

*Peg to file with BHDC Minutes*



*July 12, 2023  
Accepted as written  
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DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING  
ANDOVER TOWN OFFICES, 36 BARTLET STREET  
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**BALLARDVALE HISTORIC DISTRICT COMMISSION  
MEETING MINUTES DRAFT #3**

**Wednesday, May 10, 2023 at 7:03 P.M.**

**BallardVale Fire Station**

The meeting was called to order by stand-in Chair, Remi Machet at 7:02 PM

Present: Diane Derby, John Maier, Sara Nigrelli, Sandra Frechette (alternate), Alexis Winnell (alternate)

Absent: Ron Abraham, Tom Adams, Joanna Reck

Remi will Chair the meeting. Sandra and Alexis are made full voting members.

Remi gave an update on the B'Vale dam. Molly and Danny Deaning of Lowell Junction Rd were present in support of retaining the Dam and the current wildlife it supports. They have lots of ideas and are willing to help. They wonder is people in BallardVale know about this and come to our meetings.

**Public Hearings: None**

**Public Meetings: None**

**Applications:**

17 Chester Street (BH23-1) – Bassel Boulous, property owner, and Maan Alawa from Nuwatt Energy - Solar Rooftop Installation

Solar array will have twenty panels on one roof plane on the left side of the house. Conduit to utility area will be on right side of the house and could be under the eave of the roof. Diane asked for a photo of the current house showing where the unit and conduit will be located.

Remi asked for a photo of the side view with a mock-up showing the solar panels. Both will be provided by Nuwatt Energy.

Motion: Move that application BH23-1 does fall under the BVHDC purview. (Nigrelli/Winell 6-0)

Motion: Move that application BH23-1 will require a public meeting. (Nigrelli/Maier 6-0)

13-15 Tewksbury Street (BH23-2) – Penelope Valdez Mejia, Marcos Devers - Addition

Applicant would like to rebuild an old addition that has rotting boards. It will be rebuilt exactly as it was. Applicant would like to change four windows (two of which are in the rear of the house). The retaining wall is in poor shape and they would like to rebuild it in the same material. Diane asked if they knew when the two wings were added to the house and Applicant stated they did not know. Diane asked about the third-floor arched windows if there was a way to keep and restore them. Diane suggested keeping the original windows and installing plexiglass over them. Remi suggested using 3-panel windows and to check with the building inspector on what would be allowed. Remi stated that they don't need to get approval for the retaining wall or driveway if they use the same materials. Commission asked about going to the building inspector to ask about setbacks. Diane asked what the siding will be for the addition and would it be clapboards versus board and batten. Most Commission members were indifferent to either and stated that it could be whatever the Applicant prefers. Applicant stated they would be doing mini-splits and Diane asked if the ductwork could be placed inside the house instead of on the exterior. Applicant prefers to keep it on the exterior, but will relocate it to the rear of the house. Commission asked if the slider in the kitchen could become a double hung window to match the other windows on that side. Applicant will consider it. Applicant said they would be keeping the octagon window. The new drawings don't have a rake board but Applicants said they would keep the same trim details.

Applicants were asked to provide a spec sheet for the new windows. Alexis will be the liaison.

Motion: Move that application BH23-2 does fall under the BVHDC purview. (Nigrelli/ Maier 6-0)

Motion: Move that application BH23-2 will require a public hearing. (Nigrelli/Maier 6-0)

246 Andover Street (BH23-3) – Max Saccoccio - Fence

Applicant is proposing a four-foot-tall cedar picket fence on the right side of the house. They have a three-foot stone wall at the front and are proposing to build a garden in front of the stone wall. The fence on the stone wall will be one foot high to match the fence behind the wall. Posts will be four-inch posts with the same top detail. The building inspector had mentioned that the neighbors are concerned about the new fence obstructing the sightline to pull out onto Andover Street. Applicant stated that the fence will be three feet away from the shared driveway so sightline will not be an issue. Commission recommended the Applicant speak to Chris Clemente about the fence obstructing the driveway sightline view. Diane will be the liaison.

Motion: Move that application BH23-3 does fall under the BVHDC purview. (Nigrelli/ Maier 6-0)

Motion: Move that application BH23-3 will require a public meeting. (Nigrelli/Maier 6-0)

#### 230 Andover Street (BH23-4) – Joe + Joanne Halpern - Addition

Applicants would like to build a 14x14 single-story addition to the house. They may take down an existing retaining wall and plant trees and bushes to hide addition. Remi said applicants could add the retaining wall to the application. Addition will have stucco to match the existing house and they will do siding in the rear to match the existing. There will be one casement window in the front. They need new grids on the windows and will include the new windows on the application. Applicant will check with architect for specs on new windows and what type of grids they will have. Commission asked that they specify stucco on the application. Remi will be the liaison.

Motion: Move that application BH23-4 does fall under the BVHDC purview. (Nigrelli/ Maier 6-0)

Motion: Move that application BH23-4 will require a public hearing. (Nigrelli/Maier 6-0)

#### 195 Andover Street (BH23-5) – Yessara Abulchda – Temporary Sign

Applicant owns the new Ballardvale Café and has new weatherproof temporary sign to hang over existing sign. Commission asked for an apostrophe to be added to the sign. Commission stated Applicant can put up vinyl sign, but will need to submit a new application for a permanent sign by December 31, 2023.

Motion: Move that application BH23-5 does fall under the BVHDC purview. (Nigrelli/ Maier 6-0)

Motion: Move that application BH23-5 will require a public meeting. (Nigrelli/Maier 6-0)



**Citizen's Speak Time: None**

**Communications, Reports, and other Commission Business:**

1. Approval of April 5, 2023 meeting minutes. (Nigrelli/Maier 6-0)
2. July meeting will be moved to July 12 due to holiday.

Motion to adjourn the meeting (Nigrelli / Winnell 6-0) at 9:30

Documents Presented

1. April 5, 2023 meeting minutes