

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

Date: June 7, 2017

Re: **226 Main Street, Site Plan Application**

I have reviewed a May 30, 2017 response letter from Aryeh Siegel, an April 25, 2017 revised EAF Part 1, and a 5-sheet Site Plan set, dated May 30, 2017.

**Proposal**

The applicant is proposing to demolish an existing one-story structure and construct a four-story mixed-use building, creating eight apartments and ground-floor storefronts. The building is in the Central Main Street zoning district.

**Comments and Recommendations**

1. EAF question B.b should be changed to Site Plan approval.
2. The proposed building supports the overall intent of the CMS district, but it does not meet two standards:
  - The minimum rear yard setback in the CMS district is 25 feet. The proposed rear setback of 10 feet will require an area variance based on the limited depth of the existing lot.
  - The proposal has no off-street parking, although elimination of existing curb cuts will create two new on-street spaces. The required parking may be modified by the Planning Board if there is sufficient public parking available within 800 feet of the site to meet the foreseeable needs of the uses. There is an existing municipal lot approximately 140 feet to the west that has room for 14 spaces. The applicant may also request a ZBA variance.
3. The proposed landscaped area to the rear does not quite meet the 10 percent minimum requirement. The plan could satisfy this standard if the rear concrete walk is six feet shorter.
4. One new street tree is proposed along Main Street, similar to the spacing of trees across the street, with a consistent eight-foot pedestrian clearway. I recommend an additional street tree with a six-foot clearway along the North Elm Street frontage, consistent with the Planning Board option in Section 223-41.17 G(2). The Board may also request a bicycle rack.
5. The architecture should be reviewed by the Architectural Review Subcommittee to meet the CMS Design Standards. All elevations should have materials, colors, and floor heights noted.

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  
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John Russo, P.E., City Engineer  
Aryeh Siegel, Project Architect