

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

Date: July 5, 2019

Re: **208 Main Street Site Plan**

I have reviewed the June 25, 2019 response letters from Aryeh Siegel and Hudson Land Design, a June 25, 2019 Shadow Study by Aryeh Siegel, and a 6-sheet Amendment to Site Plan Application set, with sheets 1-4 dated June 25, 2019 and sheets 5-6 dated May 13, 2019.

Proposal

The applicant is proposing to amend an approved Site Plan for a three-story building by adding a partial 4th 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 4th 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, which the Board must weigh against the “no substantial detrimental effects” standard.
2. The Shadow Study included 24 images from four days of the year and three times of the day, showing limited overall impacts on the house to the rear. Potential shadow overlap would appear to be most likely in the early afternoon of December and January.
3. A top-level roof garden has been included on the Main Street side of the roof. Low-level plantings could be extended across more of the roof surface to help reduce rainwater runoff and limit city heat impacts. A roof garden is permitted within the required 15-foot setback for the 4th story.
4. Just for clarification, the note on Sheet 1 showing the existing building’s front line should state that this is the front line of the existing and proposed building. Also, the note on the existing rear 1-story section should state that there will be a 3-story addition above.
5. A note should be added to Sheet 1 that any landscaping along the municipal parking lot that is damaged during construction will be replaced.

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

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John Clarke, Beacon Planning Consultant

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