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

**BALLARDVALE HISTORIC DISTRICT COMMISSION
MEETING MINUTES DRAFT #2
Wednesday, July 12, 2023 at 7:00 P.M.
BallardVale Firestation**

Remi Machet will be Acting Chair for this meeting.

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

Present: Tom Adams, Diane Derby, Remi Machet, John Maier, Sandra Frechette (alternate), Alexis Winnell (alternate)

Absent: Sara Nigrelli, Joanna Reck, Ron Abraham

Sandra Frechette and Alexis Winnell are appointed as full voting members for tonight.

Public Meetings:

(NEW) – 256 Andover Street (BHC 23-6) – Jane Hermosa – Chimney removal

Abby Hermosa representing her mother presented the concerns of the chimney. She stated there is no longer a fireplace in the property, so chimney is not necessary. The building inspector believes the chimney merely needs repointing, but the owner was ~~is~~ not willing to pay the cost let him see the inside of the house portion of the chimney. She could not provide a cost differential between removing the chimney and repointing. The owners do not want the expense of repairing the chimney and have reported mice. The board has asked for a structural engineer or the building inspector to report on the viability of saving the chimney. The owner has refused to hire a structural engineer. The board has requested two quotes; one to tear down the chimney and one to repair. And the Commission would also like to ask Chris Clemente, the Building Inspector, to do a complete evaluation of the chimney for his recommendation.

Abby, on behalf of her mother, has signed a 60-day extension for BHC 23-6

(CONTINUED) – 195-195A Andover Street (BHC 22-13) – Bin Hu Yang – Window replacement

Applicant presented with a supporter. She was asked to obtain more information regarding the Harvey classic windows, with SDL's. When she purchased the property in 2021, she purchased all windows as a priority. She was unaware the building was located in an historic district and purchased unapproved vinyl windows without grids. The board suggested adding grids to the windows but Bin Hu has asked and says it would hinder operation. Applicant will check with the Diamond windows to see if adding grids to upper and lower sashes would be feasible. The board would also like to see receipts for the windows.

Applicant signed a 60 day extension on application BH 22-13.

Public Hearings:

(CONTINUED) - 13-15 Tewksbury Street (BH23-2) – Penelope Valdez Mejia – Addition

Motion to Open Public hearing – (Maier/Frechette 6-0)

The applicant elected to change the request from installing new windows to repairing the four third floor windows. She was asked to provide a statement from the contractor on the scope of the window repair project, and that was provided to the Commission. The glass must be tempered and the lower sash must have a limiting device since they are 4" from the ground. The applicant has agreed to the concessions presented by board. She intends to replace the hexagonal window with a similar one to the addition on the Right, rear side of the house.

Motion to close Public Hearing – (Maier/Winnell 6-0)

Motion: I move that the BallardVale Historic District Commission finds that the proposal of application BH 23-2 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 with the following conditions: In four 3rd floor windows, that glass be tempered, install limiting hardware to prevent from opening more than 4" and the company would use the existing exterior frame work as much as possible. (Derby / Frechette 4-0, Machet and Adams abstained)

Citizen's Speak Time:

BallardVale Firestation – Janet Nicosia – New Parking Lot

Janet Nicosia, Director of Facilities and David Biancavilla from BSC Group presented a progress print of the second fire station parking lot and landscape design. Goals of the lot is to provide 10 additional parking, 2 handicap parking and potentially 1 EV parking. The challenge of the lot is it is sloped so a concrete block retaining wall would be necessary. The concrete block material was chosen as it would interfere less with the trees. Pollinating gardens (no mow areas that are of value to wildlife) and new trees have been added to the perimeter of the proposed design. Included in the plan would be new sidewalks. Safety lighting is currently being discussed. An abutter opposed another parking lot in the neighborhood and asked for a fence like the one behind the fire station on their lot line. The lot would be paved with a porous pavement with a gravel drain layered underneath. Discussion of installing rapid repeating flashing beacon (RRFB) light at the crosswalk on Andover street was discussed. At some point in time, a formal application will be filed the Commission with samples of the concrete block.

Communications, Reports, and other Commission Business:

1. Approval of May 10, 2023 meeting minutes (Maier / Adams 6-0)
2. Approval of June 7, 2023 meeting minutes (Maier / Adams 5-0, (Machet abstained)

Motion to adjourn the meeting (Maier/Winnell 6-0) at 8:59 pm.

Documents Presented

1. Application for 256 Andover St (BHC-23-6)
2. B'Vale Fire Station preliminary plans for public parking lot
3. Minutes for May 19, 2023
4. Minutes for June 7, 2023