

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

Date: November 8, 2019

Re: **1182 North Avenue, Subdivision, Site Plan, and Special Permit for Accessory Apartment**

I have reviewed the October 29, 2019 cover letter from Hudson Land Design, October 29, 2019 Subdivision and Site Plan Application, October 28, 2019 Special Permit application, October 29, 2019 Full EAF Part 1, September 24, 2019 Subdivision Plat from Hudson Land Design, 6-sheet Subdivision and Site Plan set from Hudson Land Design dated October 29, 2019, and a 3-sheet House Plan set from D. M. Florance Architecture dated September 11, 2019.

### **Proposal**

The applicant is to reconfigure two existing lots with a lot line realignment in the R1-7.5 zoning district and the Historic District and Landmark Overlay (HDLO) zone and build a new house, including an accessory apartment and a for-rent artist studio with associated parking.

### **Comments and Recommendations**

1. The checklist portions of the applications should be filled in.
2. The plans should include a detailed aerial photo or show all the buildings on the adjacent lots to help assess potential impacts on neighboring properties.
3. The Sheet CV-1 General Notes should refer to the C1-7.5 zoning district, and the studio hours of operation should match those in the EAF.
4. Sheet SP-1 shows two new street trees near the front sidewalk. The size and type of any fencing or new plantings should be noted on the plans. Additional plant screening or fencing along the side property lines should be considered, in particular next to the rear parking area.
5. The accessory apartment appears to meet all the standards in Section 223-24.1, but it requires a Special Permit from the City Council. The Planning Board should submit a recommendations report to the Council.
6. The for-rent artist studio may be allowed in the HDLO by Special Permit from the City Council. The proposed studio has all the spatial elements for a separate apartment, including a full bathroom, so the applicant should be clear about the proposed use. The Planning Board should submit a recommendations report to the Council.
7. The stockade fence detail on Sheet CD-2 shows a vinyl fence. In the HDLO zone chain link, plastic, or vinyl fencing is not permitted.

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8. Exterior lighting locations and fixture details should be included on the plans with notes that the lights will be shielded so that there will be no direct glare or light spillover onto adjacent properties or above the horizontal plane into the night sky.
9. The building elevations should note exterior materials and colors. HDLO construction needs to be consistent with the design criteria in the Historic Preservation chapter, Section 134-7. The primary individual window proportions shall be greater in height than width, with certain exceptions.

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  
         Daniel G. Koehler, P.E., Project Engineer