

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

Date: June 6, 2019

Re: **208 Main Street Site Plan**

I have reviewed the May 28, 2019 response letter from Aryeh Siegel and a 6-sheet Amendment to Site Plan Application set, with sheets 1-4 dated May 28, 2019 and sheets 5-6 dated June 26, 2018.

### **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. The CMS district requires a Special Permit from the Planning Board for a fourth floor. Section 223-41.18 E(7) includes the following conditions for a 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. The applicant has provided a Special Permit Narrative addressing each condition.
2. The elevations on Sheet 4 should be consistent with the floor plans on Sheet 3, showing the new locations of the recessed window opening on the third floor and the western windows on the fourth floor.
3. The top level would be good opportunity for a roof garden, green roof, or solar collectors.
4. Although the rear setback on Sheet 1 is labeled as 25 feet, it should measure 25 feet on the Site Plan.

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  
Aryeh Siegel, Project Architect