

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

Date: March 7, 2019

Re: **554 Main Street Amended Site Plan**

I have reviewed a February 26, 2019 response letter from Burns Engineering Services, an undated Sound Control Plan by Audio Video Forensic Lab, copies of six police reports from 2018 regarding noise complaints, and a February 25, 2019 Site Plan sheet.

Proposal

The applicant is proposing to expand the commercial use of a mixed-use site to include an existing outdoor pavilion for outdoor dining, cooking, and music. The parcel is in the Central Main Street (CMS) district and the Historic District and Landmark Overlay (HDLO) Zone.

Comments and Recommendations

1. The rear portion of the property is now included in the CMS district, which permits commercial uses. However, the new CMS district also includes more specific standards than the previous CB district, which should be applied whenever possible in new site plan approvals. As examples:
 - a. Section 223-41.18 G(1) states that off-street parking should be "screened by a low brick or stone wall, hedge, ornamental fence, and/or other landscaping...that screens parked cars from view from the street." A fence or evergreen hedge should be included next to space #16 to satisfy this requirement. This location will not block sight distance towards the north.
 - b. Section 223-41.18 J(11) states that "...chain link, barbed wire, plastic, or vinyl fencing shall not be permitted." Fencing of wood or other approved materials should replace the existing chain link fencing along the side and rear lot lines, where needed. More solid fencing may also help contain noise and other impacts on neighboring residential properties.
2. Parking in spaces #11-16 should be prevented from encroaching beyond the property line, and a note should be on the plan that the ADA sign will be removed from the neighbor's tree.
3. The asphalt-patched sections of the Main Street sidewalk should be specifically noted on the plan for concrete replacement.
4. Live outdoor music with speakers and outdoor smokers are not listed as specifically permitted or accessory uses in the CMS district. To be permitted, they must be considered uses customarily incidental to the permitted use and must not violate the Noise Chapter 149 or the Zoning Performance Standards in Article IV. The City has retained a noise consultant to update the City's standards and to review and provide comments on this application.
5. Any exterior alteration of a landmark structure or property in the HDLO district needs a Certificate of Appropriateness under Chapter 134, Historic Preservation.

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

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