

Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: July 24, 2026

Re: **Item No. 01 – Docket No. PF-2224216-BAR**
527 Maple Ave E - Smart Link – AT&T Telecommunications
Exterior Modifications

Request approval of a rooftop platform, and antennas for Smartlink Group, located at 527 Maple Ave E, Docket No. PF-2224216-BAR, in the AE, Avenue East zoning district, filed by Doug Samson, Saul Ewing LLP, project contact.

The applicant proposes the following improvements:

- 244 square foot concealment screened equipment platform enclosure (finished to match the existing building façade) to include:
 - 3 power cabinets
 - 6 RRHS (remote radio head)
 - DC50 Circuit Breaker Connection
- 12 total antennas measuring 2.5 feet to 8 feet attached to the exterior of the enclosure, new parapet wall facing East St, and existing parapet wall facing rear parking lot
 - Delta Antennas flush mounted - painted to match screening - 8 feet 2 inches
 - Gamma Antennas flush mounted - painted to match screening - 2 feet 5 inches
 - Alpha Antenna flush mounted - painted to match building - 2 feet 5 inches
 - Beta Antennas flush mounted - painted to match building - 8 feet 2 inches
 - Cam-Lok generator connector - grade level

Background & History

This site was last reviewed by the Board of Architectural Review during a work session on October 29, 2025, for a telecommunications proposal by SmartLink Group for AT&T. That 2025 proposal included rooftop antennas and a large, screened equipment enclosure on the same building.

Board members had the following comments related to the October 29, 2025 work session:
Show a site key on every page to show which elevation is being referenced.

- Update the renderings to show current and proposed.
- Updated renderings should be colored.
- Push the enclosure back 2-4 feet by cantilevering the structural.
- Possible brick façade for the enclosure to match the color of the building's brick façade.
- Bubble in red the proposed changes/additions.
- Is it possible to only show the antenna and not have the enclosure?
- Color options with the renderings.
- Reduce visual impact of enclosure (lower the height, reduce the size, push it back from the front façade several feet).
- Why does the structure need to be on the front corner (question for the structural engineer)?

The applicant has submitted a narrative responding to the questions raised at the work session, found on pages 5 through 8 of Attachment 10.

This project also requires a Modification of Requirement which is included as a separate agenda item for the July 16, 2026 BAR meeting.

Attachments:

- 01 - Staff Report
- 02 - Application & Authorization
- 03 - Site Plan
- 04 - Roof & Equipment Layout Plan
- 05 - Building Elevations
- 06 - Platform Plans, Elevations, & Stairs
- 07 - Cabinet Plans & Details
- 08 - Antennas & Support Details
- 09 - Photo Simulations
- 10 - Project Narrative for BAR
- 11 - Relevant Code Sections

Recommended motion:

I move to (approve/ defer/ deny) a rooftop platform, and antennas for SmartLink Group, located at 527 Maple Ave E, Docket No. PF-2224216-BAR, in the AE, Avenue East zoning district, filed by Doug Samson, Saul Ewing LLP, 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.