

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 5, 2019
Re: **184 Main Street Site Plan**

I have reviewed the June 25, 2019 response letter from Alfandre Architecture and a 3-sheet Site Plan set, dated June 21, 2019.

Proposal

The applicant is proposing to replace an existing 1-story restaurant with a new 2-story building containing two restaurants. The parcel is in the Central Main Street (CMS) district and the Historic District and Landmark Overlay (HDLO) Zone.

Comments and Recommendations

1. The existing building is a contributing structure in the Lower Main Street National Register Historic District. It is also in the HDLO and subject to the Certificate of Appropriateness approval process in the Historic Preservation chapter, the criteria in 134-7, and the design standards in 223-41.18 J. The reference to a bay window should be removed from the Design Standards table on Sheet A1.
2. The current sidewalk is fairly narrow. The existing footprint does not project beyond the building to the west. A note on the plans should be added that the façade and storefront elements will not project beyond the current building footprint and the current sidewalk width will be maintained.
3. A new street tree has been included in front of the alley. After consultation with the City, the type and diameter of the tree should be identified on the plans.
4. Revised renderings were presented to the Architectural Review Subcommittee on June 21, 2019. Committee members requested the following architectural considerations:
 - The windows in the 1st and 2nd floors should be consistent and be vertically aligned;
 - Shorter panels under the 2nd-floor windows would allow a larger proportion of brick area under the cornice;
 - The top cornice should be the same as the historic stepped parapet;
 - The new façade material should be consistent with the original brick surrounds;
 - The storefront cornice and paneled details will be comparable to the existing elements;
 - The alley lighting will be from recessed fixtures between the piers, rather than on the wall.The submitted plans appear to satisfy all these points and the design standards in Chapter 134.
5. The Planning Board has indicated it would waive on-site parking under 223-41.18 G(4), since the proposed floor area is under 5,000 square feet. The square foot areas from the floor plans add up to approximately 3,420 square feet, even counting the utility areas, stairway, and basement. The parking table on Sheet A1 should be updated. Removal of the front curb ramp will also allow one new on-street parking space.

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6. Since the parcel is 100 feet deep, the required rear setback is 25 feet. If the parcel was 99.9 feet deep, the required setback would be 10 feet, as is proposed. The Board should make a recommendation to the ZBA on the requested area variance.

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

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