

Fruit Street Local Historic District Commission
Meeting Minutes – August 23, 2012
Mayor's Conference Room, City Hall

Meeting of the Fruit Street Local Historic District Commission was called to order at 7:14 PM.

Roll Call

Present: Tom Bower, Bonnie Sontag, Kevin Wallace , Leach McGavern, Maurice Southworth

General Business

a) Approval of Minutes

Kevin Wallace made a motion to approve meeting minutes for October 20, 2011.

Leah McGavern seconded the motion. Minutes approved unanimously.

Tom Bower made a motion to approve meeting minutes for November 11, 2011.

Maurice Southworth seconded the motion. Minutes approved unanimously.

Correspondence

None

Old Business

a) Realtor Disclosure

After discussion of the procedure for identifying properties, it was decided that when anyone sees a For Sale sign on Fruit Street, they should email Maurice and Dianne Eppa and Dianne will send the disclosure statement and cover letter to the listing realtor.

Kevin Wallace made a motion to approve this procedure.

Bonnie Sontag seconded the motion.

Motion approved unanimously.

New Business

a) Thomas Bower, 96 High Street

In-ground swimming pool, tree removal, fencing

Tom Bower recused himself from the Commission in order to present his application.

Maurice Southworth, Chair of the Commission, opened the public hearing.

Tom Bower described the proposal based on a revised application submitted July 26. They propose to remove a diseased crab-apple tree in the back of the side yard, install an in-ground swimming pool, and provide fencing and a hedge on the High Street side of the yard to screen the pool area from view. This is the only section of the back yard that is visible from a public way. The pool would be installed in the back 1/3 of the lot that runs 120 feet from High Street to the back of the lot. There is an 8 foot drop-off as the land slopes down toward the back of the property. They will build a 4 foot high retaining wall about 60 feet away from High Street. They will also install a 4 ½ foot high wrought iron fence with self-locking gate plus a hedge of shrubbery to totally obscure the pool area from High Street view. Brick and granite, currently

used in the backyard, will be the building materials. The property has fairly mature landscaping elements and they will make an effort to not damage a large pine tree on the side yard and to keep all other trees. They will add hedges approximately 5 feet in length to provide screening for side neighbors. The pool will be kidney-shaped, and they will not build the spa as proposed on the application. The pool will not be visible from High Street after all screening is planted and is not visible at all from Fruit Street because of the garage and existing back fence. Lighting in the pool and the down-facing lights on the wall in the pool area will not create undue illumination for neighbors or for High Street pedestrians.

Discussion among commission members and the applicant clarified and confirmed the above details of the application.

Kevin Wallace made a motion to approve the application.

Leah McGavern seconded the motion.

The motion was approved unanimously.

During the course of discussion and consideration of this application, plan(s), supporting material(s), department head comments, peer review report(s), planning department comments and other related documents, all as filed with the planning department as part of this application and all of which are available in the planning department, were considered.

Adjournment

Meeting adjourned at 7:38PM.

Respectfully submitted, Bonnie Sontag - Note Taker.