

Fruit Street Historic District Commission
Meeting Minutes - December 12, 2019
Mayor's Conference Room
Approved

Called to order at 7:00pm by Chairman Southworth

1. Roll call

Present: Maurice Southworth, Marian Levy, Kevin Wallace

Excused: Bonnie Sontag

2. General business

Approval of minutes: March 7, 2019. Unanimously approved.

3. New business

Application for Certificate of Appropriateness to remove an 8' section of vinyl fence to allow for off-street parking at 14 Fruit Street. Chairman Southworth outlined the process for the meeting and review of application. Applicant Peter Zanni and his business partner, Tony Finocchiaros were in attendance. Mr. Zanni is the applicant for 14 Fruit Street LLC.

Chairman Southworth opened the public hearing and read a letter from residents Michael Sales and Anika Savage, owners of 6 Fruit Street. Both were in support of the removal of the vinyl fence and replace with wooden fence but strongly oppose the parking based on the FSHDC guidelines. They felt that the bricked area is an entry walkway and would not allow for sufficient parking.

Joseph Carper, owner of 8 Fruit Street read a letter on behalf of himself and his wife Susan McKittrick. Both were in support of the removal of the fence but oppose the parking request for the same reasons as owners of 6 Fruit Street, referencing the FSLHD guidelines.

Carmen Ocella, owner of 16 Fruit Street, Unit C and with contract to purchase 16 Fruit Street, Unit A is a direct abutter and spoke in opposition of the application based on the following:

1. The parking would leave only 3 feet to access the doorway to 16 Fruit, Unit C.
2. Would convert space from historically used space
3. In direct violation of FSHDC guidelines
4. Proposed conversion would block view and access.

Melinda Cheston, the owner of 10 Fruit Street also spoke in opposition of the driveway request but supports the removal of the fence.

Lizabeth Southworth, owner of 12 Fruit Street spoke in opposition of the request, stating that it violates the FSLHD guidelines and that the driveway would be incongruous to the historic nature of the street and neighborhood.

Tara Cederholm, owner of 20 Fruit Street echoed the prior statements and letters opposing the request for the conversion of the right of way. Ms. Cederholm supports the removal of the fence, but only if it replaced with an historically appropriate fence.

Decision Findings

The reason for the decision was based upon the FSLHD Design Guidelines (section 11), which states "Providing off-street parking can significantly alter a property...Front yards and entry walkways should not be converted to parking."

The front entranceways to both 14 and 16 Fruit St. are shared by this walkway and it is therefore not appropriate to utilize this shared walkway for off-street parking.

Commissioner Levy made a motion to reject the application, seconded by Commissioner Wallace. All voted in favor. Motion approved.

5. Other business

None

6. Adjournment

Motion to adjourn made by Commissioner Wallace, seconded by Commissioner Levy. Motion approved unanimously.

Respectfully submitted, Kevin Wallace, Note Taker