

The BallardVale Gazette

Newsletter of the BallardVale Historic District Commission

Volume 1, Number 3

BallardVale, Massachusetts

November 2001

BALLARDVALE BLOCK PARTY

Thanks to everyone who helped make the BallardVale Block Party on September 8th such a success. We estimate that approximately 200 people joined in the festivities at the playground over the course of the day, all of whom - *literally* - left their mark on BallardVale by adding their handprints to the shed. It looks great! The day's events went well, and everyone seemed to have a good time. Neighbors new and old, relaxed, shared delicious food, talked, and even danced together! The cleanup went well, too, assuring that the Town will allow us to hold another block party if we want to... Do we want to do it again next year? We vote yes! Let us know what you think.

We would like to thank a couple of people who really helped make the day special. Thanks go to Ted Teichert for all his help running the games, both for the kids and the adults, and for his fantastic job as DJ! Thanks to Chief Murnane and the BallardVale Fire Department for providing electricity and for coordinating rides on the new BallardVale fire engine. Thanks to Boy Scout Troop 76 who helped prepare the playground by painting the shed and swingsets, and by rebuilding benches. Great work!

We would also like to thank all those people who made contributions of money and materials to the day's events. We had a total of \$700 donated in cash, and spent \$600. The remaining \$100

MARY FRENCH

The BallardVale Historic District Commission extends its condolences to the French family, and its gratitude to Mary French for her friendship and commitment to the well-being of BallardVale. We will miss you, Mary...

is set aside in the BallardVale Block Party bank account. If anyone would like to make a donation toward next year's event, please make checks payable to "BallardVale Block Party" and send to B'Vale Block Party, c/o Diane and Chris Huntress, 17 Tewksbury Street, Andover MA 01810. The second annual party is a long way off, but donations made now will help make the coordination easier next summer. See you next year!



WE'VE BEEN ASKED...

Is the land next to the MBTA tracks being developed?

BallardVale Crossing is a planned development of 68 private townhouses and flat condominium units proposed by Andover resident and developer Bill Perkins, of Hearthstone Realty Corporation, to be constructed in BallardVale center. The project is to be located on a 5.7 acre site between Dale Street and the MBTA Commuter Rail stop. It borders town conservation land at its northern end. Mr. Perkins sought approval for the development from the Andover Zoning Board of Appeals under M.G.L. Chapter 40B, also known as the Comprehensive Permit law, which attempts to address the issue of affordable housing in the state. Under the law, 25% of the owner-occupied units are reserved for individuals whose family income does not exceed 80% of the area's median income.

The project site is not within the historic district limits and, thus not subject to Historic District Commission review and approval. However, because of the major impact that this development will have on the character of the neighborhood, the BVHD Commission expressed its concerns about the site planning and building massing, architectural and landscape issues, and off-site improvements to Mr. Perkins.

The Commission requested that Mr. Perkins consider limiting building height to 3 stories; preserving and restoring the original brick building on Dale Street; to reflect the character of the surrounding structures in the proposed building on Dale Street; and to incorporate architectural details that better reflect the character of the surrounding historic neighborhood. Mr. Perkins was willing to incorporate several of our requests into his plan. He offered to provide funds to improve access to AVIS conservation land by creating a gravel parking area and informational signage, and for upgrades to the existing playground on Andover Street that might

include new fencing or reconstruction of the ballfield or hard playing surfaces. These offers are now listed as conditions of project approval by the Zoning Board.

Editor's note: The Commission appreciates Mr. Perkins willingness to consider our concerns, and to incorporate several suggestions into his plan. At the time of the writing of this article, the Zoning Board has given its final approval to the project. However, a recent inspection of the brick building on Dale Street has uncovered structural problems that may deem it unrestorable. Mr. Perkins has appealed the conditions of approval, in part, because of the discovery of the building's structural problems. The final outcome and manifestation of the development remain to be seen.

The Commission is pleased to have been able to have what we hope is a positive impact on a project that has such bearing on our neighborhood, and looks forward to working with Mr. Perkins on any alterations to his current proposal.

WE'VE BEEN ASKED... will be a regular feature of the BallardVale Gazette. Please your send questions to: BallardVale Gazette c/o M.P.Bogan, 139 Andover Street, Andover MA 01810.

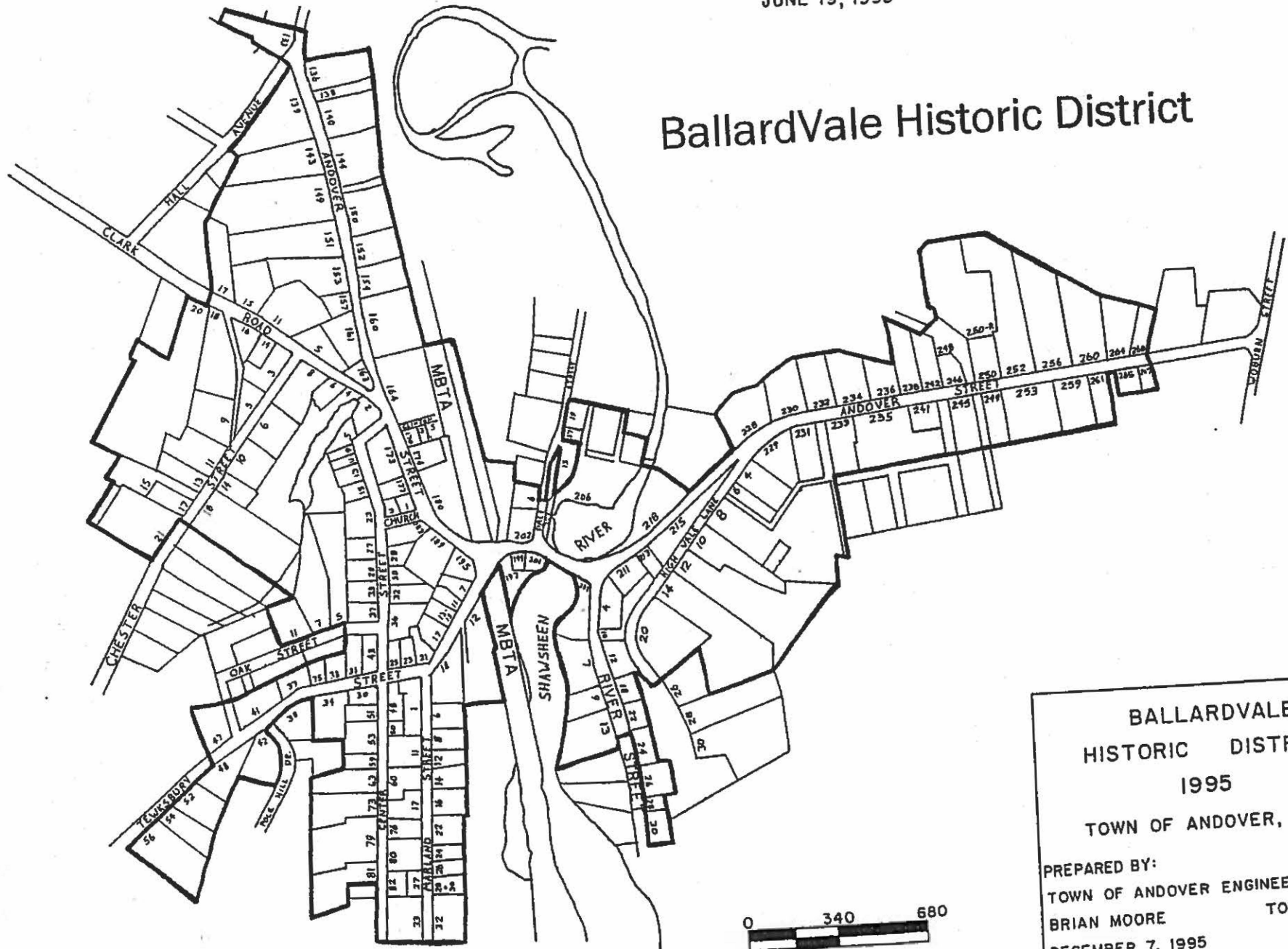
TREE LIGHTING

Bring your warm mittens and your best singing voices to the Annual Tree Lighting on BallardVale Green on Sunday, December 2 at 5:00pm. Join neighbors and friends on the Green for seasonal songs and celebration, snow or shine!



Approved by Andover Board of Selectmen APRIL 12, 1995
2. SCOTT HARSHBARGER
ATTORNEY GENERAL
JUNE 19, 1995

BallardVale Historic District



BALLARDVALE
HISTORIC DISTRICT
1995
TOWN OF ANDOVER, MA

PREPARED BY:
TOWN OF ANDOVER ENGINEERING
BRIAN MOORE TOWN
DECEMBER 7, 1995

LOCAL BOY SCOUT SOARS TO EAGLE

BallardVale residents may have noticed that the playground looked neater and cleaner in time for the block party in September. The once graffiti-covered shed was freshly painted in preparation for its current colorful handprints. Swingsets were repainted, and three benches were repaired. If you wondered who was behind all this work, you now know who to thank.

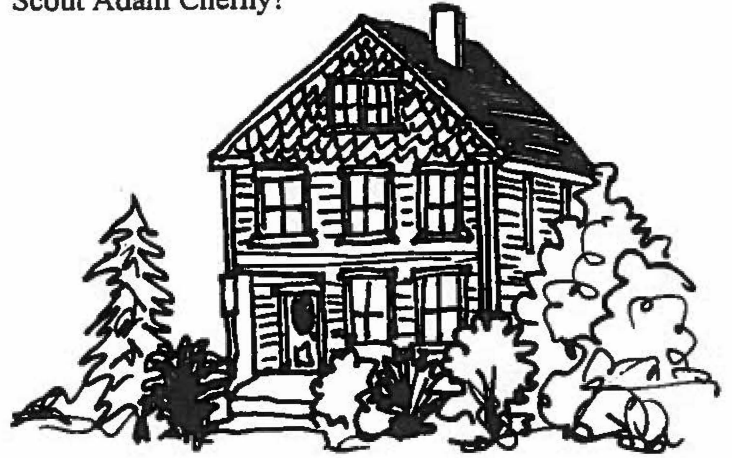
Boy Scout Adam Cherny of 19 Tewksbury Street is a member of Scout Troop 76, which meets at the BallardVale United Church. In June, Adam met with BVHD Commission members Chris Huntress and Richard Bowen to develop a list of possible projects that would meet the requirement in scope, content and quantity of hours toward his Eagle Scout project.

To become an Eagle Scout, a troop member is required to develop a project that provides 150 hours of community service, and importantly, to demonstrate leadership in the carrying out of the project. Adam worked to determine the scope and specifications of the project, as well as to schedule the work and meet deadlines. He showed flexibility and organization throughout the project, adjusting to changes in the plan and new expectations. Adam coordinated the work efforts of his fellow Scouts who all worked together in various areas of BallardVale to accomplish their goal. Some of the many Scouts and Troop leaders involved in the undertaking with Adam include Mike Anciello, Bob Boucher, Miriam Boucher, Scott Chamberlain, Justin Cherny, David Cherny, Ryan Domigan, Mr. Domigan, Jeff Hall, Mr. Milligan, Chris Picard, Mr. Picard, David Ramsdell, Pat Roy, Alex Vispoli and Alex Vispoli, Sr.

Spiffing up the playground was just one of the components of Adam's project. All of the participating Scouts painted the posts and chains that surround BallardVale Green. "It had to be done", said Adam, commenting on the state of disrepair --- the wooden benches were rotted out, and the posts and chains at the Green were deteriorating and rusting.

The Scouts also cataloged and photographed all the houses in the Historic District as part of an on-

going Commission project to catalog houses by address, owner, photograph and date of the original structure. The neighborhood is appreciative of all the Scouts for their hard work. And though the formal presentation of his promotion is yet to happen, congratulations and thanks go to new Eagle Scout Adam Cherny!



IS YOUR PROPERTY IN THE BALLARDVALE HISTORIC DISTRICT?

A map of the BallardVale Historic District, established in 1996, is included in this issue of the Gazette. Please check to see if your property falls within the district limits. If it does - and if you're on the Gazette mailing list, you probably *are* within the district - changes or additions to your house or outbuilding (including fences) are subject to approval by the BallardVale Historic District Commission. Applications are available from the Building Department at Town Offices.

Allow two months *before proposed work begins* for the application to be reviewed and the process completed. Remember to secure all appropriate work and building permits and Commission approval *before* you begin work on your house, property or building.

Detailed information is available from Community Development and Planning at Town Offices (Patti D'Agata, Secretary, 978-623-8310) or from our brochure or any Commission member. People are always welcome to attend one of our monthly meetings, prior to submitting an application, to ask questions, discuss proposed projects and changes, and to get feedback on ideas. We meet the first Wednesday of every month at 7pm at Town Offices. Please call if you have any questions.

SWAP SHOP

Available for free: Large pieces of old wavy glass, rescued from the trash, good for replacement panes. Glass pieces range in size from 20x26 to 24x35. Call Diane Derby @ 978-475-0125.

If anyone has items for giveaway (for restoration, historic preservation, etc.) , contact Gazette editor for inclusion in next issue.

BVHD Commission Members

Chris Huntress, Chair: 978-470-8882
Diane Derby, V. Chair: 978-475-0125
Richard Bowen, Sec'y: 978-475-6986
Ron Abraham
Ed Morrissey
Perry Raffi
Jim Sheldon
Bruce Taylor
Mary (M.P.) Bogan, Gazette Editor: 978-474-1910

CALENDAR

- Dec. 2 (Sunday)** **Annual Tree Lighting Celebration**
BallardVale Green - 5:00pm
- Dec. 4 (Wednesday)** **BallardVale Historic District Commission** monthly meeting
Town Offices - 2nd Floor Conference Room - 7:00pm
- Jan. 9 (Wednesday)** **BallardVale Historic District Commission** monthly meeting
Town Offices - 2nd Floor Conference Room - 7:00pm
- Feb.6 (Wednesday)** **BallardVale Historic District Commission** monthly meeting
Town Offices - 2nd Floor Conference Room - 7:00pm

On-going Applications for Projects of Interest to B'Vale Residents
Genetics Institute Proposed Expansion
(Contact: Planning Board Sec'y, Paula Hamel 978-623-8310)

If we learn of scheduled application dates coming before other town boards for projects of interest to B'Vale residents, we will notify you by email, if you email your request for notification to Diane Derby <derby01@mediaone.net>

BallardVale Historic District Commission

*Andover Town Offices
36 Bartlet Street
Andover, MA 01810*

US POSTAGE
PAID
ANDOVER, MA
PERMIT NO. 41

See you December 2nd at the Tree Lighting!