

To: Town of Beacon Planning Department
Date: Dec 11, 2018
Re: 21 South Ave, Site Plan and Special Permit

Comments and Responses from John Clarke Planning and Design dated Dec 7th, 2018

1. *"The City Council approved a Special Permit for the multifamily residential use with several conditions. These conditions included that the parking lot be reconfigured to incorporate a 5-foot setback from the rear and side property lines, consistent with Section 223-26 C(1), and that the parking lot be landscaped with appropriate trees, shrubs, and other plant materials, consistent with Section 223-26 C(3). The Site Plan should be updated to reflect these conditions, including shade trees in the parking lot setback."*

§ 223-26 Off-Street Parking, loading and vehicular access.

(3) Landscaping. Except for parking spaces accessory to a one-family dwelling, all off-street parking areas shall be landscaped with appropriate trees, shrubs and other plant materials and ground cover, as approved by the Planning Board based upon consideration of the adequacy of the proposed landscaping to assure the establishment of a safe, convenient and attractive parking facility with a minimum amount of maintenance, including plant care, snowplowing and the removal of leaves and other debris. At least one tree with a minimum caliper of three inches at a height of four feet above ground level shall be provided within such parking area for each 10 parking spaces.

(a) Wherever possible, planting islands, at least eight feet in width, shall be provided to guide vehicle movement and to separate opposing rows of parking spaces so as to provide adequate space for plant growth, pedestrian circulation and vehicle overhang. Such planting islands and the landscaping within them shall be designed and arranged in such a way as to provide vertical definition to major traffic circulation aisles, entrances and exits, to channel internal traffic flow and prevent indiscriminate diagonal movement of vehicles and to provide relief from the visual monotony and shadeless expanse of a large parking area.

(b) The Planning Board may require curbing to facilitate surface drainage and prevent vehicles from overlapping sidewalks and damaging landscaping materials.

(c) No obstruction to driver vision shall be erected or maintained on any lot within the triangle formed by the street line of such lot, the outer edge of the access driveway to the parking area and a line drawn between points along such street line and access drive 30 feet distant from their point of intersection.

RESPONSE

We have updated the plans to show the removal of asphalt within 5' of the property line. We have also added shrubs to the perimeter of the parking area and also an extra tree has now been placed near the parking in the spirit of § 223-26 (3).

2. *“Since this parcel is in the LWRP area and the HDLO Zone, the application requires a LWRP Consistency Determination and a Certificate of Appropriateness. The plans appear consistent with the LWRP and Historic Preservation Chapter 134 standards.”*

RESPONSE

No response necessary.

3. *“The replacement windows should match the appearance of the original historic windows, if known, with dividing muntins on the exterior of the glass.”*

RESPONSE

The elevations have been updated to show 9x9 muntins on exterior of the glass.

4. *“A detail should be provided for the wood trash enclosure.”*

RESPONSE

Detail A1 on page 04 now shows a detail of the trash enclosure.

Comments and Responses from Lanc and Tully dated Dec 5th, 2018

1. *As previously noted, grading (proposed topographic lines) for the newly proposed parking lot entrance should be shown on the plans. This area should be looked at further, as the existing topography represented on the site plan does not match that as shown on the topographic survey.*

RESPONSE

This area has been made clearer with respect to what is an existing topographic line and what is a proposed topographic line.

2. *As previously noted, any grading proposed in vicinity of the existing parking lot on South Ave should be shown on the plans.*

RESPONSE

We are not proposing any new grading in at the South Ave parking lot. A note has been added to provide 1% slope for drainage of the lot.

3. *As is showing a handicap accessible parking stall to be located in the parking lot located off of South Ave. the plan shall show a striped access aisle along with the required signage for the parking stall and access aisle as called out in the construction detail.*

RESPONSE

The handicap accessible parking spot now shows the correct striped access aisle and signage.

4. *As the plan is calling for the installation of 4 trees, it is recommended that the water and sewer services be show on the plan to ensure that these trees are not planted over or adjacent to the water and sewer services in turn creating future maintenance problems for the service lines.*

RESPONSE

We will obtain the appropriate map from the water and sewer dept and verify that the new trees will not interfere with any service lines.