

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

Date: January 10, 2020

Re: **305 Main Street Site Plan**

I have reviewed the 8-sheet Site Plan set, dated December 30, 2019.

Proposal

The applicant is proposing to convert an existing one-story building for a wine bar use with a new storefront and rear patio. The parcel is in the Central Main Street (CMS) district. The project received a Special Permit for the bar use from the City Council on October 21, 2019.

Comments and Recommendations

1. My only remaining questions involve the lighting sconces. Are the front set to be the gargoyle fixtures, as shown on the Sheet A-201 side elevations? All exterior fixtures will need to comply with the recently amended lighting standards in Section 223-14 B, specifically in relation to full cut-off characteristics or limits on lumens, as well as color temperatures and color rendering. For final sign-off, the applicant should provide lighting fixture specifications in the Site Plan set that are consistent with the standards.
2. The minimum landscaped area and parking requirements will need to be waived as part of a Planning Board adoption resolution, consistent with the permitted zoning for lots of this size under Sections 41.18 E(12) and G(4).

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
Brad Will, AIA, Project Architect