Development Activities Meeting Report (Version: 01/24/2024)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 1123 Liverpool Street	**Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):** Residents Manchester Neighbors Manchester Chateau Partnership Alliance Manchester Historic Society Councilman Daniel Lavelle PWWG
Parcel Number(s): 22-L-287	
ZDR Application Number: BDA-2025-01289	
Meeting Location: Zoom	
Date: 3-19-2025	
Meeting Start Time: 6pm	
Applicant: Michael Davis – Trinity Solar	**Approx. Number of Attendees:** 24
Boards and/or Commissions Request(s): HRC for exterior modifications	

How did the meeting inform the community about the development project?
Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Installation of roof mounted Solar
Trinity is a family-owned and operated solar company in the county. They are doing this as part of a state mandated program that requires utility companies to get a percentage of their energy from solar. At 1123 Liverpool, the panels will be installed on the roof – 15 total with 6 of these on the front street side roof. It is possible to be able to see the panels on the front roof of the house; however, the height of the building deters visibility of panels. The panels will likely not affect aesthetics in the neighborhood.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
What is the size of each panel?	5ft 7in tall and 2ft wide.
If 6 out of the 15 are going to be in the front, there will be 6 that are 5ft 7 in in the front?	They are set up side by side, so it wont be 8 or ten and half feet in length, they will be side by side.
If you're standing in front of the front door you won't be able to see them, but across the street you will. I know there are blighted properties across the street, but we try not to make decisions based on blighted property because we hope they aren't there for long. I do love the idea of solar.	It's hard to look at the photo because its a mock up, there is a little bit of a pitch to them, but they will sit mostly flat on the roof.

Questions and Comments from Attendees	Responses from Applicants
I want to express my ethusiasm for Trinity Solar's effort. I wish this was all over Manchester. Kudos to the person putting it on their house, my house isn't situated to have solar, but I want to see it everywhere.	This works best for our client becuase he is on a fixed income.
Is the homeowner on the call?	No.
The challenge is that the property is in a historic district. If this was only in the back, no one would care, but with the historic district the facade is important to us. I am worried that this is a sticky situation with the community because we want to maintain the integrity of the historic-ness of the property.	
Why is this not on the south side of the house? Which would be the better side of the house for effectiveness?	We prefer a south facing roof because it gets the most sun. We have to by code leave a three-foot offset on the roof, so that's why we need to use additional roof spaces.
So if the house was bigger it would be most effective on the back because that's south facing?	Correct.
As Trinity is hunting in the neighborhood for solar options particularly with folks with fixed incomes, I don't want to see someone paying for all these panels and then turning around and still paying utility bills and for the panels. We don't want to see any predatory situations in our neighborhood. So this is covering 100% of his utility?	Yes, this is covering 100% of the homeowner's utility. He is not paying for these, these panels are not paid for by homeowners. We own the panels, we get funding from the federal government. Every month his bill is at a cheaper and locked in rate because we are installing the panels on his roof.
So you own it, if he is capturing more than he uses. If you are getting money, and the government is paying for the panels. Can you not change the panels to be pitched more like a solar farm in the back to not have panels on the front facade?	No, we cannot get any more on the back of the building. We are not a solar farm so we can't pitch them any more than proposed. How the system is put on the roof is based on a bracking system, they sit up a little bit, but because of the bracket system and the size of the roof, we can't fit any more on the back.
I will use a metaphor to illustrate my point, if we think of placing dishes upright in a dish rack - Can you somehow alter or modify to do this?	No, because there are dormers on there that take up space, we cannot add any more panels because of obstructions on the roof. We need to keep everything 3 feet away from the sides so we cannot fit anything else.
We saw the photo of the back of the property. The L that is on the ground level, will there be panels there? Can you not angel on the other side of the roof to capture sunlight? I am an engineer and I know there are bracket systems that can angle to create space for productive panels.	Yes, there will be two, but only one side because the other is not opportune to be able to capture sunlight. We cannot. Solar farms are completely different than housing bracket systems. You cannot go above or below a certain angle once you're already on a roof angel because it cannot be productive. That little roof is not a productive roof on one side because of the pitch of the roof.

Questions and Comments from Attendees	Responses from Applicants
From the chat: So great to hear of solar panels going up again in Manchester!! Wish we had MORE!! We know of Trinity Solar and they are offering a helpful opportunity for people to acquire solar power without huge upfront costs to homeowner. This is a win-win for the planet and consumers, people!! We already have houses along Sheffield with solar from decades ago. It does make sense we want to as much as possible have panels on the back and facing south, i get that, but… just want to voice my support for getting more SOLAR in Manchester. :-)	
There are panels on properties on Sheffield that were built in the 1990s, not the 1890s. If we allow solar panels on the facade of buildings, we no longer have a historic district. The back is not easily seen from the street; that is the best place for panels to go. I am for being green, but solar shouldn't be at the expense of the historic district.	

Other Notes

Manchester Historic District Guidelines: https://apps.pittsburghpa.gov/dcp/05_Manchester_Guidelines.pdf City of Pittsburgh Historic Preservation Guidelines: https://apps.pittsburghpa.gov/dcp/Pittsburgh_HP_Design_Guidelines.pdf Historic Review Commission: https://www.pittsburghpa.gov/Business-Development/City-Planning/Commissions-and-Boards/Historic-Review-Commission-HRC

Planner completing report: AD and SJE