

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

Date: April 4, 2018

Re: **208 Main Street Site Plan**

I have reviewed March 21, 2019 Site Plan and Special Permit applications, March 21, 2019 Full EAF Part 1, and a 6-sheet Amendment to Site Plan Application set dated March 26, 2019.

Proposal

The applicant is proposing to amend an approved Site Plan for a three-story building by adding a partial fourth floor with one apartment for a total of 9 units above first-floor commercial. The proposed parcel is in the CMS district.

Comments and Recommendations

1. Section 223-41.18 E(7) requires a fourth floor stepback of 15 feet behind the façade along any street frontage, which in this case involves both Main Street and Digger Phelps Court. A 15-foot stepback is also required for the fourth floor within 40 feet of a lot line abutting another zoning district. The proposal does not have 15-foot stepbacks for the fourth floor on the northwest side and the rear section of the building.
2. The CMS district requires a Special Permit from the Planning Board for a fourth floor. The EAF description of proposed action and question B.a should be corrected to delete approvals from the City Council. The Planning Board approves Special Permits in the CMS, unless the parcel is in or abutting the Historic District and Landmark Overlay Zone. Question D.2.d.i also needs to be answered.
3. Section 223-41.18 E(7) includes the following conditions for a fourth floor Special Permit: there are no substantial detrimental effects on shadows, parking, traffic, or specific views adopted as important by the City Council or in the Comprehensive Plan Update, the new building will be compatible with the historic character of adjacent buildings, and the conditions and standards in Section 223-18 B(1)(a) through (d) have been met.
4. The Sheet 1 site plan drawing needs to show the building 25 feet from the rear property line.

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

John Clarke, Beacon Planning Consultant

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