

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

Date: September 8, 2017

Re: **475 Main Street Site Plan**

I have reviewed an August 29, 2017 cover letter from Cuddy + Feder, an August 29, 2017 revised Site Plan application, an August 27, 2017 letter from realtor Daniel Aubrey, an August 28, 2017 shadow impact letter from Cleary Consulting, and a 4-sheet Site Plan set, dated August 29, 2017.

Proposal

The applicant is proposing to renovate an existing building and add two floors to the rear section, creating approximately 2,664 sq. ft. of new office space. 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 previous proposal for new residential uses would have required 14 total parking spaces, which were exempt under the existing 1964 use provision in Section 223-26 B. The proposed offices would create a total building requirement of 38 parking spaces, which will now need a parking variance. The applicant should explain the difference between the previous 1964 parking calculation of 17 spaces compared to the current 1964 parking count of 25 spaces.
2. The new graphics in the Shadows Impacts letter appear more detailed and accurate than the previous versions, but should show a comparison between existing conditions and proposed additions. Also, the Planning Board received comments on June 19 and August 10 from the owners of 469 Main Street to the west that should be addressed as part of the overall analysis.
3. Additional proposed windows on the east and south ends of the existing historic building should be marked as new on the elevations.
4. In addition to the proposed shrub plantings in the side yard, I suggest one shade tree near the sidewalk, between the trash enclosure and the entry path.
5. The site plan shows an improved path and entry into the basement level, but the floor plans do not show the proposed uses for that level.
6. 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.

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