

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

Date: July 6, 2017

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

I have reviewed response letters from Aryeh Siegel and Michael A. Bodendorf, a revised EAF Part 1, and a 5-sheet Site Plan set, all dated June 27, 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. The proposed building supports the overall intent of the CMS district, but it does not meet two standards:
 - The proposed rear setback of 10 feet will require an area variance based on the limited depth of the existing lot.
 - The Planning Board proposed to waive the required commercial parking spaces, but not the eight residential spaces. Two additional on-street spaces will be created by the closure of curb cuts. The applicant should survey the availability of public parking within 800 feet of the site to meet the standards. The applicant may also request a ZBA variance.
2. 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 proposed building indentation on that side can be increased by a couple of feet, at least on the first floor, to accommodate a shade tree within a 4' X 6' well.
3. The architecture was reviewed by the Architectural Review Subcommittee on June 29. It was agreed that the applicant should show the adjacent buildings on the color renderings, use cast stone window sills and along the base of the building, add muntins to the windows, change the octagon roof to a natural metal color, and upgrade the quality of the stairwell door. The project is subject to architectural review, but does not need a Certificate of Appropriateness.
4. The survey should be stamped and signed.

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