DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING
ANDOVER TOWN OFFICES, 36 BARTLET STREET
ANDOVER, MA 01810
http://www.andoverma.gov/cdp

BALLARDVALE HISTORIC DISTRICT COMMISSION
MEETING MINUTES

Wednesday, August 7 2019 at 7:00 P.M.
Second Floor Conference Room, Andover Town Offices

The meeting was called to order by at 7:00PM by Vice Chair, Diane Derby, in the absence of Chair Joanna Reck

Present: Diane Derby, Matt Pimental, Gary Rowe, Bob Branca, Ron Abraham, Remi Machet and Alternate: Sara Nigrelli
Absent: Joanna Reck

Applications:
189-191 Andover St. (BH19-08) North Ave Realty Trust, Steve Stapinski: new addition, repairs, fence (retaining wall), moving building, adding parking lot

Attending for this application were Steve Stapinski, Dick Pelletier (who appears to be doing most of the work for Steve Stapinski), Kenneth Fryl, Sr Managing Architect for L’Agasses Architects (filling in tonight for Tom Galvin). This application is identical to the application we approved in Oct of 2017, but is coming back before us tonight due to the COA expiring. Diane clarified a few things in the booklet and will provide notated applications for a few of the spec sheets and date change to current for the file at the Dept of Comm Dev and Planning. Other than a few clarifications there were no other questions.

Motion: Move that application BH19-08 does fall under the BVHDC purview (Machet/Rowe 6-0)
Motion: Move that application BH19-08 will require a Public Hearing (Machet/Rowe 6-0)

Public Hearings:
24 River St (BH19-06) Heritage Builders, Mark Johnson partial demo and rebuild
Also attended by Taylor O’Brien, architect

Move to recess Commission and convene Public hearing. (Machet/Abraham 6-0)

Additional information has been provided ahead of time. All that was missing was garage door dimensions, front door spec sheet and dimensions, shed roof window dimensions and detailed drawing of cable with dimensions.

The current windows are 3’6” and the new ones will be 4’6”, double hung (2/1) with SDL’s.

Move to recess Public Hearing and re-convene Commission. (Rowe/Pimental 6-0)

Motion: I move that the Ballardvale Historic District Commission finds that the proposal of Application BH19-08 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, on the condition that Joanna Reck is emailed the missing items indicated above within 20 days. The following conditions are included with the COA –

1. The porch columns will be simplified
2. The porch roof will be made slightly wider
3. ¾” grilles will be used in the windows, if available. (Rowe/Abraham 6-0)

22 River St (BH19-07) Carroll Industries/Tom Carroll: revised roof line, front entrance
MEETING ATTENDED BY TOM AND BREE HERRALL
Gary Rowe and Bob Branca are recused from participation in this application. Both left the meeting

MOTION: Move to recess Commission and convene Public hearing (Machet/Pimental 5-0)

This is a public hearing for a house already mostly renovated, but not in accordance with the COA that was issued in Sept 2018. Upon the advice of Town Counsel, this application will be treated as a new application, not a revision of the old.
Ron expressed his feelings of frustration about this change from what was approved. Tom Carroll explained the circumstances leading up to this, but acknowledged that he made a mistake. In review of the application and current partially completed house, the Commission and applicant agreed to the following changes:

1. Windows will be replaced to include SDL's, Stud Pockets where double windows exist, and window trim that includes sills. Windows will still be aluminum wrapped wood.

2. Bump out at front of house will remain but the front two windows will be replaced with a porch, the old oval door that had been originally planned for the front of the house, and with sidelights. The roof of the porch will be the hip roofed style similar to what’s currently over the front bump out

3. A fake corner board will be added down the right side of the house, to break up the wide expanse of clapboards.

Tom will provide additional requested material in advance to Joanna, Diane and Ron (Liaison) in the hope that he will be notified in advance of the Sept 11th meeting if anything is missing.

Tom mentioned that his previous approval only covered putting clapboards on the front and house side of the garage. He would now like to add clapboards to the opposite side of the garage (since that side will now be more visible with the garage next door being removed.)

The Zoning Board is agreeable to allowing the front steps to encroach a few inches beyond what’s normally allowed, but does not want to vote on that until final approval is given by BVHDC

Move to recess Public Hearing and re-convene Commission (Machet/Pimental) 5-0

At Ron’s request, the Commission is noting their concern about the changes that were not approved and would like to indicate that it is with great reluctance that they are not requiring anything be done to the exterior right and left sides of the house, other than adding the fake cornerboard.

COMMUNICATIONS, REPORTS AND OTHER COMMISSION BUSINESS:

Working Group for B’Vale Fire Station:
Diane requested feedback on the current fire station design and was given the following….
1. Cupola definitely looks too large
2. Light poles (at 10-12‘) used by the town are fine
3. Light Globe selected as best of Penn Globe’s options was Victorian - Greenville 1000, F731 - R5
4. Bay Doors: Current arrangement with Glass in curved section at top, and 3 rows of Glass windows in main section of door seems fine, but all thought there would be a camera aimed at front side of bays to show what or who was outside doors.

There wasn’t any more time for further discussion.

Motion: To adjourn (Machet/Abraham 5-0) at 9:40pm

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