

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

Date: January 10, 2020

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

I have reviewed a December 30, 2020 response letter from JMC, a December 31, 2020 response letter from Aryeh Siegel, a 24-sheet Site Plan set, dated December 30, 2019, and a 3-sheet Building Plans set, dated December 31, 2019.

Proposal

The applicant is proposing to construct a 62-unit multifamily building on a 1.5-acre site 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. The Project Narrative should be expanded to include 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 proposed Site Plan with parking on the rear parcel provides the required number of spaces, screened from street views behind buildings. The connecting driveway encroaches onto the neighboring property to the east, so that will need to be addressed. Sheet C-010 should show all existing trees over 6-inches in diameter on the site and the trees that will need to be removed.
3. Parking in the adjacent residential district will need a Special Permit from the City Council. The Planning Board should issue a recommendation to the Council.
4. For the Sheet L-100 Landscaping Plan:
 - The Board should decide whether space must be provided for street trees along Bank Street in front of the building.
 - At least four trees in the main parking lot and one tree in the rear parking area must be listed in the Plant Schedule with a minimum 3-inch caliper under Section 223-26 C(3).
 - Additional landscape screening will be needed for the rear parking area.
5. For the Sheet C-600 Lighting Plan, see the recently amended standards in Section 223-14 B:
 - The lighting near the rear lot lines needs to be adjusted to avoid any spillover of light onto the adjacent residential parcels.
 - The lighting levels in the parking area should average approximately 1 footcandle.
 - The notes on the plan should indicate a Color Rendering Index in the range of 80 - 100.

6. For the Sheets A-100, A-101, and A-200 Building Plans:

- The elevations need major dimensions, floor-to-floor heights, and building heights noted.
- The main building entrance may need more architectural emphasis.
- The rooftop accessory structures may be limited under Section 223-41.21 D(5), including the need for a 15-foot setback from the front edge of the roof.
- The landscaping and parking configuration shown on the 1st floor Plan should match the C-100 Site Plan and L-100 Landscaping Plan.
- 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.

7. On the Sheet C-100 Site Plan, the ADA spaces have been relocated next to a building entrance that leads to stairs. The ADA spaces should be close to the entrance with elevators.

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
Aryeh Siegel, Project Architect