

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: February 8, 2019

Re: **1154 North Avenue Site Plan**

I have reviewed a January 29, 2019 cover letter from Hudson Land Design, January 25, 2019 Site Plan Application, October 2, 2018 door detail, and a 2-sheet Site Plan Application, dated January 29, 2019.

Proposal

The applicant is proposing to convert an existing two-story building, previously used for storage, into two art galleries. Minor exterior improvements on the east side include a new gravel walkway, side light, and double glass door to the upper floor gallery. The 4,636 square foot parcel is in the Central Main Street (CMS) district, which allows art galleries as a permitted use.

Comments and Recommendations

1. The applicant should provide evidence of legal rights allowing public access over the adjacent driveway to the rear door.
2. Details for the new doorway, exterior light, walkway, and removable barricade should be provided on the Site Plan sheets.
3. The plan should show existing trees and shrubs along the frontage and any proposed landscaping.
4. Parking spaces cannot be safely provided on this small parcel along Route 9D, so the applicant is requesting that the Board waive the required parking under Section 223-41.18 G(4). The site qualifies since the lot is under 8,000 square feet and the building is under 5,000 square feet.
5. This building is not currently in the Historic District and Landmark Overlay (HDLO) zone, but it is on a list of parcels in the Main Street area that is currently under consideration for HDLO nomination. Rather than leaving the modern front door and blank, covered-over southwest corner, the owner should consider reproducing the original storefront cornice, front door, and showroom windows as part of this application.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

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