

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

Date: December 7, 2017

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

I have reviewed the November 28, 2017 response letters from Hudson Land Design and Aryeh Siegel, December 6, 2017 structural analysis of Building 16 by M. A. Day Engineering, supplemental Traffic Impact tables by Harry Baker and Associates, and revised sheets 1, 3, 6, and 8 of the Amended Special Use Permit set, with revision dates of November 28, 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 and the LI height limit of 35 feet. The applicant should provide the height of the adjacent existing 3-story building to the north. 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 Board may want to refer the design of the new buildings to the Architectural Review Subcommittee.
3. At a November 29, 2017 meeting with the project consultants, they agreed to relocate the ADA spaces closer to the elevator lobby entrance of Building 16 and add a street tree near the driveway circle and dog park entrance.

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