



**Architectural Commission Meeting  
March 5<sup>th</sup>, 2026 at 10:00 a.m.**

**IN ATTENDANCE**

Architectural Commission		Town Staff	
Stewart Satter, Chair	√	Eric Marmer, Town Manager	√
Steven Locante, Commissioner	X	Tony Davidson, Asst. Town Manager	√
Kristin Rosen, Commissioner	X	Erika Petersen, Town Clerk	√
Hank Siemon, Commissioner	√	Alice Everard, Zoning Administrator	√
Niki Peterson, Commissioner	X	Jacek “Jack” Tomasik, Building Official	√
J.D. Bols, 1 <sup>st</sup> Alt. Comm.	√	Keith W. Davis, Town Attorney	X
Sharon Kirkland, 2 <sup>nd</sup> Alt. Comm.	√	Dylan Brandenburg, Asst. Town Attorney	√

**PUBLIC:**

Brian Bullock (TBBG), Lynn Bender (LBLA), Josephyne Payne (2 Loggerhead), Jess Sowards (CSA), and JJ Jaramillo (CSA)

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

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

There was no ex parte communications.

**CONSENT AGENDA**

Commissioner Siemon made a motion to **approve** the minutes of 02/05/2026. Commissioner Bols seconded the motion, which passed unanimously.

**ITEMS FOR CONSIDERATION**

**Case No. AR -26-06  
1460 Lands End Road**

1460 Lands End LLC, 1460 Lands End Rd., requested approval for a new single-family residence. At the January 8, 2026 meeting, a two-story Contemporary-Transitional style home with associated features and improvements was presented to ARCOM. Features included bronze-framed impact glazing and glass-panel garage doors, a dark bronze standing seam metal roof, varied exterior wall textures (wood composite siding, stone cladding, and stucco painted “Chantilly Lace”), and light gray Shellcrete hardscape

surfaces. Improvements included a three-car garage, rear yard pool/spa, summer kitchen, and an expansive rear and side yard with a second-story open terrace. ARCOM requested revisions to add side yard landscaping to better screen views from the south terrace, lighten exterior material colors, and provide additional architectural interest along portions of the front elevation. Updated architectural and landscape plans were provided. Brian Bullock, the architect, and Lynn Bender, the landscape architect, presented the project.

There were questions from the Commissioners about the increased screening by the south neighbor's property. There was also a question about exterior lighting to which Mr. Bullock responded they were proposing very minimal landscape lighting that was warm and dark-sky compliant with accent lighting at the front elevation.

Commissioner Bols moved to **approve** the application. Commissioner Siemon seconded the motion which passed unanimously.

### **Proposed Guardhouse Re-design**

At the February 10th Town Commission meeting, a new guardhouse proposed at 1200 Lands End Road was presented. As contemplated by Town Code Sec. 32.29, the Town Commissioners directed ARCOM to review these plans and render an opinion to the Town Commission which will thereafter take final action on the application. Plans reflecting various design options were provided. Chief Rasor & Town Manager Marmer explained the purpose of the re-designed guardhouse proposal. Jess Sowards & J.J. Jaramillo from CSA Architects presented the options. Five options were presented.

ARCOM preferred option #2 mixed with option #5. Changes included removal of the cupola, no canopy and the addition of a rounded dormer window.

Chief Rasor answered questions about traffic calming and speeding deterrents in regards to the design options.

Josephyne Payne, 2 Loggerhead, made public comments about the proposals.

### **OTHER BUSINESS**

Building Official Jack Tomasik and Building Services Administrator Molly Gaughan explained to the ARCOM that all ARCOM submittals will now be occurring through our online Building Permit portal, MGO. Ms. Gaughan gave an overview of the website to the commissioners and answered questions.

### **PUBLIC COMMENTS**

There was none.

### **ADJOURNMENT**

The meeting was adjourned at 10:15 a.m.

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Stewart Satter, Chair

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Date Signed

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Erika Petersen, Town Clerk

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Date Signed