



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: June 18, 2026

Re: **Item No. 05 -Docket No. PF-2122081 -BAR
226 Maple Ave E -Berstein Management
Exterior Modification**

Request approval of new lights for Berstein Management located at 226 Maple Ave E, Docket No. PF-2122081-BAR, in the AC, Avenue Center Zoning district, filed by Wasif Sharoon, Berstein Management Group project contact.

The applicant is requesting approval of new light fixtures on three existing poles in the front parking lot and seven new light fixtures attached to fencing and the building. The new light fixtures are approximately 12 inches wide by 17.60 inches long with either 4500, 5000, or 5700 Kelvins. The applicant proposes that the lights face downward but not be shielded.

Approval or a conditioned approval of this request will satisfy an existing zoning code violation.

Attachments: 01 - Staff Report
02 - Application and Authorization
03 - Site Plan
04 - Light Specifications
05 - Photos
06 - Relevant Code Sections

***Applicants must attend the meeting and represent their application.
Failure to appear may result in the deferral of the item or amendments to the design.
Failure to appear will not relieve any pending violations.***

Recommended motion:

I move to (approve/defer/deny) new lights for Berstein Management located at 226 Maple Ave E Docket No. PF-2122081-BAR, in the AC, Avenue Center Zoning district, filed by Wasif Sharoon, Berstein Management Group project contact (as submitted / with the following conditions....)

Process

Per Town Code Chapter 4, all land areas zoned other than single-family detached residential are architectural control districts. Any lot, parcel or area of land within any area zoned for single-family detached residences, which is used for other than single-family detached residences, or which is the subject of an application for a use permit or building permit involving any such other use, is also designated an architectural control district.

No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review.