

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

Date: April 4, 2019

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

I have reviewed a March 26, 2019 response letter from Burns Engineering Services and a March 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. Section 223-41.18 G(1) states that off-street parking shall 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." The proposed metal picket fence is far too transparent to provide effective screening of parked cars. A more solid decorative wood fence or evergreen hedge four feet high should be specified.
2. The proposed wood fence along the Veplanck Avenue side should be shown on the Site Plan and placed within the property lines.
3. The parking curb stops in front of spaces #11-16 should be set back from the lot line to avoid cars overhanging into the neighbor's property.
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.

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

John Clarke, Beacon Planning Consultant

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