



AGENDA
Andover Preservation Commission
June 10, 2014 – 6:30 P.M.
2nd Floor Conference Room – Town Offices

Present: Jim Batchelder, Tony Dyer, Leslie Frost, Karen Herman, Craig Gibson, Joanna Reck

Demolition Delay Hearing:

161 Lowell Street: request to raze barn, Andrea & Stephen Cirbee, owners
no applicant appeared.

140 Jenkins Road: request to raze house, Ellen and David Stockbridge, owners
Applicants purchased home in hopes of rehabing the interior. Structural engineer says the house is in a very deteriorated condition – to bad to be rehabilitated. They want to build around it on the existing footprint, same scale, and save as much original material as possible. Ralph and John Tucci Corporation are contractors
Site visit will be scheduled for 8:30 AM on Monday, 6/ 16/14. Karen will request that Chris Clemente attend the meeting.

Review of Plans

16 Arundel Street: review plans for addition, Pamela and Jeffrey Soltes, owners
The applicants are requesting to take down an existing non conforming family room. They will replace it and extend the room another two feet. The addition is not visible from the street. Jim Batchelder noted that architect Addison LeBoutillier designed the all houses on Arundel Street except for 1 & 3. Voted 6-0 to approve.

98 ½ Main Street: Melissa Cryan, owner, replacement of windows with Harvey windows, in kind, with attached exterior grids.
HOA for the building requires that the home owners replace windows with Harvey windows with exteiror grids. She will replace 11 windows. Voted (6-0) to allow window replacement to match requirements of HOA and other windows in building.

Dimensional Special Permit /Historic Preservation:

41 Porter Road/37 Porter Road: Todd Wacome, project approved by the ZBA, 6/5/14

37 Porter Road – informational hearing. Todd Wacome owner, Attorney Mark Johnson. ZBA hearing is scheduled for July 10th. Owner is applying to be on that agenda. Both lots will fully comply with the special permit bylaw.

The Commission noted that 3 garage doors do not seem appropriate for the rear el and asked if one door could be moved to the rear.

Schedule site visit for Friday, 6/20/14 at 8:30 am.

290 Lowell Street: Mark Yanowitz, Architect, Attorney, Mark Johnson, review of plans.

Mark Yanowitz noted that he has left the roof pitch at 10/12, trying to keep historic integrity of the project.

Joanna recommends less of a height difference between the two structures.- front to rear, to reduce it by approximately 2 feet. She also recommended that Mr. Yanowitz design a porch overhang inbetween the two structures.

Further recommendations: Keep the shed on the rear of the house symmetrical but inset from the edges. Make porch symmetrical. Suggested a farmer's porch full length across the back.

Karen will arrange a meeting with Michael Steinitz, Mr. Yanowitz and at least one member of the Commission as an informal preliminary review of proposed plans.

Barn: Larry Ogden, structural engineer. See report. Rubble foundation.

Sill is right at the grade. Dry rot, infestation. All elements had damage. No structural bracing. All elements of the barn need work. It is not financially viable to stabilize it.

Voted (6-0) to allow demolition of the barn because restoration is no long viable, reference the structural engineering report and site visit, no delay imposed.

Reviewed plans for the new building on the site: 28X40, approximately 2500 square feet. The house needs chimney mass according to Craig. Joanna suggest 8/12 pitch for both house and garage. Keep the gable.

DSP/HP Project updates

64 Summer Street: Mark Ratte, ZBA hearing update

410 High Plain Road: Steven Doherty, developer, update

21 River Street: Ken LaRose, Builder –project update

Other Business

18-20 Red Spring Road: discussion of what will happen on the site post demolition of the Abbot Mill barn.

Comments on plan for parking:

Screening is needed for parking. Green spaces with walking areas along the river.

Minimize the impact of all that asphalt. Place trees down the middle of the asphalt.

Use granite curbing Is there anything other than hottop they can do? Have a landscape design plan for the area. What is the illumination plan? No cobra lights. Explore a more appropriate style of lighting.

Comments will be forwarded to Paul Matterazo, Planning Director.

Next meeting: July 8, 2014