

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

Date: August 9, 2018

Re: **Roundhouse at Beacon Falls Amended Special Permit and Site Plan**

I have reviewed the Special Permit and Site Plan Applications, a Full EAF, Parts 1, 2, and 3 with amendments and additional narrative and exhibits, sheets 1, 7, and 8 of a 19-sheet Amended Site Plan and Special Permit set, all dated of February 27, 2018, and an undated Site Diagram.

Proposal

The applicant is proposing to amend its previously approved Site Plan and Special Permit by replacing the proposed spa with 10 additional hotel rooms in the Mill Building and replacing a private dining room in the Roundhouse Building with a hotel administration office. The 8.943-acre parcel is in the GB and CMS districts and the Historic District and Landmark Overlay Zone.

Comments and Recommendations

1. The proposed amendments to the plans are not entirely clear. It would be helpful if the changes to the EAF documents included all the deleted text for comparison purposes and the plans had any changes highlighted in red.
2. The applicant should submit a summary description of changes and a table with previously approved parking, traffic, sewer, water and other environmental impact numbers, compared to the current proposal. The description should also include an assessment, based on current experience and the proposed changes, as to whether the previously approved parking count for the entire site is sufficient or has a surplus of spaces and the need for the 46-space parking lot across the creek.
3. The parking tables on Sheet 1 and page 8 of the EAF introduction should be consistent.
4. The front parking lot along East Main Street and the Roundhouse building are now in the Central Main Street (CMS) district, not the LB district. Off-street parking lots in the CMS district are not permitted in front yards and, if facing a street, must be screened by a low brick or stone wall, hedge, ornamental fence, and/or other landscaping that screens parked cars from street views. Although the lot has previous approvals, the Board could request that the very low concrete retaining wall along East Main Street be supplemented to be more consistent with the CMS screening standards. The Sheet 1 Site Plan shows a row of shrubs and an additional street tree in front of both the retaining wall and Building 2. Any uncompleted landscaping should be noted on the submitted plans for implementation as part of this application.
5. Since this parcel is in the Historic District and Landmark Overlay Zone, the application will require a Certificate of Appropriateness, if there are any proposed exterior alterations to the buildings or property.

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

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