

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

Date: November 8, 2019

Re: **The Hose Company, 162 Main Street Amended Site Plan**

I have reviewed an October 28, 2019 response letter from Hudson Land Design, a 3-sheet Site Plan set from Hudson land Design dated October 29, 2019, and an 8-sheet architectural set from Kathleen Rifkin with floor plans and elevations dated May 2019 and renderings dated October 2019.

Proposal

The applicant is proposing to construct a rear addition on an existing historic building, including a new three-story stairway, storage space, a one-story shop extension, and access to a new two-bedroom apartment on the existing third floor. The 0.096-parcel is in the Central Main Street (CMS) district and the Historic District and Landmark Overlay (HDLO) zone.

Comments and Recommendations

1. Since this application involves alterations to a property in the HDLO, it will need a Certificate of Appropriateness under Chapter 134, Historic Preservation. Overall, the proposed rear addition appears to be consistent with the HDLO design standards.
2. The Board should consider requiring the proposed new second floor window on the eastern wall to match the size of the existing windows on the third floor.
3. A street tree has been added to the Site Plan in the existing paver triangle on the eastern side of the building. Rather than a circular metal tree grate, as shown on Sheet SD-1, it would be healthier for the tree to use the existing pavers to surround the tree and allow water to seep into the root system.

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
Michael A. Bodendorf, P.E., Project Engineer