

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 5, 2018
Re: **242 Main Street Site Plan**

I have reviewed June 20, 2018 Site Plan Application, a June 26, 2018 Short EAF Part 1, and a 1-sheet Amended Site Plan Application, dated June 26, 2018.

Proposal

The applicant is proposing to construct a one-story storage addition behind an existing building. The parcel is in the CMS district.

Comments and Recommendations

1. A Zoning Regulations Table should be added to the site plan sheet.
2. In the Parking Table the recently amended CMS district requires two spaces per 1,000 square feet of floor area for retail and commercial uses.
3. There is an existing exterior storage structure and trash receptacles in the parking lot that need to be shown on the plan. A trash enclosure or screening should be considered, given the close proximity to the rear residential use.
4. The plans should provide basic elevations for the proposed addition, including any new exterior lighting and materials consistent with the CMS Design Standards in Section 223-41.18 J(11).

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