The meeting was called to order by Chair, Joanna Reck, at 7:05PM

Present: Joanna Reck, Diane Derby, Remi Machet, Bob Branca, Matt Pimentel, Gary Rowe, Ron Abraham, Alternate: Sara Sobieski Nigrelli

APPLICATIONS:
10 Chester Street (BH-19-04), Ellen Stanford/ Joe Loureiro, Mark Yanowitz Architect,
Demolition + Addition

Renovation of existing rear one story with addition of one-story screen porch and family room; switching two front second floor windows to one. Windows are original and there was discussion on restoring versus replacing. Diane asked for rear deck railing deck and handrail manufacturer. Siding will be cedar to match existing.

Motion: Move that application BH19-04 does fall under the BVHDC purview (Machet/Rowe 7-0)
Motion: Move that application BH19-04 will require a public hearing. (Machet/Rowe 7-0).
Joanna will be liaison.

Diane will ask Gina Decareau (our secretary in the Building Dept) to contact Mark & Ellen about the advertising check issue.

82 Center Street (BH-19-05), Justin Mao+ Karen Li, Shed Addition
8x14 shed. Short end will face Center Street. Diane asked about the proportion of the window grids and applicant agreed to ask for options so grids are taller than they are wide.

Applicants will consider “dressing up” short end double doors, perhaps with a transom window.

Motion: Move that application BH19-05 does fall under the BVHDC purview (Machet/Rowe 7-0)
Motion: Move that application BH19-05 can have a public hearing waived for a public meeting. (Machet/Rowe 7-0).
PUBLIC MEETINGS: None

PUBLIC HEARINGS:
**Town of Andover (BH-19-1), Andrew Flanagan/Jeff Shaw**

Demolition of house at 161 Andover Street + the existing fire station  
New building construction, retaining wall, park, signage

Public hearing is still open and continued from May 8.

Jeff reviewed the drawings that were submitted on Friday and just before tonight’s meeting. He says the square footage of the building is 10,400 SF.

Apparatus bay door – Jeff has explored options, but hasn’t anything specific to report yet. He says if we go with aluminum framed doors, we can have some variation of the panel shape and solid versus glass. We can’t change the horizontal bands, but we could change the vertical bands to create different width panels.

Jeff stated that the generator and transformer were moved to the building’s side. Joanna asked about noise from the rear condensers and Jeff said there will be very little noise. Jeff showed the line of fencing that they are proposed and said the fence will be 5 feet tall and cedar. Diane asked if the fencing could have something a bit fancier at the top section since it will be fairly visible from Clark Rd. Jeff agreed that this could be done.

Jeff showed samples of stone and siding, stating the siding will be 7-inch exposure and the corner boards will be composite 7 1/4 inch wide.

Diane said signage for BallardVale needs to be larger. She noted that the feedback from latest Gazette mailing was that BallardVale should be both on the station and on the fire trucks, at least the front of the trucks. Diane asked about lighting the signs and Jeff suggested strip lighting over the sign that would disappear.

Diane asked about more historic pole lights for the parking lot versus what was proposed. Jeff said pole light will be small profile and the goal is to get them to disappear. Bob suggested lighting the west façade of the building with light off the parking lot pole lights

Remi – stone base is high and why isn’t it recessed. Jeff said it’s not a foundation it’s a municipal building. Jeff was asked about a wood water table and lowering the stone base height.

Joanna says we need more details and design finesse on the cupola and covered porch. Remi said the cupola window is too large compared to the rest of the windows. Joanna said the porch needs to have a deep beam that the columns support and the columns need to look like more traditional columns. Jeff says the porch floor is flush with grade and is concrete.
Diane asked for other options instead of arborvitae as they over grow very quickly. Diane asked for reduced hedges on Andover Street or perhaps more openings within them.

Chris Cronin presented the Clark Road intersection. There will be a new cross walk and stop sign. Bob asked about playground parking spaces and Chris indicated there would still be the same amount of parking spaces.

Diane asked about the RFP for 161 Andover Street and an updated on the recently interested party. Andrew said haven’t be able to yet confirm that the party is committed. He suggests giving the party a week to confirm interested and if so, sending out the RFP out for another 30 days as required by law. He stated the Town is committed to reaching out to the interested party.

Mark Johnson, Andrew Flanagan and Chris Huntress all told the board they were looking for approval with conditions so they can move the project ahead. There was discussion on how the board could do this as we haven’t received any specifics on materials and the exterior design details have not been finalized.

Motion to close the public hearing (Machet/Rowe 7-0)

Motion: I move that the Ballard Vale Historic District Commission finds that the proposal of application BH19-01 (with most recent drawings brought to meeting on 6-5-19) is consistent with the requirements of the BVHDC by-law and regulation of said Commission and in keeping with the historic character of the neighborhood and that, therefore, a COA shall issue with the following conditions:

1. The exterior finishes - including, but not limited to the cupola, the porch, apparatus doors, door trim, fence, lighting, signage, west elevation windows and landscaping - must be approved at a future BVHDC meeting before issuance of building permit.

2. The commission will appoint 1-2 members to the fire station working group.

3. If the current interested party doesn’t confirm interest in 161 Andover Street by 12pm Thursday June 13, then demolition of 161 Andover Street can proceed. If party does express interest then the RFP will go out for an additional 30 days to July 19 and the Town will do their due diligence to help the party relocate the house.

(Machet/Rowe 7-0)

**Citizen’s “Speak Time”:**

24 River Street – Heritage Builders, Mark Johnson

Showed photos of house and would like to tear house down. They will submit an application and asked to schedule a site visit. Site visit scheduled for Thursday June 27, 5pm, but will be canceled if application is not submitted prior to that date.
Joanna Reck needed to leave the meeting. The remainder of the meeting was run by Vice Chair, Diane Derby.

22 River Street - Tom Carroll + Bree Herrall – Violation, did outside work not approved by Commission

Tom brought application packet and photos for the board. Diane briefly explained that the Tom’s last contact with Joanna had been to say he would only be doing interior renovations. Joanna was very clear saying that as long as nothing on the exterior changed – doors, windows, trim, siding, fencing, steps/railing – he did not need to come back before the board. Recently it was noticed that Tom had gone ahead and made many exterior changes, but nothing like what was originally approved by the Commission. The building inspector has issued a stop work order. Tom proceeded to explain all the unexpected problems that occurred. When asked by Ron, Bob and Diane why he never contacted us, Tom said he understood that he should have and apologized, although he seemed to blame his lack of contact on not having a liaison. He was told to submit his application to Gina to be added to the July meeting agenda. Tom said they would work on the garage while waiting. Diane said that was likely not possible, that a stop work order meant all work and that he should contact the building inspector for clarification before doing anything.

COMMUNICATIONS, REPORTS AND OTHER COMMISSION BUSINESS:

1. Motion to approve the meeting minutes from 5/8/19. (Machet/Rowe 7-0)

Motion: To adjourn. (Machet/Rowe 7-0) at 9:55