

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

Date: May 2, 2018

Re: **208 Main Street Site Plan and Special Permit**

I have reviewed a cover letter from Aryeh Siegel, Special Permit Application, Full EAF Part 1, and a 5-sheet Site Plan and Special Permit Application, all dated April 24, 2018.

Proposal

The applicant is proposing to renovate an existing building, including a new third story and rear addition, to create two storefronts and eight apartments. The proposed parcel is in the CMS district.

Comments and Recommendations

1. The applicant will need to resolve the shed and fence encroachment along the north property boundary. The Sheet 2 survey has difficult to understand overlapping lines.
2. In the Sheet 1 Bulk Table the front setback in the CMS district is 0 to 10 feet, so the existing setback is conforming. The frontage required is 80 percent. The minimum landscaped area is 10 percent, which should be represented in the table.
3. In the Sheet 1 Zoning Summary the parcel is not in the Historic Overlay District.
4. The Building Inspector should confirm the 1964 parking exemption analysis. If additional parking is not required, the EAF Section B reference to a ZBA parking variance should be removed.
5. The proposed parking layout would require difficult back-up maneuvers, perhaps encouraging cars to back out into the street. If the three spaces were instead tucked under the rear building overhang, the parked cars would be covered, the back-up space would be more efficient, and additional green space would be available towards the 10 percent requirement.
6. The L-2 lighting specifications should show a pole detail for the rear freestanding fixture.
7. I have no objection to adding a new third story, but does that make a second stairway and elevator necessary?
8. The Unit 4 and 8 floor plans do not match the window patterns on the front elevations. Since the renovation proposes substantial changes to the existing building, the design should be referred to the Architectural Review Subcommittee.

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

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John Clarke, Beacon Planning Consultant

c: Tim Dexter, Building Inspector
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 John Russo, P.E., City Engineer
 Aryeh Siegel, Project Architect