

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

Date: August 8, 2019

Re: **27 Fowler Street, Site Plan for Accessory Apartment**

I have reviewed the adopted Special Use Permit resolution from the July 15, 2019 City Council meeting and a 2-sheet Site Plan set, with the last revision date of July 29, 2019.

Proposal

The applicant is proposing to replace an existing garage in the R1-5 zoning district with a studio accessory apartment. The application has received three variances from the ZBA and a Special Permit from the City Council.

Comments and Recommendations

1. At the last Planning Board meeting on this application the applicant was asked to consider reversing the floor plan, so that the main living room and kitchen windows overlook the back yard of the host house, rather than the neighbor's back yard to the east. The plans show that the living room and kitchen windows on the eastern side have been raised to between 5 to 6½ feet and the windows facing west have been expanded. The Board should decide if this proposal provides sufficient privacy for the neighbors.
2. A note should be added to the final plans that any exterior lights will be shielded, so that there will be no direct glare or light spillover onto adjacent properties or above the horizontal plane into the night sky.

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
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Arthur R. Tully, P.E., City Engineer
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