

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

Date: August 8, 2019

Re: **Ferry Landing at Beacon Site Plan**

I have reviewed an applicant response letter, an applicant letter attesting that “no resident access, mechanical equipment, antennas, chimneys, or similar accessory structures are proposed for the roof top level” and a 1-sheet Sight Distance Plan, all dated July 29, 2019.

### **Proposal**

The applicant is proposing to construct six residential units on 0.56 acres in the Linkage zoning district and the Coastal Management Zone.

### **Comments and Recommendations**

1. A note should be provided on the final plans that no resident access, mechanical equipment, antennas, chimneys, or similar accessory structures are proposed for the top-level roof.
2. The applicant has provided an acceptable LWRP consistency justification for the project. The Planning Board will need to issue an LWRP Consistency Determination for the project.

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  
Thomas Elias, Project Representative