



**Architectural Commission Meeting
January 12th, 2023 at 10:00 a.m.**

IN ATTENDANCE

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

PUBLIC:

Tony Mauro (Contractor), Louisa Michelin (Contractor), Harold Smith (Architect), Gregory Bonner (Architect), John Lang (Landscape Architect), Lynn Bender (Landscape Architect), Grace Walton (Landscape Architect), Eddy Vasquez (Architect), and Larry Barszewski (Coastal Star)

CALL TO ORDER & PLEDGE OF ALLEGIANCE:

Chair Kirkland called the meeting to order at 10:01 a.m.

CONSENT AGENDA

Vice Chair Rosen made a motion to **approve** the minutes of 12/08/22. Commissioner Sylvetsky seconded the motion, which passed unanimously.

There was no ex parte.

ITEMS FOR CONSIDERATION

**Case No. AR-23-01
14 Little Pond Road**

14 Little Pond Road LLC, 14 Little Pond Rd., requested approval for the location of a new generator, pool equipment and the relocation of air conditioning equipment. Also requested were changes to existing landscaping, the addition of a BBQ counter with undercounter refrigerator within an existing screen enclosure (to be replaced same for same) and the addition of an 8'-0" x 16'-0" swimming pool and a 5'-0" x 5'-0" spa inside the south courtyard. Courtyard walls proposed to be extended to surround the pool for additional screening and privacy. The new pool/water feature was previously approved

with a reduced setback on December 2022 by TCOM per Variance 22-6. Tom Benedict (Architect) and Lynn Bender (Landscape Architect) presented the project.

Vice Chair Rosen moved to **approve** the application. Commissioner Sylvetsky seconded the motion which passed unanimously.

Case No. AR-23-02
Little Pond Park Residences Condo Association

Little Pond Park Residences Condo Association, Little Pond Park Residences Condo., requested approval to change the exterior paint color for each unit and to replace a portion of a damaged hedge. The exterior of each building including garage doors to be painted White Chocolate (BM 2149-70) and wood trim will be refreshed with the existing brown color. The damaged hedge located at the SW corner of the intersection of Little Pond Road and Paslay Place was proposed to be replaced with 4.5 ft. tall Buttonwood plants for a distance of 300 ft. Staff presented the project.

Commissioner Sylvetsky moved to **approve** the application. Vice Chair Rosen seconded the motion which passed unanimously.

Case No. AR-23-03
1900 S. Ocean Blvd

Jagbir & Sarla Singh, 1900 S. Ocean Blvd., requested approval for minor modifications to their new house located on the west parcel and previously approved by ARCOM in June 2022. Proposed changes included modifications to fenestration on the elevations in order to bring more uniformity to windows and doors, addition of exterior doors, modified window sizes, changes to stucco trim and the addition of overflow roof scuppers. Harold Smith (Architect) presented the project.

Vice Chair Rosen moved to **approve** the application. Commissioner Sylvetsky seconded the motion which passed unanimously.

Case No. AR-23-04
3050 S. Ocean Blvd

3050 S. Ocean Blvd LLC, 3050 S. Ocean Blvd., requested approval for site plan and elevation changes to the house previously approved by ARCOM in November of 2021. Elevation changes consisted of minor adjustments to window sizes and locations. Changes to the site plan included a revision to the original double driveway entrance into a single driveway entrance due to DOT & engineering safety requirements, fencing location and landscaping adjustments due to driveway re-alignment. Eddy Vasquez (Architect) presented the project.

Commissioner Sylvetsky moved to **approve** the application. Vice Chair Rosen seconded the motion which passed unanimously.

Case No. AR-23-05
1300 S. Ocean Blvd

1300 South Ocean LLC, 1300 S. Ocean Blvd., requested approval to construct a new house, a guest house and two swimming pools. The 2-1/2 story main house was proposed to include an 8-car garage in a contemporary style featuring large cantilevered overhangs with open wood beams floating above terraces with wood column accents. Exterior finishes in white painted stucco (Snowbound SW 7004) with accent walls clad in porcelain tile from Idea Ceramica (MA 300 Hard Brown Manhattan 30x120) and vertical columns and horizontal beams consisting of stained IPE wood. Windows and doors consisted of Duranar black aluminum and exterior railings will consist of black horizontal slats. The one-story guest house will be located at the front NW corner of the parcel and was designed to be consistent with the main house and included a 2-car garage. The site was designed to be accessed via one driveway entrance located at the SW corner of the parcel and featured a front gate consisting of black aluminum. The 2 swimming pools proposed to incorporate waterline tile from Dal Tile (Artigiano 3" x 6" rectangular polished) and multiple water features throughout the site were shown as consistent with the contemporary style of the home. Greg Bonner (Architect) and Grace Walton (Landscape Architect) presented the project.

Commissioner Sylvetsky moved to **approve** the application. Vice Chair Rosen seconded the motion which passed unanimously.

Case No. AR-23-06
1140 S. Ocean Blvd

Mark Sherman, 1140 S. Ocean Blvd., requested approval to make modifications to the existing site on the east and west parcel. Additions to the east parcel included the addition of a pedestrian gate connected to the front site wall, a second driveway entrance and redesign of overall driveway system with precast stone pavers for the driveway, a guest house, a second pool, an outdoor kitchen, hardscape modifications and a generator. The second driveway entrance to be added to the SW corner of the lot and included an entry driveway gate to match the existing. Additionally, a wrought aluminum pedestrian gate was proposed to be centered on the front site wall and will match an existing front door entry gate of the main house. The proposed 2-story guest house was designed in the Mediterranean style including materials of the main house and incorporated a center-loggia and a 2-car garage. The new pool and an existing water fountain feature are proposed to be located centrally between the guest house and the main house and an outdoor kitchen/pool house addition extended eastward from the rear SW corner of the main house. The existing pool will be redesigned to orient in an east-west direction and will include a deck and spa. The west parcel was proposed to be updated with a paver parking area and landscaping. John Lang (Landscape Architect) and Tony Mauro (Contractor) presented the project.

Commissioner Sylvetsky moved to **approve** the application. Vice Chair Rosen seconded the motion which passed unanimously.

OTHER BUSINESS

There was none.

PUBLIC COMMENTS


There was none.

ADJOURNMENT


The meeting was adjourned 10:51 a.m.




Sharon Kirkland, Chair



Date Signed



Erika Petersen, Town Clerk



Date Signed