

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

Date: March 6, 2020

Re: **177 Main Street, Amended Site Plan**

I have reviewed a February 25, 2020 Site Plan Application, Full EAF Part 1, and a 4-sheet Application set, dated February 21, 2020.

Proposal

The applicant is proposing to add a one-story sunroom/mudroom to the rear of a three-story, mixed-use building. The parcel is in the Central Main Street (CMS) zoning district and Historic District and Landmark Overlay Zone (HDLO).

Comments and Recommendations

1. Under the Zoning Summary table on Sheet 1, the parcel is now in the CMS district, not the Central Business district. A Special Permit is no longer required for mixed-use buildings.
2. The Zoning Regulations Table should include the CMS standards. The required front setback is 0 – 10 feet, the side setback is 0 feet, the lot depth is 75 feet, the building height is 38 feet, there is no maximum FAR, and there is a minimum of 10% landscaped area.
3. Any exterior lighting has to comply with the recently adopted amendments in Section 223-14B. Notes on the plan should confirm that the type, location, and shading will prevent the spillover of light onto any adjacent residential or multifamily property and such lighting will feature full cutoff fixtures, except for decorative light sources under 600 lumens.
4. Since this application involves alterations to a property in the Historic Overlay Zone, the Board will need to approve a Certificate of Appropriateness under Chapter 134, Historic Preservation.

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

John Clarke, Beacon Planning Consultant

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