Gina to file

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

approved as written 9.2.20

BALLARDVALE HISTORIC DISTRICT COMMISSION
MEETING MINUTES DRAFT #2
Wednesday, Aug 5 at 7:00 P.M.
VIRTUAL

The Aug 5, 2020 meeting of the BallardVale Historic District Commission was called to order at 7:07 by Vice Chair, Diane Derby, in the absence of Chair, Joanna Reck.

Present: Diane Derby, Gary Rowe, Matt Pimentel, Sara Nigrelli, Remi Machet, Ron Abraham
Absent: Joanna Reck

Due to an error in the agenda, a correction was needed. 256 Andover St (BH-20-9) should be review first as a new application. There were no objections and all were in favor.

NEW APPLICATIONS:

256 ANDOVER ST (BH-20-9) MARK SYLVESTRO. CONSTRUCTION OF BARN
RON ABRAHAM IS BEING RECUSED FROM REVIEW OF THIS APPLICATION.

MARK EXPLAINED THE DOOR DESIGN WILL HAVE THE MOUNTING HARDWARE ON THE INSIDE OF THE BARN, WITH THE RESULT THAT WHEN THE DOORS ARE OPEN, THEY WON'T BE VISIBLE FROM THE OUTSIDE. HE ALSO EXPLAINED WHAT THE LATCH WILL LOOK LIKE, WHICH IS SIMILAR TO THE BLACK LATCH PICTURED. THERE WERE NO OTHER QUESTIONS.
DIANE DERBY EXPLAINED THAT WE USUALLY REQUIRE A PUBLIC HEARING FOR THE BUILDING OF AN ADDITIONAL BUILDING, BUT MATT PIMENTEL FELT THAT THE BARN WAS FAR ENOUGH BACK FROM THE STREET THAT A PUBLIC HEARING COULD BE WAIVED. OTHER COMMISSION MEMBERS WERE IN AGREEMENT.

MOTION: MOVE THAT APPLICATION BH-20-9 DOES FALL UNDER THE BVHDC PURVIEW (MACHET/PIMENTAL 5-0)

MOTION: MOVE THAT APPLICATION BH-20-9 CAN HAVE THE PUBLIC HEARING WAIVED FOR A PUBLIC MEETING. (ROWE/MACHET. 5-0)

MARK HAS ALREADY LEFT AN ADVERTISING CHECK WITH GINA, BUT HAS NOW REQUESTED THAT GINA JUST TEAR UP THE CHECK.

AT THIS POINT, REMI MACHET LEFT THE MEETING, AS WE HAD A QUORUM WITHOUT HIM.

265 ANDOVER ST (BH-20-12). AFSHIN BOZORGZADEH. SHORTEN & REPLACE TWO WINDOWS

AFSHIN EXPLAINED HIS PROJECT, AFTER WHICH DERBY ASKED HIM TO THINK ABOUT A FEW THINGS-

1. THE COMMISSION DOES NOT USUALLY APPROVE VINYL WINDOWS. SINCE THE OTHER VINYL WINDOWS WERE INSTALLED QUITE A FEW YEARS AGO, THIS MIGHT BE THE TIME TO GRADUALLY SWITCH OVER TO A MORE APPROPRIATE WINDOW. A COMMON WINDOW THAT IS OFTEN APPROVED IS WOOD CLAD IN ALUMINUM.

2. THE HOUSE AT 265 ANDOVER ST HAD PREVIOUSLY HAD GRIDS THAT WERE MOSTLY 2 OVER 2 WINDOWS WITH A SMALL NUMBER OF 6 OVER 6. THIS MIGHT ALSO BE THE TIME TO GRADUALLY SWITCH OVER TO GRIDS IN THE WINDOWS.

3. THE WINDOWS THAT WERE MOST RECENTLY REPLACED ARE 'REPLACEMENT WINDOWS', WHICH RESULTS IN SLIGHTLY SMALLER GLASS SIZE AND A LESS APPROPRIATE LOOK. WHILE IT WOULD BE EASY, WITH A NEW KITCHEN, TO START USING NEW CONSTRUCTION WINDOWS, IT WOULD TAKE THE COMMITMENT TO NEW CONSTRUCTION WINDOWS (AND A MUCH BIGGER MESS) WHEN THE REST OF THE WINDOWS WERE REPLACED. BUT SOMETHING FOR APPLICANT TO THINK ABOUT.

4. IN THE PAST WHEN WE HAVE HAD REQUESTS TO REDUCE THE WINDOW SIZE IN ONE OR TWO WINDOWS OF AN OLDER HOUSE, WE HAVE REQUESTED THAT THE APPLICANT RETAIN THE SAME SIZE WINDOW TRIM AND ADD EITHER A WINDOW BOX FOR FLOWERS, OR A FLAT PAINTED PANEL WITH SOME SORT OF DECORATIVE DESIGN ADDED TO THE PANEL. THE SHORTER WINDOWS WOULD THEN BE INSTALLED RIGHT ABOVE THE BOX OR PANEL. ANOTHER THING FOR THE APPLICANT TO CONSIDER.

DERBY WILL SEND SAMPLE PICTURES AND A CHECK LIST TO THE APPLICANT AND HIS ARCHITECT. SINCE THE ARCHITECT IS AWAY UNTIL THE 18TH, THE APPLICANT SHOULD SEND ANY ADDITIONAL INFORMATION REQUESTED BY EMAIL TO GINA BY AUG 25TH, SO SHE CAN EMAIL IT TO COMMISSION MEMBERS.

MOTION: MOVE THAT APPLICATION BH-20-12 DOES FALL UNDER THE BVHDC PURVIEW (PIMENTEL/ROWE. 5-0)

MOTION: MOVE THAT APPLICATION BH-20-12 CAN HAVE THE PUBLIC HEARING WAIVED FOR A PUBLIC MEETING. (PIMENTEL/ROWE. 5-0)

LIAISON IS RON ABRAHAM

PUBLIC MEETINGS:

16 MARLAND ST (BH-20-11). LAVITA. CONSTRUCTION OF FENCE

APPLICANT EXPLAINED TWO OPTIONS –

1. LEAVE WHITE VINYL FENCE ALONG SIDEWALK WHERE IT'S CURRENTLY LOCATED AND

PLANT SHRUBBERY IN FRONT TO PROVIDE SOME SCREENING

2. MOVE WHITE VINYL FENCE 10-12 FEET BACK FROM WHERE IT'S CURRENTLY LOCATED AND PLANT SCREENING SHRUBBERY TO PROVIDE SOME SCREENING.

SINCE THE BVHDC DOES NOT APPROVE ANY 6 FT TALL FENCING ALONG THE SIDEWALK, OPTION #1 DID NOT RECEIVE ANY COMMISSION SUPPORT.

DERBY PREFERRED TO DESCRIBE OPTION 2 AS BEING HALFWAY BETWEEN FENCING CURRENTLY ALONG SIDEWALK AND FENCING AT END OF DRIVEWAY, A SUGGESTION SHE MADE LAST MONTH. SHE WASN'T SURE THAT 10-12 FEET BACK WAS AS FAR BACK AS HALFWAY. THAT OPTION WAS PREFERRED BY COMMISSION. DERBY STATED THAT SHE WOULD HATE TO SEE A ROW OF TALL ARBOR VITAE IN FRONT OF FENCE, BUT RATHER A VARIETY OF LOWER SHRUBS THAT WOULD PROVIDE SOME SCREENING, BUT WERE NOT INTENDED TO HIDE THE FENCE.

MOTION: I move that the BallardVale Historic District Commission finds that the proposal of application BH-20-11 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: (FENCE) TO BE MOVED BACK HALFWAY BETWEEN CURRENT LOCATION (BY SIDEWALK) AND FENCE AT END OF DRIVEWAY. AND TO BE PARTIALLY SCREEN WITH BUSHES, BUT NO MORE THAN ONE TO TWO ARBOR VITAE TO BE INCLUDED. (PIMENTEL/ROWE. 5-0)

AFTER THE VOTE, APPLICANT ASKED IF THERE WAS A DEADLINE FOR COMPLETION OF THE WORK. DERBY EXPLAINED THAT THE COA WAS GOOD FOR ONE YEAR AND THAT WE'D RATHER SEE THE WORK DONE AT AN APPROPRIATE TIME OF YEAR FOR THE PLANTINGS TO BE PUT IN THE GROUND. AND THAT WE'D RATHER THE APPLICANT WIT UNTIL SPRING TO PLANT IF THE FENCING WAS TO BE MOVED TOO LATE IN THE FALL FOR PLANTING TO BE DONE AND SURVIVE.

APPLICANT ALSO ASKED IF WE WANT TO BE NOTIFIED OF COMPLETION OF WORK, SO WE COULD DO AN INSPECTION. DERBY SAID THAT WASN'T NECESSARY.

APPLICANT WAS TOLD SHE COULD CONTACT GINA IF THERE WERE ANY QUESTIONS AND GINA WILL PROVIDE DERBY'S EMAIL ADDRESS.

PUBLIC HEARINGS:

24 RIVER ST (BH-20-8) HERITAGE BUILDERS. CONSTRUCTION OF HOUSE

APPLICANT DESCRIBED THE RECENT CHANGES THAT HAVE BEEN MADE AT OUR REQUEST AND THAT ARE PRESENT ON THE JULY 31ST VERSION OF THE ELEVATIONS, WHICH INCLUDED

1. ENLARGED EVE AND RAKE DETAILS
2. THE ROOF OVERHANG ON ALL SIDE IN 12"
3. THE CORNERS OF THE SECOND STORY WINDOWS ARE NO LONGER CUT OFF. AND THE 2ND STORY WINDOW TRIM HEADER IS THE SAME DIMENSION AS THE REST OF THE TRIM ON

THE 2ND STORY WINDOWS

4. THE WINDOW SIZES ARE ALL LISTED
5. THERE ARE NOW TRADITIONAL GABLE END RETURNS
6. THERE IS NOW LESS EMPTY CLAPBOARD SPACE AT THE FRONT OF THE HOUSE AND GARAGE

DERBY MENTIONED THAT ALL THAT WE ASKED OF THIS APPLICANT HAS NOW BEEN PROVIDED. THERE WERE NO ADDITIONAL QUESTIONS.

MOTION: I move that the BallardVale Historic District Commission finds that the proposal of application BH-20-8 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:
AS PER ELEVATION RECEIVED **7-31-20. (PIMENTEL/ROWE. 5-0)**

LIAISON IS JOANNA RECK

CITIZENS SPEAK TIME: NONE

COMMUNICATIONS, REPORTS AND OTHER COMMISSION BUSINESS:

1. Approval of Minutes: July 8, 2020 – Final version has not been received, so vote will be next month
2. Date of Sept meeting: Wed, Sept 2
3. Other Business
4. Upcoming Dates of Interest

   September BVHDC Meeting: please check town website for date & location
   October BVHDC Meeting: please check town website for date & location

Motion to adjourn the meeting: (Pimentel/Nigrelli 5-0) at 8:34pm.