

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

Date: September 6, 2019

Re: **296 Main Street Site Plan**

I have reviewed a Special Permit and Site Plan Application, Short EAF Part 1, and a 4-sheet Site Plan Application set, all dated August 27, 2019.

Proposal

The applicant is proposing to convert an existing one-story rear garage into a bar with outdoor patio, maintaining the front building's first floor retail use and second story office use. The 0.124-acre parcel is in the Central Main Street (CMS) district.

Comments and Recommendations

1. In the Zoning Regulations Table, the Maximum Front Setback is 10 feet, the Proposed Building Frontage should be listed as less than 50%, but can be attributed to an existing condition, and the Minimum Landscaped Area should be included in the table.
2. Under 223-41.18 E(12), a minimum of 10% of the lot must be landscaped with trees, shrubs, or grass (5% if the landscaped area is accessible to the public). All landscaping should be labeled by species and size. Sheet 4 shows a row of plantings along the eastern property line, but it is not included on the Sheet 1 Site Plan. Screening and/or fencing along the edge of the patio seems appropriate.
3. The Parking Table should show that retail, office, and other non-retail commercial require two spaces per 1,000 square feet of floor area. The 1964 parking exemption appears to apply for this project, but that should be confirmed by the Building Inspector.
4. Note 4 on Sheet 1 should give the operation hours of the proposed bar. It should also note whether the patio is proposed to have outdoor speakers or any live or amplified music.
5. Sheets 1 and 3 propose a front fence, so a fence detail should be included in the plans.
6. Sheet 1 shows the front step is to remain, but it is to be removed on Sheet 2.
7. The public entrance to the rear building should be from Main Street, not North Cedar Street where there is no sidewalk along this side of the street.
8. Are the garage doors designed to be opened? According to the design standards in 223-41.18 J(9), individual window proportions shall be greater in height than in width, with a few exceptions.

9. The Sheet 4 Project Information table needs to be corrected for owner, parcel number, and area.
10. A bar in the CMS district requires a Special Permit from the City Council. Once the Board is generally satisfied with the plans, it should submit a recommendations report on the bar/arcade use to the Council.

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

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