

Minutes
Architectural Review Board
March 25, 2026, at 6:30 p.m.

The regular meeting of the Wellington Architectural Review Board was held on March 25, 2026.

I. CALL TO ORDER/ROLL CALL

Kelly Ferraiolo called the meeting to order at 6:39 p.m.

Board Members Present: John Greene, Stacy Somers, Maria Raspanti, and Maria Wolfe

Board Members Absent (Excused): Sal Van Casteren, Luis Rodriguez and Dr. Satesh Raju

Staff Members Present: Kelly Ferraiolo, Senior Planner

II. REMARKS BY CHAIRMAN

None

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

Approval of the February 25, 2026 Architectural Review Board Meeting Minutes

A motion was made by John Greene, seconded by Maria Raspanti, to approve the February 25, 2026 Architectural Review Board Meeting Minutes. The motion passed unanimously 4-0. Luis Rodriguez, Dr. Satesh Raju, and Sal Van Casteren had excused absences.

V. ADDITIONS & DELETIONS

None

VI. SWEARING IN OF WITNESSES

Kelly Ferraiolo swore in all speakers providing testimony.

VII. EX-PARTE COMMUNICATION

None

VIII. NEW BUSINESS

Petition No. 2026-0009-ARB 9844 Stover Way

Kelly Ferraiolo presented a resident's request for approval of an alternative design for a 13-foot by 18-foot solid, flat-roof, detached aluminum pergola that does not match the architectural design of the principal structure. Mrs. Ferraiolo explained that because the pergola is detached, it is required to undergo the Architectural Review Board (ARB) process. She also confirmed that the proposed pergola meets all required setback requirements.

John Greene recommended that Planning and Zoning staff initiate a Zoning Text Amendment related to pergolas, noting that such an amendment could simplify the approval process for residents and potentially eliminate the need for ARB review in similar cases.

A motion was made by John Greene, seconded by Maria Wolfe, to approve Petition No. 2026-0009-ARB 9844 Stover Way Alternative Design for Pergola with the addition of Conditions 3 and 4 that are listed on Petition No. 2026-0010-ARB. The motion passed unanimously (4-0). Luis Rodriguez, Sal Van Casteren, and Dr. Satesh Raju had excused absences.

Petition No. 2026-0010-ARB 3506 Turenne Way Pergola

Kelly Ferraiolo presented a resident’s request for approval of an alternative design for a 13.5-foot by 16.25 solid flat roof detached aluminum pergola that does not match the design of the principal structure. Mrs. Ferraiolo stated that, because the fence is not opaque, she will add conditions requiring hedges on both sides of the property.

A motion was made by Maria Raspanti, seconded by Maria Wolfe, to approve Petition No. 2026-0010-ARB 93506 Turenne Way Alternative Design for Pergola. The motion passed unanimously (4-0). Luis Rodriguez, Sal Van Casteren, and Dr. Satesh Raju had excused absences.

Petition No. 2026-0011-ARB Wellington Reserve Exterior Colors

Kelly Ferraiolo presented a request for approval of the proposed exterior color scheme for the Wellington Reserve project. Mrs. Ferraiolo stated that all proposed colors are included on the Architectural Review Board (ARB) approved color chart. She further noted that all accessory structures, including dumpster enclosures and monument signs, will be repainted to match the updated color scheme.

A motion was made by John Greene, seconded by Maria Raspanti, to approve Petition No. 2026-0011-ARB Wellington Reserve Exterior Colors. The motion passed unanimously (4-0). Luis Rodriguez, Sal Van Casteren, and Dr. Satesh Raju had excused absences.

IX. COMMENTS FROM THE PUBLIC

None

X. COMMENTS FROM THE STAFF

The next regularly scheduled ARB meeting is April 22, 2026 at 6:30 pm.

XI. COMMENTS FROM THE BOARD

None

ADJOURN

Meeting adjourned at 6:58 pm.

Stacy Somers, Chairman

Date