

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

Date: March 7, 2019

Re: **1154 North Avenue Site Plan**

I have reviewed a February 26, 2019 response letter from Hudson Land Design and a 2-sheet Site Plan set with the latest revision date of February 26, 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 proposed stanchions do not appear adequate as a barrier, given that the sloping ground in this portion of the rear yard may make them unstable.
2. 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. I recommend a waiver in this case.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Deputy Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Daniel G. Koehler, P.E., Project Engineer