

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: March 8, 2018

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

I have reviewed the following new materials

- February 27, 2018 response letter from Cuddy+Feder;
- February 28, 2018 ZBA resolution on the height variance;
- February 27, 2018 application packet to the City Council requesting an amendment to the previously approved Special Permit; and
- Sheet 1 of the Amended Special Permit set with the last revision date of February 27, 2018.

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 Zoning Board of Appeals granted the requested height variance for the proposed new Building 16 without adding any of the mitigating conditions that the Planning Board suggested for consideration at its last meeting. The Board may still consider architectural modifications that do not involve height limits during the final Site Plan approval process.
2. As a condition to the variance, the applicant agreed to submit a deed restriction that would prohibit additional residential dwelling units beyond the 172 artist live/work lofts currently proposed, for so long as the property is governed by the existing zoning restrictions that allow up to 243 units.
3. The applicant has requested that the Board issue its recommendation report to the City Council on the amendment to the previously approved Special Permit at its March meeting. The application packet appears complete. I have no additional site plan concerns and the project does not appear to conflict with the general Special Permit criteria under Section 223-18. I recommend that the Board provide a positive recommendation to the City Council.

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