

Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: December 18, 2025

Re: **Item No. 06 –Docket No. PF-1942449 -BAR**
411 Maple Ave E – Dunkin & Baskin Robbins
Exterior Modification

Request for approval for all exterior modifications listed in the application and staff report for Dunkin & Baskin Robbins located at 411 Maple Ave E, Docket No. PF-1942449-BAR, in the AE, Avenue East zoning district, filed by Rick Flather, Developing Solutions, project contact.

The applicant is proposing changes to the façade as well as additional exterior changes to the existing Wendy's. The changes are as follows:

- Exterior lights
 - Sign light fixture
 - Wall Pack Rear Door
 - Wall Pack
- Brick Paint Colors
 - Sherwin Williams Iron Ore – SW 7069
 - Sherwin Williams Passive – SW 7064
- Split Face Block painted
 - Sherwin Williams Passive – SW 7064
 - Sherwin Williams Iron Ore – SW 7069
- Storefront – Dark Bronze
- Metal coating painted Sherwin Williams Iron Ore – SW 7069
- Aluminum Storefront – Dark Bronze to match existing
- Metal coping painted Sherwin Williams Nebulous White – SW 7063
- Canopies painted Sherwin William 5059990 (Orange)
- EIFS colors
 - EIFS-01A Sand Pebble Fine painted SW 7064 – Passive White

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.

- EIFS-01A Sand Pebble Fine painted #DUDO 312736S Charcoal
- EIFS-01A Sand Pebble Fine DUDO 39 2736S ST Woodtone
- Exterior Paint
 - Brick, Split Face, Block, Downspouts, Coping - Sherwin Williams Passive – SW 7064
 - Brick, Split Face Block, Service Doors, Utilities, Coping - Sherwin Williams Iron Ore – SW 7069
- PVC Trim – Pink and White alternating with Woodtones
- Orange aluminum building band above windows
- Steel height detector with aluminum arm in Nebulous White and Dunkin Pink
- Nebulous White aluminum menu board with aluminum canopy and the following colors:
 - Dukin Orange – PMS 3564C
 - Nebulous White – PMS 7063
 - 3M HP White Vinyl
 - 3M HP Black Vinyl
 - 3M HP 3564C Orange Vinyl

There business owner is not proposing any changes to the landscaping, just maintenance at this time.

Attachments:

- 01 – Staff Report
- 02 – Application and Authorization
- 03 – Site Plan
- 04 – Renderings
- 05 – Canopies & Canopy Specifications
- 06 – Orange Building Band
- 07 – Height Detector
- 08 – Menu Board
- 09 – Drive Thru Window
- 10 – Storefront Specifications
- 11 – Existing Photos
- 12 – Relevant Code Section

Recommended motion:

I move to (approve/defer/deny) the request for all exterior modifications listed in the application and staff report for Dunkin & Baskin Robbins located at 411 Maple Ave E, Docket No. PF-1942449-BAR, in the AE, Avenue East zoning district, filed by Rick Flather, Developing Solutions, 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.