

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

Date: May 8, 2020

Re: **416-420 Main Street Site Plan, Special Permit, and Subdivision**

I have reviewed the cover letter from Cuddy + Feder with attached exhibits, including a Short EAF, Special Permit Application, and Traffic Impact Study by Maser Consulting, a Preliminary Subdivision Plat, and a 10-sheet Site Plan set, all dated April 28, 2020.

Proposal

The applicant is proposing to construct a 4-story, mixed-use building with 14,703 square feet on the front portion of the parcel in the Central Main Street (CMS) district and a 2,145 square foot apartment or live/work home on the rear portion of the parcel in the PB district. The project also needs subdivision approval to consolidate the two Main Street parcels. The entire 0.245-acre site is also in the Historic District and Landmark Overlay Zone (HDLO). A moratorium has been adopted by the City Council, so no approvals can be granted for this proposal until the moratorium is lifted.

Comments and Recommendations

1. For the Preliminary Subdivision Plat, the Schedule of Regulations should show the CMS minimum required lot depth as 75 feet and the PB district standards should be filled-in as “regulated in the least restrictive adjoining residential district” or in this case matching the R1-5 district across South Street.
2. For the Sheet 1 Site Plan:
 - a. In the CMS Zoning Table, the required front setback is 0-10 feet, the Main Street Frontage Proposed heading is mislabeled, and the minimum landscaped area should be included.
 - b. In the PB Zoning Table, an artist live/work use would require a special permit under Section 223-24.7 for the HDLO zone. Also, the proposed one-foot side yard will require a variance.
 - c. In the proposed T Zoning Table, the work/live home would be as-of-right, but the side yard would still need an area variance.
 - d. In the Parking Table, the office and retail floor areas do not match the numbers in the EAF or the Traffic Impact Study.
 - e. The central parking area could be enlarged to include at least 6 spaces, especially if the rear house was smaller and moved slightly closer to the South Street frontage.
 - f. The bike racks should be relocated to avoid damage from backing out vehicles.
 - g. The applicant should explain why the existing front tree and planter must be replaced.

3. For the Sheet 3 Landscaping and Lighting Plan, all the proposed landscaping should be identified by species and summarized in a planting schedule.
4. For the Sheets 4 and 5 Building Plans:
 - a. The proposed 4th story with 15-foot setbacks and the corner tower will need special permits from the City Council, since the project is in the HDLO zone. Recent amendments to the CMS building height section require a specific public benefit(s) for a special permit approval.
 - b. The elevations, especially for the live/work house, will need additional details, including materials, colors, and major measurements.
 - c. When appropriate, the elevations and renderings should be referred to the Architectural Review Subcommittee.
5. The plans should note how the trash is going to be handled.
6. The Board should discuss the relatively narrow width of Schenck Avenue, the proposal to stripe on-street parking on the east side, and the consideration of one-way designation in the Traffic Impact Study on page 14.

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

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