roof, it looks as if they would raise the panels about 3½ to 4½ inches.

Greta Sunrun, agreed.

*** Some audio is missing/unintelligible ***

Mr. Vorbach said that from an aesthetic standpoint, the panels are ok.

SPEAKING IN FAVOR:

No one.

SPEAKING WITH OPPOSITION OR WITH QUESTIONS OR CONCERNS:

Mr. Falk said that there is an email from Dustin Smith, at 9 Mount Pleasant Street.

Dustin Smith, 9 Mount Pleasant Street, Nashua, NH. Mrs. Smith said that when she looks out her home office windows, she will see the panels on the roof. She said that this will detract from her property values, and it will be an eyesore. She mentioned that there is a lot of debris and trash in the property as well, and would like to see their property better maintained. She said that they will have a glare. She questioned why they need a total of 30 panels.

SPEAKING IN FAVOR – REBUTTAL:

Greta Thurston, Sunrun Solar Company. Ms. Thurston stated that even with thirty panels, it will only capture 60% of their yearly electric bills. She said that the panels are recessed from the edge of the roof all the way around.

Mrs. Moore said that each person in her home has some sort of disability, and sometimes it is difficult to do things and maintain the property with health and work schedules. She said that

the panels are not a shiny black color, and they absorb light, not reflect it. She said that they don't like the debris on the property as well, and will do their best to get rid of it. She said that they had a company to come out to get rid of the trash, but they ended up raising their rates so much that it was not possible.

Ms. Thurston said that the glare is minimal, and all the panels that they put in Historic Districts are black on black.

Mr. Vorbach said that it is a matte finish, it's not obtrusive. He said that rooftop applications of panels in the Historic District are much more valid as opposed to ones on the ground.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC HEARING:

The Commissioners stated that it is likely that several other homeowners City-wide may be installing solar panels, as the cost of home utilities is getting very expensive, and the technology is such that it is a predictable and reasonable addition to a home.

MOTION by Mr. Vorbach to approve the application as submitted and presented.

SECONDED by Mr. Sampson.

MOTION CARRIED UNANIMOUSLY 4-0 PER VERBAL ROLL CALL OF THE COMMISSIONERS.

OTHER BUSINESS:

None.

MOTION TO ADJOURN by Mr. Vorbach at 6:58 p.m.

CF/cf