



**Architectural Commission Meeting
May 12th, 2022 at 10:00 a.m.**

IN ATTENDANCE

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

PUBLIC:

Greg Bonner (Architect), Keith Waters (Mayor), Stuart Lepera (Contractor), Larry Robbins (Contractor), Joanne Jacobson (35 Curlew), Paul & Gina Hyland (25 Curlew), Jeannie & Mark Cohen (25 Audubon), and Dan Leever (1730 Lands End)

CALL TO ORDER & PLEDGE OF ALLEGIANCE:

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

CONSENT AGENDA

Vice Chair Rosen made a motion to **approve** the minutes of 04/14/22. Commissioner Munro seconded the motion, which passed unanimously.

There was no ex parte.

ITEMS FOR CONSIDERATION

**Case No. AR-22-16
105 Evans Lane**

Glen and Darcy Weber, 105 Evans Ln., requested approval for modifications to their home. Modifications to the front elevation involved enclosing the existing covered entryway and extending it 28 ft. out from the proposed area to be enclosed. The new front enclosure would be utilized as a foyer while the 28 ft. extension would become the

covered entryway to match the original. The rear elevation will be updated by raising a portion of the family-room roof to match the existing roof height and pitch. Materials, colors and style to match that of the existing structure and that of other structures in the Villas. Landscaping was not affected. Zoning Administrator, Alice Everard presented the application.

Commissioner Munro moved to **approve** the application conditioned on applicant providing a formboard survey to guarantee setbacks are met. Vice Chair Rosen seconded the motion which passed unanimously.

Case No. AR-22-17
25 Audubon Causeway

Jean & Mark Cohen, 25 Audubon Cswy., requested approval to make modifications to their recently approved new single-family home and site. The West Indies-Traditional styled two-story home including rear yard pool and spa was first approved by ARCOM on September 9, 2021. The newly proposed changes include the addition of a 340 sf. bedroom with balcony to the second floor, removal of a second-floor planter and installation of a glass balcony in its place, a 4 ft. wide pivot entry door and changes to the location and size of window openings. The site's retaining wall was shifted to be located 2 ft. 4 in. off the property line and a perimeter fence consisting of black aluminum pickets was proposed for the front and rear yard. Landscaping remained as previously approved. The Cohens and their architect (Greg Bonner) presented the project.

During public comments, adjacent residents; Paul & Gina Hyland had comments.

The Commissioners had questions for the architect and homeowners. Town Attorney Davis confirmed the project meets Town Code. Town Manager Stumpf informed the Commission that the Town was administratively levying a fine for 'Work without an ARCOM Order' in the amount of four times the ARCOM fee.

Vice Chair Rosen moved to **approve** the application subject to and conditioned upon that the applicant shall submit a new landscape plan addressing the privacy and maintenance issues discussed during the meeting. Commissioner Munro seconded the motion which passed unanimously.

OTHER BUSINESS

There was none.

PUBLIC COMMENTS

Gina Hyland (25 Curlew) had a comment regarding measurements.

ADJOURNMENT

The meeting was adjourned 10:55 a.m.

Sharon Kirkland, Chair

Date Signed

Erika Petersen, Town Clerk

Date Signed