

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

Date: September 6, 2019

Re: **184 Main Street Site Plan**

I have reviewed the August 20, 2019 Zoning Board of Appeals resolution granting the requested rear yard variance and a new 1-sheet Site Plan, dated September 10, 2019.

### **Proposal**

The applicant is proposing to expand an existing 1-story restaurant with a longer 1-story building and new storefront. The parcel is in the Central Main Street (CMS) district and the Historic District and Landmark Overlay (HDLO) Zone.

### **Comments and Recommendations**

1. The existing building is a contributing structure in the Lower Main Street National Register Historic District. It is also in the HDLO and subject to the Certificate of Appropriateness approval process in the Historic Preservation chapter, the criteria in 134-7, and the design standards in 223-41.18 J. Based on a photo from the 1979 Historic Survey, the current storefront is newer construction. The primary remaining historic elements are the brick façade surrounding the storefront and the simple, stepped roofline. The proposed building design appears to maintain or reproduce these original features.
2. The revised Site Plan needs additional information, including:
  - The Zoning Compliance Table should include landscaped area and required parking with references to requested waivers under 223-41.18 E(12) and 223-41.18 G(4);
  - The cross-hatched alley should be labeled, briefly explaining the easement and who is responsible for maintenance;
  - The parcel number, a survey reference, the square foot area of the lot and the proposed building, and proposed hours of operations should be included on the plans;
  - Proposed floor plans with typical seating arrangements should be included;
  - Any exterior vents and lighting with fixture specifications should be shown, and
  - Scaled building elevations with materials and colors should be provided for the south and west sides.
3. The existing footprint does not project beyond the building to the west, but the Sheet A1 plan shows the existing and new building 1-2 feet in front of the adjacent historic structure.
4. A new street tree was previously proposed as part of this project. The existing gap in street trees could still be filled-in and summer shade could be provided for the south-facing windows and sidewalk by creating a new tree well in the existing brick section along the curb line.

5. The grease trap and fence to the rear appear to encroach into the alley easement.
6. Vents should be located as far away as possible from adjacent residential uses.
7. All exterior lighting fixtures should be historically compatible and be shielded to avoid any spillover light or glare toward adjacent properties and 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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