



**Architectural Commission Meeting  
April 13<sup>th</sup>, 2023 at 10:00 a.m.**

**IN ATTENDANCE**

| <b>Architectural Commission</b>             |   | <b>Town Staff</b>                   |      |
|---|---|-------------------------------------|------|
| Sharon Kirkland, Chair                      | √ | Linda Stumpf, Town Manager          | Zoom |
| Ken Ray, Vice Chair                         | X | Erika Petersen, Town Clerk          | √    |
| Cindy McMackin, Commissioner                | X | Sara Benbasat, Zoning Administrator | √    |
| David Knobel, Commissioner                  | √ | Keith W. Davis, Town Attorney       | X    |
| Lisa Munro, Commissioner                    | X | Trey Nazzaro, Ass't. Town Attorney  | √    |
| Russel Bernard, 1st Alt. Comm.              | √ |                                     |      |
| Barbara Appleby, 2 <sup>nd</sup> Alt. Comm. | √ |                                     |      |

**PUBLIC:**

Grace Walton (Landscape Architect), Dresden & Angelo Abbenante (110 Spoonbill), Michael & Cathy Shaw (35 Audubon), Kara Ross (105 Churchill), and Tracy Turco (1500 LER)

**CALL TO ORDER & PLEDGE OF ALLEGIANCE:**

Chair Kirkland called the meeting to order at 10:02 a.m.

Town Clerk Petersen swore in David Knobel to Commissioner Seat #3, Russel Bernard to 1<sup>st</sup> Alternate Commissioner and Barabara Appleby to 2<sup>nd</sup> Alternate Commissioner.

**CONSENT AGENDA**

Commissioner Knobel made a motion to **approve** the minutes of 03/09/23. Commissioner Appleby seconded the motion, which passed unanimously.

There was no ex parte.

**ITEMS FOR CONSIDERATION**

**Case No. AR-23-11  
2 Little Pond**

2 Little Pond 1 LLC, 2 Little Pond Road, requested approval to replace the existing entry gate with a black aluminum entry gate. The proposed aluminum gate was a different style than the existing gate but the same color, size, and in the same location. No landscaping was proposed to be replaced. Staff presented the application.

Commissioner Knobel moved to **approve** the application. Commissioner Bernard seconded the motion which passed unanimously.

**Case No. AR-23-12**  
**110 Spoonbill Road**

Angelo and Dresden Abbenante, 110 Spoonbill Rd., requested approval to paint the exterior of the home; make modifications to front, back, and side elevations; replace existing windows and doors, and stain the roof tiles. The exterior walls of the house were proposed to be painted Greek Villa (SW 7551). The existing roof tiles to be stained Hickory Smoke (SW 7027). Windows and doors to be replaced with impact rated windows and glass doors with white frames. Garage doors were also proposed to be replaced with impact rated doors. Some window and door modifications included additions, removals, enlargements, reductions, and changes to opening shapes. Some of the other proposed elevation changes included an addition of a front entry arch with cast stone banding and boxing out the base of the steel columns. The homeowners, Dresden & Angelo Abbenante presented the application.

The homeowner clarified they were proposing bronze frames to the windows and doors instead of white.

Commissioner Knobel had some questions regarding age of the roof.

Commissioner Knobel moved to **approve** the application. Commissioner Appleby seconded the motion which passed unanimously.

**Case No. AR-23-13**  
**1500 Lands End Road**

Jerry and Tracy Turco, 1500 Lands End Road, requested approval to paint the exterior of the home. The exterior walls of the home, including the garden wall, were proposed to be painted Pleasing Pink (Behr color match to BM 2003-70). The trim of the house to remain white. The front door was proposed to be painted Perennial (BM 405). Tracy Turco, the homeowner presented the application.

Mike & Cathy Shaw (35 Audubon) made public comments in support of the pink paint color.

Town Hall had received a phone call against the paint color and an email in support of the paint color.

Commissioner Bernard moved to **approve** the application. Commissioner Appleby seconded the motion which passed unanimously.

**Case No. AR-23-14**  
**35 Audubon Causeway**

Michael and Catherine Shaw, 35 Audubon Causeway, requested approval to replace all windows and doors, repair a small section of the chain-link fence, same for same, at the rear of the property, and replace diseased hedges with four (4) foot tall Clusia plants along front, street side, and part of the rear of the property. Red bougainvillea plants were proposed along the inner side of the rear fence. The windows and doors were proposed to be replaced with white single-hung impact rated windows and sliding glass doors. The existing front doors to be replaced with double entry glass doors and sidelights by WinDoor, to be clear glass with bronze framing. The door and window opening sizes remain unchanged. The homeowners, Mike & Cathy Shaw presented the application.

Commissioner Bernard moved to **approve** the application. Commissioner Appleby seconded the motion which passed unanimously.

**Case No. AR-23-15**  
**980 S. Ocean Blvd.**

980 S. Ocean Blvd LLC, 980 South Ocean Boulevard, requested approval for a parking area with four (4) spaces and a viewing terrace on the west lot adjacent to the waterway. On February 09, 2023, ARCOM approved modifications to previously approved structures, landscape and hardscape plans, and rejected the installation of parking on the west lot adjacent to the waterway. The applicant has since revised the parking plan. The parking area paving was proposed to match the residence driveway, and the terrace paving to match the outdoor decking of the main residence. A landscape plan was provided. Grace Walton, the landscape architect, presented.

Commissioner Knobel moved to **approve** the application. Commissioner Bernard seconded the motion which passed unanimously.

**Case No. AR-23-16**  
**105 Churchill Way**

105 Churchill Way LLC, 105 Churchill Way, requested approval for the following exterior changes: paint the exterior of the home Rockport Gray (BM HC-105); paint the front door Newburyport Blue (BM HC-155); replace porch railings with white southern cross paneled railings; replace the driveway pavers with medium sized white stone gravel; paint the driveway border pavers and porch pavers white; remove two royal palms at driveway entrance; relocate the existing two (2) Gumbo Limbo trees to be slightly shifted toward; replace two (2) palms near front door with two (2) smaller palms; replace exterior wall sconces with Quoizel (WVR8406WT) rectangular bronze outdoor wall lanterns; add ceramic pots with flowering plants between palms in rear yard; repair and refurbish pool by refinishing pool surface, replacing existing coping tiles with white coping tiles, and installing new white waterline tiles (Himayala-Everest 6"x6"). This request reflects work already completed. The homeowner, Kara Ross presented the application.

Commissioner Knobel moved to **approve** the application. Commissioner Appleby seconded the motion which passed unanimously.

**OTHER BUSINESS**

There was none.

**PUBLIC COMMENTS**

There was none.

**ADJOURNMENT**

The meeting was adjourned 10:45 a.m.

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Sharon Kirkland, Chair

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Date Signed

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Erika Petersen, Town Clerk

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Date Signed