

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

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January 19, 2019

DRAFT MEETING MINUTES

Open meeting beginning at 10:00 AM at Rex Dunning / Irish Beach Fire House, Forest View Road, Manchester.

CALL TO ORDER: The meeting was called to order at 10:03 AM by committee member Tom Reidenbach. Other Committee members present: John McGehee, Darryl Datwyler, and Don McCormick. Members absent: Chairman RJ Dial. Property Owners in attendance: Kerri and Scott Pullen, Robert Greco, Gordon Moores, Su and Steve Whitaker, Pablo and Marisa Romano.

APPROVAL OF MEETING MINUTES: The minutes from the October 20, 2018 and November 17, 2018 meetings were approved by the committee as drafted, 4-0.

NEW BUSINESS:

Pullen 4/70 (15470 Forest View Rd.): New Home Construction (NHC), Phase II Application. Phase I application approved April 2018.

Committee member Reidenbach introduced this agenda item by noting that there were no written comments received regarding the Phase II package that was sent to neighboring property owners. Scott Pullen, owner/architect, presented an overview of the planned approximately 1400 sq. ft., one-story house and detached garage. He noted that the proposed design differed slightly from what was envisioned at the Phase I review – he heeded the recommendations made at that time to incorporate a two-car rather than one-car garage, and to utilize an underground propane tank. No variances are requested. Mr. Pullen presented samples of the exterior materials and finishes he intended to use. There were no questions from the committee or the attendees. Member Datwyler moved to

approve the application. Member McGehee seconded the motion. The motion was approved, 4-0.

Greco 3/21 (14765 Cypress Point Rd.): New Home Construction (NHC), Phase I Application.

Committee member Reidenbach introduced this agenda item by noting that there were no comments received regarding the Phase I package that was sent to neighboring property owners. Mr. Greco presented the site plan, noting that he had purchased the adjacent lot to the north. At this time he does not intend to merge the two lots. He plans to use an underground propane tank and to store his trash/recycling bins in the garage, so there will be no need for exterior enclosures. In response to a question from the committee, Mr. Greco said he expects to request one variance, for a 2/12 roof pitch over the loft in order to minimize the overall height in this section of the house. There were no additional questions from the committee and no questions from the floor. Member McGehee moved to approve this Phase I application. Member Datwyler seconded the motion which passed, 4-0.

COMMUNICATIONS:

Romano 4/29 (15761 Forest View Rd.): Architect has been in contact with ADC with questions for clarification. Target for Phase II review is February or later meeting.

Ciraulo 3/16 (43760 Sea Cypress Dr.): New Home Construction. Submitted plans are being reviewed by the committee. Target for Phase II is February meeting.

Louie 1/8 (15240 Irish Beach Dr.): Proposal to paint house (currently brown) with the following: Body – VALSPAR Lagoon Reflection (light blue/gray), VR111C; Trim – VALSPAR Steele Blue (darker blue/gray), VR113B. Committee reviewed samples and determined they meet the CC&R requirements that *“All exterior paints and stains should be in muted tones consistent with neighboring structures, and in colors commonly found in the surrounding natural environment”* and approved the color change.

UNFINISHED BUSINESS: None.

QUESTIONS FROM THE FLOOR: None.

ADJOURNMENT/NEXT MEETING: The meeting was adjourned at 10:30 AM. The next meeting will be scheduled when the Romano and/or Greco and/or Ciraulo Phase II applications are ready for review or when there is New Business to consider. The agenda for each meeting is posted at the community kiosks and the ADC website.