

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

Date: June 7, 2018

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

I have reviewed a May 29, 2018 response letters from Hudson Land Design and Aryeh Siegel, April 24, 2018 Site Plan Application, and a 5-sheet Site Plan and Application, dated May 29, 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 proposed parking layout has been improved, but the existing 16-foot driveway is too close to allow convenient turns into the spaces. The driveway should be relocated six feet farther north to provide a better turning radius. The sidewalk in that section already needs to be replaced, which should be noted on the plans. There should also be a slightly expanded back-up area for space 1.
2. The minimum landscaped area is 10 percent, but the Planning Board may waive all or part of this requirement for lots under 5,000 square feet. This lot is 4,753 square feet. If the driveway is moved north, additional landscaping could be provided between the driveway and the striped area under the building overhang to help screen the parking.
3. The Zoning Regulations Table should include the CMS District's recently adopted as-of-right building height of three stories and 38 feet.
4. The trash room door appears to conflict with parking space 3 and the rear metal gate would either open into the sidewalk or into the striped ADA access aisle.
5. The east side windows are on the property line, which might inhibit the future development of the abutting parcel. In the recently amended CMS district the Planning Board may increase side yard setbacks to allow light and air to penetrate existing side windows or to allow future development of an abutting parcel to the permitted building height.
6. 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.

John Clarke, Beacon 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 Siegel, Project Architect