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To: Jay Sheers, Chair, and the City of Beacon Planning Board
Date: May 5, 2017
Re: **The Hose Company LLC, 162 Main Street Site Plan**

I have reviewed the April 25, 2017 response letter with attachments from Jeff Wilkinson, R.A., and four revised sheets, all dated April 25, 2017: S-1 Site Plan, S-2 Site Details, A-1 Proposed First Floor Plan, and A-4 Proposed East Elevation.

Proposal

The applicant proposes to replace a circa 1950s one-story addition with a 1,565-square foot two-story addition, including a workshop and offices. The site is in the Central Business zoning district, Historic District and Landmark Overlay Zone, and the Lower Main Street National Register Historic District.

Comments and Recommendations

1. Since the rear dedicated spaces do not meet the minimum 9-foot width standards in Section 223-26 C(2)(a), the applicant is working with the City on plans to modify the striping in the municipal parking lot and remove a short section of curbing to accommodate the four spaces. The final details should be shown in the Site Plan drawings.

2. After the Building Inspector's parking recommendation based on the building's pre-1964 use, the applicant has applied to the Zoning Board of Appeals for a parking variance for all 28.5 required spaces. The Board should make a recommendation to the ZBA on the variance request.

3. The parking calculations on S-1 should be updated to reflect Building Inspector's determination on pre-1964 use and the ZBA ruling on the variance request.

4. All construction activities on municipal property will need to be coordinated with city officials.

5. Is the existing sign on the east side of the building to be relocated?

If you have any questions or need additional information, please feel free to contact me.
John Clarke, Beacon Planning Consultant

c: Tim Dexter, Building Inspector
        Jennifer L. Gray, Esq., City Attorney
        Arthur R. Tully, P.E., City Engineer
        John Russo, P.E., City Engineer
        Jeff Wilkinson, R.A., Project Architect