

Minutes
Architectural Review Board
April 22, 2026, at 6:30 p.m.

The regular meeting of the Wellington Architectural Review Board was held on April 22, 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, Maria Wolfe, Sal Van Casteren, and Luis Rodriguez

Board Members Absent (Excused): 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 March 25, 2026 Architectural Review Board Meeting Minutes

A motion was made by Luis Rodriguez, seconded by Maria Wolfe, to approve the March 25, 2026 Architectural Review Board Meeting Minutes. The motion passed unanimously (4-0). John Greene and Sal Van Casteren arrived late. Dr. Raju had an excused absence.

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. 2026-0012-ARB 14924 Draft Horse Lane Alternative Design

Kelly presented a resident's request for approval of an alternative design for a 70' x 30' shade structure to cover a sports court that does not match the design of the principal structure. Mrs. Ferraiolo mentioned that similar structures do exist throughout Paddock Park that do not have to meet zoning requirements because they are AG-exempt.

The agent representing the owner was present to answer questions. Luis Rodriguez asked which sport would be played in the structure, and the agent responded that it would be used for tennis. Maria Wolfe stated that she did not believe the court appeared to be designed for the sport described by the agent. Mr. Rodriguez noted that the Architectural Review Board's (ARB) primary concern is not the intended use of the court, but rather whether it is aesthetically appropriate and if it could pose any issues from a visual standpoint.

A motion was made by Luis Rodriguez, seconded by Maria Raspanti, to approve Petition No.2026-0012-ARB 14924 Draft Horse Lane Alternative Design for a pergola with conditions recommended by staff. The motion passed (5-1). Maria Wolfe dissented. Dr. Raju had an excused absence.

Petition No. 2026-0014-ARB 11928 Maidstone Drive Alternative Design

Kelly Ferraiolo presented a resident’s request for approval of an alternative design for a 15’ x 16’ solid flat roof detached aluminum pergola that does not match the design of the principal structure. Mrs. Ferraiolo states that the flat roof is only 2% of the size of the principal structure, which, if attached to the house, would be permitted.

A motion was made by John Greene, seconded by Luis Rodriguez, to approve Petition No.2026-0014-ARB 11928 Maidstone Drive Alternative Design for a pergola with conditions recommended by staff and to provide ARC approval to staff. The motion passed unanimously (6-0). Dr. Raju had an excused absence.

IX. DISCUSSION

Discussion of Proposed Zoning Text Amendment for Accessory Shade Structures

Kelly Ferraiolo stated that at previous meetings, there were multiple requests for pergolas that the ARB reviewed and approved. As a result, the board recommended that the council allow these types of requests to be approved administratively instead of requiring ARB approval. The ZTA requires the structures to be screened from the right-of-way and adhere to a maximum height of 12 feet. Pergolas that do not meet these conditions would be required to get approval from ARB.

A motion was made by Luis Rodriguez, seconded by John Greene, to approve the proposed Zoning Text Amendment for Accessory Shade Structures. The motion passed unanimously (6-0). Dr. Raju had an excused absence.

X. COMMENTS FROM THE PUBLIC

None

XI. COMMENTS FROM THE STAFF

Staff reminded the Board to complete their applications for Boards and Committees by tonight. Staff thanked the Board for their commitment and service. The next regularly scheduled ARB meeting is May 27, 2026.

XII. COMMENTS FROM THE BOARD

None

ADJOURN

Meeting adjourned at 7:08 pm.

Stacy Somers, Chairman

Date