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To: John Gunn, Chair, and the City of Beacon Planning Board
Date: August 8, 2019
Re: **208 Main Street Special Permit and Site Plan**

I have reviewed the July 30, 2019 response letter from Aryeh Siegel, a July 30, 2019 revised Shadow Study by Aryeh Siegel, and a 6-sheet Amendment to Site Plan Application set, with sheets 1-4 dated July 30, 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 partial 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, and the Board discussed these zoning standards in previous meetings.

2. References to a Certificate of Appropriateness should be removed from Note 6 on Sheet 1 in the final plans. The project is subject to architectural review, but it is not in the Historic District and Landmark Overlay Zone, which would require a Certificate of Appropriateness.

I have no additional planning comments on this application. 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