

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

Date: August 9, 2018

Re: **1181 North Avenue Subdivision and Special Permit**

I have reviewed the July 31, 2018 response letters from Aryeh Siegel and Hudson Land Design, July 27, 2018 revised survey by Normington J. Schofield, July 31, 2018 Preliminary Subdivision Plat, and a 5-sheet Special Permit Application, all dated July 31, 2018.

Proposal

The applicant is proposing to subdivide a 0.74-acre parcel with one existing office building into two lots for the construction of a new office building. The parcel is in the R1-7.5 district, within the Local Waterfront Revitalization Program (LWRP) boundary, and in the Historic District and Landmark Overlay Zone, which allows office uses by Special Permit from the City Council.

Comments and Recommendations

1. The existing 18-inch magnolia and 18-inch catalpa trees on the front of Lot 2 are not shown on the Sheet 1 Site Plan. If they are proposed to be removed, it should be justified and a replacement tree or trees should be provided.
2. Section 223-26 C(3) requires at least one tree within a commercial parking area for each 10 commercial spaces. Two holly trees more closely flanking the parking lot entrance may qualify, but they should be at least 3-inch caliper four feet above the ground.
3. The proposed shrubs to help screen the parking lot from the street are not shown on the eastern side of the entrance, and the labeling does not match the Plant List on Sheet 2.
4. The regular parking spaces must be 9 feet wide and the ADA spaces may be 8-feet wide.
5. Given the proposed new lighting fixtures, all the existing floodlights on the Lot 1 building and the rear garage should be noted for removal.
6. Since this parcel is in the Historic District and Landmark Overlay Zone, the Board will have to adopt a Certificate of Appropriateness consistent with Chapter 134, Historic Preservation. The project architect has requested that the Board approve the project without a referral 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