



**Architectural Commission Meeting
October 14th, 2021 at 10:00 a.m.**

IN ATTENDANCE

Architectural Commission		Town Staff	
Sharon Kirkland, Chair	X	Linda Stumpf, Town Manager	X
Kristin Rosen, Vice Chair	√	Lisa S. Petersen, Town Clerk	√
Karen Quigley, Commissioner	√	Erika Petersen, Deputy Clerk	√
Sam Sylvetsky, Commissioner	X	Alice Everard, Zoning Administrator	√
Ken Ray, Commissioner	X	Keith W. Davis, Town Attorney	X
Lisa Munro, 1st Alt. Comm.	√	Matthew Pritchett, Ass't. Town Attorney	√
Norbert Waldenmayer, 2 nd Alt. Comm.	√		

PUBLIC:

Sara Atteberry (Owner's Rep), Adam Mills (Landscape architect), Tom Benedict (Architect), Kobi Karp (Architect) and Keith Williams (Landscape architect)

CALL TO ORDER & PLEDGE OF ALLEGIANCE:

Vice Chair Rosen called the meeting to order at 10:00 a.m.

CONSENT AGENDA

Commissioner Quigley made a motion to **approve** the minutes of 09/09/21. Commissioner Waldenmayer seconded the motion, which passed unanimously.

There was no ex parte.

ITEMS FOR CONSIDERATION

**Case No. AR-21-39
12 Little Pond**

Corinne Amar, 12 Little Pond Rd., requested approval to install a 32 linear feet of 4 ft. high black aluminum rail fencing to match existing with two gates. The new fencing will be located approximately midway off the east elevation of the home and connect to its NE corner.

Item was postponed until the November 10th meeting

Case No. AR-21-45
20 Spoonbill Rd

Ethan & Sandra Weitz, 20 Spoonbill Rd., requested approval to repaint the exterior walls of their home including trim. The proposed paint color is Benjamin Moore OC-61 White Diamond.

Commissioner Quigley moved to **approve** the application. Commissioner Munro seconded the motion which passed unanimously.

Case No. AR-21-46
1260 S. Ocean Blvd

1260 South Ocean LLC, 1260 S. Ocean Blvd., requested approval to make modifications to the recently approved new single-family home. The new modern style two-story residence and two-story guest house was originally approved by ARCOM on July 9, 2021. Approved amenities included a two car garage on the first level and a nine car basement level garage, a rear yard pool and a rear yard summer kitchen. The current revisions requested to the main home included increasing the size of the main level garage from two to four cars, minor adjustments to window locations and sizes and the addition of a flat roof above the front door. Hardscape changes to the front of the site included minor modifications to the layout of the driveway, modifications to the steps and water features leading up to the main house and the addition of a putting green immediately adjacent to and in front of the SW front loggia. Hardscape changes to the rear of the site included the addition of a spa and a swim lane to the pool with a wooden deck running along the rear of the pool and a planter and terraced steps leading down towards the seawall from the NE covered loggia. An updated landscape plan was provided. Architect Tom Benedict spoke on behalf of the project.

Commissioner Munro moved to **approve** the application. Commissioner Waldenmayer seconded the motion which passed unanimously.

Case No. AR-21-47
980 S. Ocean Blvd

980 South Ocean LLC, 980 S. Ocean Blvd., requested approval to make modifications to the recently approved new single-family home. The new modern styled two-story residence and two-story guest house was originally approved by ARCOM on April 8, 2021. Amenities that were approved included a multi-car garage beneath the home's front entrance, a front yard tennis court, an east side yard and rear yard pool and a rear yard open trellis and firepit. The new request included the addition of air-conditioned space enclosing the second-floor of the accessory guest house and minor bump-outs easterly to the rear façade. Architectural revisions to the façade of the house included changing the exterior finish from stone to white stucco except in select areas and simplifying the ribbed architectural elements on the front NE balcony and the NW balcony of the second floor.

Site plan modifications included a change in motorcourt materials to a tabby concrete with cast stone border and a change of pattern by the main house, the addition of a courtyard to the east side of the guest house and the addition of a sunken seating area and water feature by the pool located on the south side yard. The new plan also included the removal of the previously approved trellis and firepit located to the south of the rear yard pool. An updated landscape plan was provided.

Commissioner Waldenmayer moved to **approve** the application subject to and conditioned upon that any subsequent plans consistently demonstrate conformance with all wall height requirements pursuant to Town Code. Commissioner Munro seconded the motion which passed unanimously.

**Case No. AR-21-48
75 Spoonbill Rd**

Foix USA Limited Partnership, 75 Spoonbill Rd., requested approval to install 86 linear feet of 4 ft. high bronze aluminum rail fencing along the north side of the property with two matching gates facing the front on either side of the home. They also proposed installing two 4 ft. high by 3 ft. wide bronze seawall gate “fans” to extend over the north and south seawalls to prevent crossing onto the property. No landscaping will be removed.

Commissioner Quigley moved to **approve** the application. Commissioner Munro seconded the motion which passed unanimously.

OTHER BUSINESS

There was none.

PUBLIC COMMENTS

There was none.

ADJOURNMENT

The meeting was adjourned 10:23 a.m.

Kristen Rosen, Vice Chair

Date Signed

Lisa S. Petersen, Town Clerk

Date Signed