

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

Date: September 6, 2018

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

I have reviewed the response letters from Aryeh Siegel and Hudson Land Design, Preliminary Subdivision Plat, and a 5-sheet Special Use Permit Application, all dated August 28, 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. Given the proposed new lighting fixtures, all the existing floodlights on the Lot 1 building should be noted for removal on the plans.
2. 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. The project architect has requested that the Board approve the Certificate without a referral to the Architectural Review Subcommittee. The proposed building and site improvements appear consistent with the Historic Preservation standards.

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