

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

Date: November 9, 2017

Re: **39 Front Street, HIP Lofts & Storage Amended Special Use Permit**

I have reviewed the October 31, 2017 response letters from Hudson Land Design and Aryeh Siegel, October 30, 2017 Threatened and Endangered Species Report by Ecological Solutions, October 25, 2017 Traffic Impact Study by Harry Baker and Associates, and revised Sheets 1, 3, and 6 of the 10-sheet Amended Special Use Permit set, with revision dates of October 31, 2017.

**Proposal**

The project would eliminate the previously approved construction of Buildings 9A and 12, demolish Buildings 16, 18, 24, and 25, construct a larger Building 16, and extend existing Building 9 to include one live-work loft. This will increase the previously approved unit count from 143 to 172 lofts. The 8.7-acre parcel is in the Light Industrial district and Historic District and Landmark Overlay Zone.

**Comments and Recommendations**

1. The new Building 16 would be three stories at 52 feet 6 inches with a stepbacked fourth floor for a total height of 66 feet. Nine additional units are to be located on the fourth floor. The requested variance should be compared to the previously approved 4-story Building 9A at 47 feet, the height of the adjacent existing 3-story building to the north, and the LI height limit of 35 feet. The Planning Board will need to make a variance recommendation to the ZBA.
2. Since this application involves alterations to a property in the Historic Overlay Zone, the Board will need to approve a Certificate of Appropriateness under Chapter 134, Historic Preservation. The applicant should provide a written justification from a structural engineer that the historic Building 16 cannot be rehabilitated, as previously proposed.
3. The Traffic Impact Study should be reviewed by the City's traffic consultant.
4. The relocated ADA spaces should be close to the elevator access lobby.

If you have any questions or need more information, please feel free to contact me.

John Clarke, Beacon City 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 Siegal, Project Architect