

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

Date: April 4, 2019

Re: **21 South Avenue, Site Plan**

I reviewed the September 16, 2015 Topographic Survey and 4-sheet Site Plan set with the last revision date of March 10, 2019.

Proposal

The applicant is proposing to renovate an existing building, creating three apartments. The proposed parcel is in the R1-7.5 zoning district, the Local Waterfront Revitalization Area (LWRP), and the Historic District and Landmark Overlay (HDLO) Zone.

Comments and Recommendations

1. Any final Site Plan resolution should also include a determination that the project is consistent with the LWRP and a Certificate of Appropriateness under Chapter 134, Historic Preservation.
2. All the comments from my previous February 8, 2019 memo to the Planning Board have been addressed. The overall plans are acceptable from a planning perspective. The applicant should also satisfy any remaining comments from the City Engineer and Planning Board Attorney.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Barry Donaldson, Project Architect