BALLARDVALE HISTORIC DISTRICT COMMISSION
MEETING MINUTES DRAFT #2A
Wednesday, September 11, 2019 at 7:00 P.M.
Memorial Hall, Memorial Hall Library

The meeting was called to order by Chair, Joanna Reck, at 7:12 PM.

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

Sara is made a full voting member for this meeting.

APPLICATIONS:

23 Tewksbury Street (BH19-09) – Dorothy Madden, window replacement
Windows to be Andersen 400 Series, 6 over 6, full divided light

Motion: Move that application BH19-09 does fall under the BVHDC purview (Machet/Rowe 6-0)
Motion: Move that application BH19-09 that a public hearing can be waived for a public meeting. (Machet/Rowe 6-0).

Diane will be liaison.

3 Chester Street (BH19-10) – Kathleen + Sylvia Zalla, window replacement
Renewal windows, 2 over 2 full divided lights, 6 windows to be replaced

Motion: Move that application BH19-10 does fall under the BVHDC purview (Machet/Rowe 6-0)
Motion: Move that application BH19-10 that a public hearing can be waived for a public meeting. (Machet/Rowe 6-0).

Diane will be liaison.
PUBLIC MEETINGS: None

PUBLIC HEARINGS:

189-191 Andover Street (BH-19-08), North Ave. Realty Trust, Steve Stapinski, Ken Feyl from JD LaGrasse + Associates

Motion to close the meeting and open a public hearing. (Machet/Rowe 6-0)

New construction of five-unit building, fencing, retaining wall, potentially moving existing shed, parking lot, replace and repair the existing building

This application is identical to Application BH17-06 with a COA issued 10-4-17. Applicant says there are no changes from application BH17-06.

Dan Zuccaro from 28 Center Street, just wanted to make sure the applicant is still moving ahead with the agreed upon retaining wall and stockade fence. Applicant says yes.

Motion to close the public hearing. (Machet/Rowe 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. (Machet/Rowe 6-0)

Special Follow-up to Public Hearing (BH-19-01), BallardVale Fire Station

Jeff Shaw from Context

Jeff walked the Commission through the changes in the drawings including the front porch design, the porch columns, cupola, the apparatus bay doors. They had new comments from the Design Review Board just prior to this meeting. The DRB asked that there be no glass panels on the side of the door to thicken the edges and to carry the divisions of the door into the top curved panel. The apparatus bay side windows have gone back to square. The rear exit door has moved to the rear elevation and now has a roof over the door. Lighting will be the same light poles that are used in town, with the fixture being the one chosen by BVHDC. Recessed light will be in the top of the apparatus bay jamb. Cupola lighting will have the light below the window. Cupola is 9 feet wide and window is 4 feet wide, overall height is about 10 feet. Joanna asked about heat loss with the cupola open to the stair below. Roof is to be a gray metal. A bar will be added over the South elevation sign to light the sign only. Diane asked about up lighting the South façade. Jeff said that it isn’t dark sky compliant and they were not planning on adding this feature, only to light the sign for safety reasons.

Kathleen Zalla –The correct spelling of Ballardvale always used to be two words, using a capital B and a capital V. Diane responded that as a compromise, the BVHDC has it as BallardVale
with a capital V. Joanna asked if any signage with the word Ballardvale could have a capital V, instead of a small v. Jeff indicated that could be done.

Motion: I move that the BallardVale Historic District Commission finds that the update drawings presented today for BH 19-01 does clear all the previous conditions set by the Commission from the previous COA. Therefore, a clean COA shall issue. (Machet/Rowe 6-0)

22 River Street (BH19-07) - Tom Carroll + Bree Herrall
Roof line, front entrance
Gary recuses himself from this public hearing.

Motion to close the meeting and open a public hearing. (Machet/ Pimental 5-0)

Commission prefers the field stone steps with bluestone treads and the metal railings. Discussed shingles over garage doors and how the last row should kick out. It was stated the garage doors should have four divided light windows, not eight. Discussed the use of shingles versus clapboards on the front bump out and Commission prefers the shingles.

Motion: to close the public hearing (Machet/Pimentel 5-0)

Motion: I move that the BallardVale Historic District Commission finds that the proposal of application BH19-07 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 conditions that the front steps be field stone with blue stone treads and metal railings, shingles over garage should kick out at the last row, garage doors should be four divided light. (Nigrelli /Machet 5-0)

Citizen's “Speak Time”: None

Communications, Reports and other Commission Business:

1. Motion to approve the meeting minutes from 7/10/19 and 8/7/19. (Nigrelli/Pimentel 5-0)
2. Updates
3. Other business

River Street (BH19-06) - minor change to plans
Motion: I move that the BallardVale Historic District Commission finds that the update drawings presented today for BH 19-06 are approved as a post COA revision. (Machet/Pimentel 5-0)

Explanation: Today’s drawings add 6 ft across the rear of the house, so back wall of house is even with back wall of garage.

Motion: To adjourn. (Machet/Pimentel 5-0) at 8:43pm