

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

Date: November 8, 2019

Re: **Beacon Commons, 16 West Main Street Site Plan**

I have reviewed an October 24, 2019 Site Plan Application, October 29, 2019 Full EAF Part 1, March 5, 2019 Survey of Property, September 23, 2019 Topographic Survey, and a 25-sheet Site Plan set dated October 29, 2019.

Proposal

The applicant is proposing to construct a 62-unit multifamily building on a 1.3-acre parcel in the Linkage zoning district and the Coastal Management Zone. A six-month moratorium was recently adopted, so no approvals can be granted for this proposal until the moratorium is lifted.

Comments and Recommendations

1. A project narrative would be useful for the environmental review process to explain how the project complies with the Comprehensive Plan and the purposes and standards of the Linkage district, to address the on-site parking count, and to justify the requested parking modification. The Board may also ask for a public school impact analysis and a transportation study, assessing train use, walkability, biking, and cumulative traffic impacts on nearby streets and intersections.
2. The proposal is located in the area covered by the City's Local Waterfront Revitalization Program (LWRP), requiring a Consistency Determination. The applicant should provide an LWRP consistency justification for the project.
3. 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.
4. The applicant should explain Parcel 3 shown on the survey, as well as the 15-foot drainage easement and how the northern portion of the proposed building might affect that easement.
5. For the Sheet C-000 Table of Land Use, the Lot Area should be 1.3 acres, since Parcel 2 is not involved in the project. The landscaping coverage also needs to meet the minimum 15 percent.
6. Bike racks and/or a bicycle storage room should be provided.
7. For the Sheet L-100 Landscaping Plan:
 - Can any existing trees along Bank Street be incorporated into the plan?
 - Street trees should be added along Bank Street in front of the building.
 - The parking lot shade trees must be minimum 3-inch caliper (see 223-26 C(3)).

8. For the Sheet C-600 Lighting Plan:

- The Site Light drawing shows the mounting height of the parking lot fixtures as the distance from the top of the base to the bottom of the lamp. The 20-foot maximum height should be measured from the ground level to the top of the light-emitting portion of the fixture.
- The perimeter light poles, especially along the north entrance drive, spillover light onto the adjacent parcels.
- The lighting levels in the parking area are too high. They should instead average around 1 footcandle.
- Some lighting should be provided for the driveway underpass and building entrances.
- Notes on the plan should describe the fixture types and color temperatures and confirm that the lights will be full cut-off fixtures and shielded so that there will be no direct glare or light spillover onto adjacent properties.

9. Sheet C-906 shows chain link fencing for the top of retaining walls. Chain link fencing is not permitted in the Linkage district (see 223-41.21 K(10)).

10. For the Sheets A-100, A-101, and A-200 Elevations:

- The elevations show 3 stories on the uphill sections along West Main and Bank streets, but the floor plans show 4 stories throughout the building.
- The elevations will need materials, major dimensions, floor-to-floor heights, and building heights noted.
- The proposal should be referred to the Architectural Review Subcommittee to assess the building design and consistency with the architectural standards in 223-41.21 K.
- The main building entrance may need more architectural emphasis.
- The underpass building entrance has outward swinging doors onto a 5-foot sidewalk. The sidewalk should be wider and/or the door recessed to avoid stepping into a vehicle lane.

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

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