Andover Preservation Commission
MEETING Minutes
Tuesday, May 14, 2019 at 6:30 P.M.
Second Floor Conference Room
Andover Town Offices

Present: Leo Greene, Joanna Reck, Craig Gibson, Mark Ratte, Karen Herman.

Review of Plans:
37 Porter Road, PC-17-05: Review of continuing restoration and construction of historic building with preservation restriction, Todd Wacome, owner. No new information was submitted.

69 Maple Ave PC-18-35: review revised plans for addition, Leo and Meghan Lemontagna, Red Mountain Production
Mr. Lemontagna presented revised plans. The owners no longer want to connect the house to the barn. They have reduced the size of the garage from a three-car to a two-car garage. No additional work is planned for the barn. The garage footprint may need to shrink by 10” because of its proximity to the barn. For the new construction, all windows will have a 2/2 grid configuration, and shingling on the gables will be continued.
Leo Greene moved to approve the revised plans for the project at 69 Maple Ave as presented 5-14-19 with the condition that the windows in the new construction portion of the house be a 2/2 grid configuration rather than 1/1 as pictured in the plans. Craig Gibson/second. Voted 4-0 to approve. Joanna Reck recused herself.

Demolition:
1 Judson Road PC-19-17: Request to raze building, Doug Ahern, Trustees of Phillips Academy, owner
Bill McLeod and Doug Ahern have a purchase and sale agreement on this property.
Mr. Ahern said they plan to subdivide the property into two lots and demolish the historic house. Both Mr. McLeod and Mr. Ahern indicated they have no interest in preserving the historic building, but may be willing to have it moved. Mr. Ahern said he and his wife plan to live in the house he constructs. Mr. McLeod indicated he and his wife have no plans to build on their lot at the present time.
A number of neighbors attended the meeting and each spoke about their opposition to the plan to demolish the house. They have each invested heavily in their houses because of the historic setting. The loss of this historically significant property would significantly diminish the quality of their neighborhood.
The neighbors who spoke in opposition to the demolition proposal are as follows:
Deb Scannell and Jim Kryzwicki, 29 Morton Street
Gary Pare and Mercedes Guiance, 60 Bartlet Street
Suzy Fried and Shawn Williams, 63 Bartlet Street
Debb and Bill Putnam, 12 Judson Rd
Jim and Robin Buhrer, 64 Bartlet Street
Karen Herman said she had contacted Larry Muench, Director of the Office of Physical Plant, Phillips Academy about this proposal because they are the current owners of record. Mr. Muench indicated he had no knowledge of the intent to demolish this residence. It was a surprise to him. The Commission was later informed by the owner’s attorney, Robert LaVoie of Johnson & Borenstein, LLC, that the purchase and sale agreement signed by all parties allows the purchasers to apply for a building permit in advance of closing. Although Phillips Academy was unaware of the intent to demolish at the time, this agreement allows the request for a building permit to raze the structure to go forward.

The Commission will schedule the required Public Hearing for Tuesday June 11, 2019. Abutters will receive notification and the meeting will be advertised. In addition, a site visit by the Commission to 1 Judson Road will be scheduled for purposes of review of the building and photo documentation on Thursday, June 6th, at 8:30 am.

**DISCUSSION:**

**56 YORK STREET:** Proposal to construct residential building, Princeton Properties, Andrew Chabon, CEO, Andrea Lathrop, Acquisition & Property Manager.  **Postponed at the request of Princeton Properties.**

**DIMENSIONAL SPECIAL PERMIT – HISTORIC PRESERVATION: IN PROCESS**

**147 Lovejoy Road:**
Kevin O’ Brien, O’Brien Construction, Casey A. Dowgiert, RA,
Preservation restriction: Massachusetts Historical Commission will grant the restriction.
Andover Select Board voted to approve the restriction.

**290 Lowell Street:**
Kevin O’ Brien, O’Brien Construction, preservation restriction approved

**125 Bailey Road:** AJM Construction, LLC c/o Attorney Kathryn Morin,
Review of plans for new construction continued. Preservation restriction in process.

**OTHER BUSINESS**

**161 Andover Street, Ballardvale fire station:** Tri-Board with the Ballardvale Historic District Commission, Permanent Town Building Committee, Wednesday, May 8, 2019, 7:30pm, 2nd floor conference room. Next hearing, June 5, 2019. 7:45pm.

**Next meeting:** June 11, 2019

The matters listed above are those that are reasonably anticipated by the Chair to be discussed at the meeting. Matters may be discussed out of order or may be deferred. Any member of the public wishing to attend this meeting who requires special accommodations in accordance with the Americans with Disabilities Act should contact the Town Manager’s Office at 978-623-8210 or manager@andoverma.gov.