

Call to order at 7:00 (Memorial Hall Library-2nd Floor)

Roll Call: Joanna Reck, Diane Derby, Gary Rowe, Ron Abraham, Remi Machet (alternate), Bob Branca, (alternate)

Absent: Sheldon Fine, Leo Greene, Madelyn Mitton

Chair Reck appointed alternates Remi Machet and Bob Branca as full voting members for tonight's meeting.

Applications and/or Decisions: 211 Andover St (BH14-09) Foster/Haley - House addition and renovation

The contractor, Billy Foster had dropped off additional materials (rendering, new floor plans, and plot plan) to Patti in the Dept of Community Development and Planning a day prior to this meeting. Diane Derby emailed around the scanned copies to Commission members yesterday afternoon and Patti left hard copies at the library for BVHDC meeting tonight. There are no elevations.

The rendering still shows the barn with no overhang. Joanna Reck encouraged applicants to add overhang to barn, similar to that on house.

Because there was mention of replacing windows, Diane Derby handed out a copy of our windows guidelines to Billy Foster and to the owners, encouraging them to consider retaining and refurbishing the existing old windows.

There is the possibility that Zoning approval will be needed, so contractor was encouraged to check on that ASAP, since their decisions usually take longer than ours.

Contractor was given a list of additional materials that we will need, and asked to submit those to Patti by Friday, Sept 19th. Requested materials are:

window and door and garage door spec sheets (main front door to be retained); front, side and rear elevations to scale; details on eaves and cornices, shutter dogs, shutters, garage overhang, exterior lighting (location and style), any fences or walls;

Contractor requested a Public Hearing date of October 1st, despite the possibility of requiring ZBA approval. Due to the short time before Oct 1st, the advertising will need to be done in the Lawrence Eagle Tribune at a cost of \$140. The check will need to be dropped off to Patti by tomorrow (Sept 11th).

The following motion was made: BH14-09 does require approval from the BVHDC (Rowe/Branca 6-0)

The following motion was made: BH14-09 does require a Public Hearing, which will be held Wed, Oct 1st. (Machet/Rowe 6-0) Liaison will be Joanna Reck.

Public Meetings:

253 Andover St (BH14-08) Jane Hermosa Replace 8 windows

At the request of this applicant, and with agreement from the new applicant, Commission agreed to review this application first.

Despite encouragement to consider replacing sashes rather than using replacement windows and despite encouragement to use the divided lights that would be appropriate to a house of that era, Jane would like to go ahead with Renewal by Anderson replacement windows with no divided lights.

The following motion was made: I move that the BallardVale Historic District Commission find that the proposal of application #BH14-08 is consistent with the requirements of the BVHDC by-law and regulations of said Commission, and in keeping with the historic character of the neighborhood and that therefore a COA shall issue, with the following conditions: the windows to be replaced are the 6 on the front and one on each side, as shown on pictures with circled windows.

(Machet/Rowe 6-0)

Public Hearing: None

Citizen Speak Time: Justin Mao – 82 Center St: Justin raised questions about removing and rebuilding his driveway retaining wall, and black-topping his gravel driveway. Because the black top does not require Commission approval, Justin will proceed with that part of his project. Currently his 2'-4' tall retaining wall appears to be made of 4"x6" pressure treated wood beams. He would like to make a slight change in the location at one end, for easier backing out of the driveway. He was considering using a manufactured locking block, but was encouraged to consider using different materials. Bob Branca mentioned that Master Shin of 200 Andover St has several large pieces of granite left over (found during excavation) he might be willing to sell. Also mentioned was the possibility of a dry wall built of flat stones.

Communications, Reports and other Commission Business:

A vote was taken to change the wording on the agenda to read. "Roll call and appointment of alternates as voting members, as needed" (Branca/Rowe, 6-0)

Next BVHDC meeting to be held Wed, Oct 1, 2014 at the Town Offices.

Motion to adjourn 8:55pm (Abraham/Rowe 6-0)

Submitted by Diane Derby 9/18/2014