

To: Jay Sheers, Chair, and the City of Beacon Planning Board

Date: May 5, 2017

Re: **475 Main Street, Special Permit and Site Plan**

I have reviewed an April 25, 2017 response letter from Aryeh Siegel, a revised Full EAF Part 1, and a 4-sheet Special Use Permit set, all dated April 25, 2017.

Proposal

The applicant is proposing to renovate an existing building and add two floors to the rear section, creating seven apartments and a retail storefront. The building is in the Central Business zoning district, the Parking Overlay District, and the Historic District and Landmark Overlay Zone.

Comments and Recommendations

1. The EAF Questions D.2.d.iii and m should be answered yes. The EAF Mapper Summary Report should be attached to the EAF.
2. The street tree should be shown in its correct location along Main Street.
3. The survey should be stamped and signed by the surveyor.
4. Additional proposed windows on the east and south ends of the existing building should be marked as new on the elevations.
5. In addition to the proposed shrub plantings on the side yard I suggest one shade tree near the stone wall along the sidewalk.
6. The new multi-family use will need a special permit from the City Council. The Board should offer a recommendation to the Council.
7. Since this application involves alterations to a property in the Historic Overlay Zone, the proposal will need 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

c: Tim Dexter, 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