

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

Date: August 8, 2019

Re: **305 Main Street Special Permit and Site Plan**

I have reviewed the July 25, 2019 Infiltration and Inflow Investigation by Hudson Land Design and an 8-sheet SUP Submittal set, dated July 29, 2019.

### **Proposal**

The applicant is proposing to convert an existing one-story building for a wine bar use with a new storefront and rear patio. The parcel is in the Central Main Street (CMS) district.

### **Comments and Recommendations**

1. The table on Sheet A-001 should include proposed setbacks, building height, landscaped area (not open space), and parking requirements, along with Zoning Code justifications noted for any landscaping or parking waiver requests (see CMS Sections 41.18 E(12) and G(4)).
2. Since the front sidewalk is narrower than the 8-foot pedestrian clearway requested in the CMS district, the proposed storefront design should not project any farther out than the existing building. The submitted plans for a stone facing over the existing storefront and for the door to swing out slightly into the front sidewalk space should be modified to maintain the existing sidewalk clearway. Also, the projecting front light fixtures and any awning supports should be placed at least 7 feet above the sidewalk. A note on the plan should confirm that the current sidewalk clearway width will be maintained.
3. The new storefront design appears to conform with the CMS design standards in Section 223-41.18 J, as long as the finish building materials meet the requirements in J(11).
4. The angled sign on the front corner, as shown on Sheet A-103, projects into the adjoining property to the east. A projecting sign on this corner will need to be mounted perpendicular to the building.
5. At the July meeting the Board requested that the plans include notes for hours of operation, seasonal estimates for the patio use, and any proposal for outdoor speakers or live music.
6. A bar use in the CMS district requires a Special Permit from the City Council. Once the Planning Board is generally satisfied with the proposal, it should issue a recommendations report to the Council on the application.

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

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