

Done to file



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

*2.6.19
Approved as
corrected*

**BALLARDVALE HISTORIC DISTRICT COMMISSION
MEETING MINUTES DRAFT #2
Wednesday, January 23, 2019 at 7:00 P.M.
Second Floor Conference Room, Andover Town Offices**

The meeting was called to order by Chair, Joanna Reck, at 7:04PM

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

FIRE STATION REBUILD:

Town Manager, Andrew Flanagan, Deputy Town Manager Michael Lindstrom, Fire Chief Mike Mansfield, Jeff Shaw Architect from Context Architecture

Jeff Shaw – presented a new perspective rendering showing a view from Clark Road intersection and two boards of elevations – one in clapboards, one in brick. He stated that he had been working on the project in earnest for 3 weeks. He met with the board two weeks ago, which was only a week into their schematic design phase. He is in the process of doing technical elevation drawings of the surrounding houses to show their relationship to the proposed fire station as the board asked for last meeting. He stated the elevations presented are now showing topography which has a land slope of 2.5' drop from side to side. The proposed station will be built into the hillside so will require a retaining wall at the rear to allow for a rear exit. Jeff stated that both elevations options have tucked the roof down as low as possible without needing more structure. He stated his goal for tonight's meeting is to discuss what you've just seen and for the board to get to a level of comfortability with the material direction. He asked what the board's general consensus is on the height of the building. Jeff passed out a schedule that indicates all the meetings that is still based on their original timeline that was presented at the 1/9 meeting.

Gary stated that likes the municipal building look and that it looks more like a fire station. He asked if it could be tweaked even more to look old fashioned, like adding limestone lintels. Jeff stated that yes, it could be done and that would come later. He said the brick option is definitely a cost add.

The board asked about the borings that were being done to determine if a basement was doable. Jeff said they had the preliminary boring results, but with the ice and snow they need to wait for water level test which would be done on Friday. He said he would share the report with the board on Friday.

Bob asked why we aren't being shown more design options as that was what the board asked for at the 1/9 meeting. Diane said she thought we need to wait until the boring results before moving ahead with this floor plan. Jeff said the only program elements that could move to the basement was the mechanical, fitness center and laundry, so the floor plan won't reduce in size much. Joanna asked if the

sleeping spaces could move over the apparatus bays, which with the addition of a basement, would reduce the building footprint and mass. Jeff asked if now we want to redesign the whole project and said he thought that the board had already approved the floor plan and rendering. The board stated that they did not approve the floor plan or rendering, only that they were in support of the project direction. The board thought they had been clear that they couldn't approve the design until they received a lot more information and materials to review.

Leo Greene from the APC stated that when Jeff presented the preliminary floor plans and renderings, he had stated that this was only a general idea and there was much more designing to come and they welcomed future input from their board. He asked Jeff what exactly he's now saying by asking us all if we want to redesign the whole project: is this the design we are now stuck with? Jeff says he thought the footprint and massing were agreed upon.

Matt stated that when our board voted on the presented floor plans and rendering, we voted on the conceptual design but we were very clear that we wanted input on the size and massing.

Remi stated that the proposed massing is an issue as now that we are seeing to-scale drawings the building is enormous.

Craig Gibson from the APC asked why they need 13 feet floor to floor? Jeff stated that it has to meet commercial building code and have room for sprinklers, HVAC ducts, etc. and the training room needs to have 9-foot ceilings. Jeff said he has already cheated the roof trusses down as low as they could go to squeeze in all the mechanicals.

Amy ~~Jessa~~ Jessup – 5 Clark Road, stated she is direct abutter and she is going to be totally shadowed by this building. She said she's all for the fire station and thinks the renderings look great, but these newly presented elevations are huge. She said she's not trying to be combative, but this project is enormous in scale compared to the little village of BallardVale. She said the renderings aren't showing the parking lot or memorial park and it makes the 2 Clark Road house look like a McMansion. She said that she believes the neighborhood doesn't actually understand what the architect is proposing and she feels they are going to be shocked. She again stated that this project being as tall as it is will block all her light.

Craig Gibson asked if the top wall plate height is 22 feet and asked why the second floor needs to have such tall ceilings in the sleeping rooms, why they couldn't just be 8-foot ceilings. Jeff conceded that they could be lowered.

Jeff asked the board if the 22' wall height is tenable to the board? He stated this is why he added the porch to bring the scale down.

Remi stated would like to see municipal building option rendered in perspective. The board asked about doing a flat roof on a municipal option to rework the huge roof.

Jeff stated he would do an option of moving program to over garage space and move program around to reduce massing and height.

Craig Gibson asked for a description of a section through the apparatus bays and asked why you couldn't lower the garage ceiling, flattened the arches and get sleeping areas over the garage.

Kim Souza - permanent town building committee - said she had seen the letter our board sent out and she feels that Jeff has delivered, so she feels the board need to be more specific in their requests. Joanna stated that we had asked to see much more information that wasn't presented and that we only just received the presented materials a few hours before this meeting.

Amy Jessup stated that at the fire station informational meeting at the fire station, the town and architect said that everyone would have a say in the design, to determine what it's actually going to look like. She wants to know what the parking lot and memorial park are going to look like and how this project is going to impact the houses nearby. She said that she thinks no one knows about these meetings. Joanna noted that the board had sent out notification letters to the abutters and will continue to do so for future meetings.

Diane asked about the redesign of the intersection of Clark Road and Andover Street and stated again that it is under our jurisdiction and should be presented as part of this project for our approval. Jeff said the intersection is being designed at same time as the buildings, but by the town.

Chief Mansfield stated that the intersection will be phase two as they need to determine what will happen to the existing fire station. He said there will be many parallel pieces to the puzzle like the intersection design and signalization.

Diane + Sara both asked again about doing a basement to reduce building size. Remi stated that Jeff should really wait for the boring results so, if a basement is possible, Jeff doesn't have to come back before us again with no basement design and go in circles. Jeff stated he will come back with revised floor plan options if basement is feasible.

Chief Mansfield stated as soon as the report is back on Friday, they'll release it to the board. Chief stated he doesn't want to deal with a wet basement like they have been dealing with in the existing building and he needs to be an advocate for his employee's health. He stated that he has programmatic needs that have been spelled out to the board since the beginning of this project, and they've reduced the size of the building two times already and they cannot lose any more program size.

Diane asked what the plan was for West Andover fire station. Chief said that station is larger than the existing BallardVale station is now. They have plans to allocate money to renovate that station - adding a drive through, upgrade windows, mechanicals, bathrooms - but there are no plans to expand the station. He stated there are environmental issues with expanding the building as the land beneath the station was a land fill for decades.

Bob asked how many bedrooms are in the downtown station. Chief said the downtown station has 10, the West Andover station has 5 small bedrooms, ~~small bedrooms~~.

Remi said he'd like each of the board member to give their specific requests and concerns so Jeff has all the comments. Remi asked why Jeff told us the building was going to be 35 feet at the last meeting and now it's 10 feet taller. Jeff said he spoke in error at the last meeting. Remi said he feels the fire station bays should be taller than the house. Joanna said she feels the arches for the Bay doors should be flatter.

Amy ~~Jessa~~ Jessup asked about the width of piers between doors. Jeff replied that the doors and pier width is standard width and that they can't go any smaller.

Diane stated that in the interest of mentioning everything, she feels the apron is too short and it's not even long enough room to wash the truck or to pull out. Jeff replied that they've already proven that the turning radius works. Chief stated that the DEP prohibits washing the trucks outside, so they won't need to park the trucks outside.

Amy ~~Jessa~~ Jessup said that Chris Huntress and the Town Manager offered to move her house up Clark Road if she were to sell my land to the Chief. She said would like to see this happen and that she feels our board is supportive of the idea.

Leo Green stated he doesn't like the arched louver over the bays and that double hung window would be much more appropriate

Jeff proposed that he will bring back multiple variations of elevations, floor plans, and new renderings. The board discussed and felt that renderings are not necessary, that revised to-scale floor plans and elevations were much more needed.

Karen Herman stated that she had told the town manager that the demolition schedule is too short and that we'd never be able to find someone to interest in the building in 2-3 weeks. The Town Manager had agreed to extend the RPF an additional 4 weeks. Karen stated the permitting process to move a house is a long tedious process and will take a long time. Remi asked about the \$1,000 non-refundable fee and why the town was also requiring someone to do grading to level the lot after the house is removed.

Chief said they are closing on 161 Andover Street on the 31st of January? and then the RFP can go out as they will then own the building.

Next meeting dates were discussed and it was decided that Jeff will email the board the new options at least 2 weeks prior to the 3/6 meeting and we will then have another meeting 3/13 to discuss what was presented. *I thought Jeff said one week prior to the March 6th meeting, but I don't have it written down.*

CITIZEN'S "SPEAK TIME":

Amy ~~Jessa~~ Jessup told the board that she's not trying to block this project, but she's very concerned how this will devalue her property. The board told her she needs to go back to Chris Huntress and the Town Manager and ask them to move ahead with the idea and that the board will support the move.

Motion: To adjourn (Machet/Rowe 5-0) at 9:05pm