

Done to file



*3-2-22
Approved as written.
dcd*

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING
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**BALLARDVALE HISTORIC DISTRICT COMMISSION
MEETING MINUTES DRAFT # 2
Wednesday, February 2, 2022 at 7:00 P.M.
Virtual**

The meeting was called to order by Chair, Joanna Reck at 7:00 PM
Present: Joanna Reck, Sara Nigrelli, Remi Machet, Diane Derby, John Maier, Ron Abraham

Public Hearings: None

Public Meetings:

13, 15, 17, 19 River St. (BH21-13) – Mark Ratte, Ratte Family Trust. Removal of slylights,, addition of 4 windows, replacement of 3 doors all at rear of house; re-siding with Hardiplank

Applicant provided spec sheets for the proposed doors and Hardiplank siding. Mark says has chosen to go with the Jeldwen wood windows

Motion: I move that the BallardVale Historic District Commission finds that the proposal of application BH-21-13 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 / Maier 6-0)

Applications:

33 Center St. (BH22-1) – John Lee, Master bedroom and kitchen addition

The addition is going back and to the left side of the property, so the kitchen is closer to the driveway side. The existing chimney is going to be removed and a new faux chimney will be made of plywood with brick veneer. Joanna suggested that they switch from Tribute to Majesty windows which is a wood window clad in aluminum and not a vinyl window. It was

also mentioned that 5/8" width grills are preferred (over 1" width) as they look more historically accurate. According to the applicant, the windows to be removed for the addition are all newer windows and not original to the house. Diane mentioned that all the windows in the original house have storm windows over them, (meaning that they can't be too new). Joanna mentioned that she thought the addition shouldn't have an ellipse window as the ellipse windows are reading as front porch infill over casement windows and that it should just be a double-hung with stud pocket. There was also a suggestion to replace the transom windows over the bed with a double-hung window on either side of the bed.

Diane asked about the green propane tanks, John says that he is switching to natural gas in the spring so the tanks will be removed. New AC compressor(s) will be put in the rear of the house, John will ask if the existing AC compressor can be relocated to the rear as well. Remi asked how the furnace will be vented as the chimney is being removed and asked that the new vent be located on the rear of the house as well.

Diane asked about gutters and downspouts and John said he would have the architect draw in the gutters and downspout locations. Diane asked about the new roof overhang and the trim around doors and windows and asked for the architect to specify what those will be.

Motion: Move that application BH22-1 does fall under the BVHDC purview. (Machet/ Maier 6-0)

Motion: Move that application BH22-1 does need a public hearing. (Machet / Maier 6-0)

Joanna will be your liaison.

Citizen's Speak Time: None

Communications, Reports and other Commission Business:

1. Approval of January meeting minutes (Machet / Maier 6-0)
2. Curious Andover: 1-hour presentation – Diane will ask if there is a prerecording of the presentation that Commission members could watch at their own schedule or a future date with a public presentation that members could possibly attend
3. Window guidelines –Joanna will email them in a word doc and asked that any changes be sent around.
4. Violations – Remi will review the violation letter and share with all and Diane will review the list of violators and share with all

Motion to adjourn the meeting (Machet/ Maier 6-0) at 7:57pm