

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

Date: April 9, 2020

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

I have reviewed a response letter and Project Narrative from Aryeh Siegel and a 4-sheet Amendment to Special Use Permit Application set, all dated March 31, 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. The replacement exterior lighting features full cutoff fixtures. A note on the plan should confirm that the type, location, and shading will prevent the spillover of light onto any adjacent residential or multifamily property.
2. Since this application involves alterations to a property in the Historic Overlay Zone, the Board should approve a Certificate of Appropriateness under Chapter 134, Historic Preservation.
3. All my other previous comments have been addressed. I have no additional planning concerns.

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