

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

Date: October 3, 2019

Re: **296 Main Street Site Plan**

I have reviewed a response letter and September 24, 2019 Special Permit Narrative from Aryeh Siegel and a 4-sheet Site Plan Application set with the latest revision date of September 24, 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. The approximately 3-foot tall drooping laurel shrubs proposed along the eastern edge of the patio do not seem sufficient to provide adequate screening for the neighboring property. The Board and applicant should consider taller and additional plantings.
2. Note 4 on Sheet 1 should state whether the patio is proposed to have outdoor speakers or any live or amplified music. Any later changes may require an amendment to the Site Plan and/or Special Permit.
3. A note on the plans should describe the proposed use of the garage doors. The Planning Board should consider restrictions on the opening of the garage doors along North Cedar Street, except for deliveries.
4. 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. The Board should decide if the garage doors qualify as specialty window exceptions.
5. For the Parking Table, the bar should require two spaces per 1,000 square feet of floor area as a non-retail commercial use in the CMS district.
6. Sheet 3 proposes a wood front gate, so a gate detail drawing should be included in the plans to supplement the photo example.
7. 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.

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

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 Aryeh Siegel, Project Architect