



DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING  
ANDOVER TOWN OFFICES, 36 BARTLET STREET  
ANDOVER, MA 01810

<http://www.andoverma.gov/cdp>

Andover Preservation Commission  
MINUTES  
Tuesday, March 8, 2022 at 6:30 P.M.  
VIRTUAL

**Present:** Jim Batchelder (non-voting), Amy Bloom, Eric Daum, Leslie Frost, Leo Greene, Joann Michalik, Joanna Reck.

**Absent:** Karen Herman

**REVIEW OF PLANS: 6:30 PM**

**37 Porter Road, PC-17-05:** Review of continuing restoration and construction of historic building with preservation restriction, Todd Wacome, owner. Todd Wacome did not appear, but Leo Greene gave an update on his meeting with Todd from yesterday. Mr. Greene says he looked at the pediment and there isn't much left, lots of pieces are deteriorated beyond repair and then said he felt like there wasn't anything left to save. Mr. Wacome will rebuild and replicate it as exactly as possible. The only thing that might change is the angle of the pediment which may have to come down an inch or two in order to fit a window above.

**100 Highland Road, PC-22-5:** Applicant did not appear, not ready to submit door replacement for review.

**66 Chestnut Street, PC-22-6:** Install rooftop solar panels. Steve Kelly, applicant and representative of solar company Joanne Reck asked if the panels will be visible from the street and Steve Kelly explained they would be visible and that the neighboring houses also have visible solar panels. Leo Greene asked how far down from the ridge the panels would be and Mr. Kelly said they're about a foot and a half down from the ridge. Ms. Reck asked why the panels are laid out in the staggered pattern and Steve mentioned said he isn't sure in this specific case, but he said it is usually due to sun exposure and tree locations. Amy Bloom asked if the panels will be leased or owned and how it works if the house were to sell. Steve answered the panels would go with the sale of the house.

**Vote**

The Preservation Commission voted on a motion by Leo Greene, Joann Michalik/second to approve (5 yes -1 abstain) the application at 66 Chestnut Street, PC-22-6 as presented on March 8, 2022.

Roll call vote: Bloom/yes, Daum/abstain, Frost/yes, Greene/yes, Michalik/yes, Reck/yes.  
5 approve, 1 abstain. Motion approved 5-0-1.

**10 Sherbourne Street, PC-22-8:** Window replacement with Awning Fibrex Renewal by Andersen Windows, Jaime Morin applicant and representative for Andersen Renewal Jaime Morin explained they are replacing 8 windows in kind - 2 awning windows and 6 casement windows. Leo Greene asked what type of windows are there now and Mr. Morin said they are wooden with snap-in grills on the interior. Eric Daum said the original windows would have been white and double-hung, so the windows have clearly been replaced to casements/awnings and the house has been heavily modified over the years. The front bay window has also been heavily modified. Leslie Frost asked about the new

windows having exterior grids and the Commission members discussed matching the existing windows or upgrading the windows. Eric Daum stated he thinks unless they are going to do a larger restoration of the house and restore the windows back to double-hung windows, they should just match the modified windows. Leo Greene agreed. Mr. Daum also noted that the window lintels have been replaced as the brick mortar has been disturbed and that the new lintels were installed upside down.

### **Vote**

The Preservation Commission voted on a motion by Leo Greene, Eric Daum/second to approve (5-1) the project at 10 Sherbourne Street to replace 8 windows (6 casement and 2 awning) with Fibrex Renewal by Andersen as presented March 8, 2022.

Roll call vote: Bloom/yes, Daum/yes, Frost/no, Greene/yes, Michalik/yes, Reck/yes.  
5 approve, 1 no,. Motion approved 5-1.

### **DIMENSIONAL SPECIAL PERMIT-HISTORIC PRESERVATION PROJECTS CONTINUED:**

**1 Judson Road-275 South Main Street:** Relocate historic house to **275 South Main Street**, Andover. Special permit approved by the Zoning Board of Appeals. Kevin O'Brien, O'Brien Homes Inc., applicant. House relocated, Preservation Restriction in process.

Eric Daum says he recently drove by the relocation site and that he wishes we had (more) influence on how these relocated houses are sited. Joanna Reck thought perhaps it was sited based on the previous house project but wasn't sure. Jim Batchelder discussed how we should be documenting the reconstruction of the moved house before it is covered up with siding as that is the missing part of the visual story on these relocations.

**94 (96) Woburn Street, PC-20-15:** Review and approval of Preservation Restriction, Kathryn Morin, attorney. Relocate historic house and small barn/garage on new lot at 94 Woburn Street. James Capiello, owner. Special permit approved by the Zoning Board of Appeals. Preservation Restriction in process.

**18 William Street, PC-19-53:** Dimensional Special Permit-Historic Preservation, Carlos & Diane Arzeno, owners. Special permit approved by the Zoning Board of Appeals. Preservation restriction approved.

**Minutes:** January 11, 2022 and February 8, 2022

Leo Greene moved to approve (5-1) minutes for January 11, 2022 and February 8, 2022, Leslie Frost/second. Roll call vote: Bloom/abstain, Daum/ yes, Frost/yes, Greene/ yes, Michalik/ yes, Reck/ yes. 5 approve, 1 abstain. Motion approved.

### **Adjourn:**

Leo Greene moved to adjourn the meeting, Eric Daum/second

Roll call vote: Bloom/yes, Daum/yes, Frost/yes, Greene/yes, Michalik/yes, Reck/yes. Motion approved 6-0.

### **Application documents:**

66 Chestnut Street: Sunrun solar panel installation plan with roof top array.

10 Sherbourne Street: Awning Fibrex Renewal by Andersen Windows agreement document including photographs of home.

**Next meeting:** April 12, 2022

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The matters listed above are those that are reasonably anticipated by the Chair to be discussed at the meeting. Matters may be discussed out of order or may be deferred. Any member of the public wishing to attend this meeting who requires special accommodations in accordance with the Americans with Disabilities Act should contact the Town Manager's Office at 978-623-8210 or [manager@andoverma.gov](mailto:manager@andoverma.gov).

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