

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: January 10, 2020
Re: **296 Main Street Site Plan**

I have reviewed the December 16, 2019 City Council Special Permit Resolution, a December 31, 2019 response letter from Aryeh Siegel, and a 4-sheet Site Plan Application set with sheets 1-3 dated December 31, 2019 and Sheet 4 dated September 24, 2019.

Proposal

The applicant is proposing to convert an existing one-story rear garage into a bar with arcade games and an 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. The City Council approved a Special Permit for the use on December 16, 2019.

Comments and Recommendations

1. Note 2 on Sheet 1 should be corrected to state 7 spaces would be required for the proposed uses under the CMS parking standards.
2. Note 5 on Sheet 1 should acknowledge that the Special Permit conditions prohibit any live music outside on the patio.
3. On Sheet 3 the notes on the plan and elevation should be consistent on whether central window between the garage doors is to be replaced. Any replacement window should have a vertical divider to comply with the proportions standard in Section 223-41.18 J(9).
4. The Sheet 4 site plan should match Sheet 1.

All my other previous comments have been addressed. 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