



3.3 2021

*accepted as
writer*

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING
ANDOVER TOWN OFFICES, 36 BARTLET STREET
ANDOVER, MA 01810
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**BALLARDVALE HISTORIC DISTRICT COMMISSION
MEETING MINUTES DRAFT #3
Wednesday, February 3, 2021 at 7:00 P.M.
Virtual**

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

Present: Joanna Reck, Matt Pimentel, Sara Nigrelli, Remi Machet, Diane Derby, Gary Rowe
Ron Abraham joined meeting for last few minutes

Applications:

8 Clark Road (BH20-19) – Adam + Amy Cuomo, Mark Johnson attorney

Sara Nigrelli recuses herself from this application.

The applicant Adam reviewed his application which proposes relocated the existing historic house and adding large addition to the left side of it. Joanna pointed out that our bylaw/guidelines specifically state that there shall be a presumption toward retaining all existing buildings in the district (2.101) and buildings shall be retained on their present sites; relocation shall be considered only as an alternative to demolition (2.111). This house is protected by the district bylaws, so it is not at risk of being demolished. There was discussion on how relocating a historic house puts the house structure at risk and historic materials will be lost, like the foundation and chimneys. Remi asked if they planned on doing a new fieldstone foundation. Adam stated that the house needs a new foundation one way or another and it was the same difference to keep the house in the existing location or move the house to a new location. Diane stated that the proposed addition was too large and overpowering to the original house, the much smaller looking house next door, and the much smaller house across the street. She also said that the original house now looks nothing like it did previously. Additions should be off the rear of the historic house, not the side. The Commission also pointed out that no other properties in the district have a garage under the house. Diane noted that the few new houses that have been built in the BVHD do not have garages built underneath. Joanna noted that the only reference in our bylaw/guidelines to

new construction lots is “currently vacant sites” (3.10) and this lot is not currently vacant. She asked the applicant if there is any reason why the house can’t stay in the existing location and be renovated in place and additions to the rear of it proposed. Adam said he could keep the house in the existing location and he would explore that option. Mark Johnson and applicant decided to withdraw the current application and will resubmit a new application.

Joanna asked Mark Johnson to look into the fact that this house is not on the Andover Historic Building Survey, the National Register or the State Register of Historic Places which is a requirement for the dimensional special permit. He said he would look into it.

Public Meetings: None

Public Hearings: None

Citizen’s Speak Time: None

Communications, Reports and other Commission Business:

1. Approval of Minutes: 1/6/21 (Machet/Negrilli 6-0)
2. Discussion of violation letters

Ron Abraham joined the meeting for the last few minutes.

Motion to adjourn the meeting (Machet/Rowe 7-0) at 8:05pm.