

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

Date: July 5, 2018

Re: **21 South Avenue, Site Plan and Special Permit**

I have reviewed a June 12, 2018 response letter from Barry Donaldson Architects, revised February 26, 2018 Full EAF Part 1, September 16, 2015 Topographic Survey, and 4-sheet Site Plan set, with sheet 1 dated June 19, 2018 and sheets 2-4 dated June 12, 2018.

Proposal

The applicant is proposing to renovate an existing building, creating three apartments. The proposed parcel is in the R1-7.5 zoning district, the Local Waterfront Revitalization Area, and the Historic District and Landmark Overlay Zone.

Comments and Recommendations

1. The applicant has prepared a brief Local Waterfront Revitalization Program consistency justification for the proposed action. The justification should also note that the proposal is consistent with Policy 23 to "protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archeology or culture of the state, its communities or the nation," including structures in locally designated historic districts.
2. Since this parcel is in the Historic District and Landmark Overlay Zone, any exterior alteration to the building or property requires a Certificate of Appropriateness consistent with Chapter 134. Now that the chain link fence, exterior stairs, and floodlight are proposed for removal and new street trees are to replace existing stumps, the plans appear entirely consistent with the Historic Preservation design standards.
3. Lighting for the parking lot and rear steps should be provided.
4. Multifamily residential is allowed in the Historic Overlay district by Special Permit from the City Council. Once the Board is in generally satisfied with the Site Plan, it should issue a recommendation to the Council on the Special Permit.

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
Barry Donaldson, Project Architect