

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

Date: September 6, 2018

Re: **554 Main Street Amended Site Plan**

I have reviewed an August 15, 2018 Site Plan Application, an undated Full EAF Part 1, a February 5, 2014 Property Survey, and two separate Site Plan sheets, one dated November 9, 2007 and the other dated May 30, 2017.

Proposal

The applicant is proposing to expand the commercial use of an existing mixed-use site to include an existing outdoor pavilion. The parcel is in the Central Main Street (CMS) district and the Historic District and Landmark Overlay (HDLO) Zone.

Comments and Recommendations

1. The EAF should be signed and dated. Also, question C.2 should be answered yes in the first box and no in the second box, and new water and sewer usage should be estimated in D.2 c and d.
2. It is not entirely clear from the brief project description and Site Plan what aspects of the project are new and what activities exist on the site. Any additional activities or modified features should be noted on the Site Plan, including the outdoor cooking facilities and any exterior lighting.
3. Since the proposal involves an increase in outside noise, live music, cooking odors, smoke, and late hours, the Site Plan should show the location of the surrounding residential buildings that may be affected, as well as the site contours, major trees over 8-inches in diameter, and any existing vegetation that may act as a screening element.
4. The 100-year floodplain and floodway lines should be shown on the Site Plan.
5. The covered pavilion appears to be a permitted accessory structure, but no outside storage is allowed in the CMS district. The estimated new customers on the site should be provided.
6. Any exterior alteration of a landmark structure or property in the HDLO district needs a Certificate of Appropriateness under Chapter 134, Historic Preservation. Both the HDLO and CMS districts have design standards, most specifically in this case stating that parking and refuse containers shall be screened from public street views by architectural or landscaping elements. Chain link fencing is not permitted, so alternate fencing that better contains site impacts may be required.
7. Off-street parking Section 223-26 C(3) requires commercial parking lot landscaping, including at least one 3-inch diameter tree for each 10 spaces. If the parking aisle near Main Street was reduced to 24 feet, a landscaped buffer could be provided along the northern site boundary.

8. The concrete sidewalk along Main Street should be repaired and the pedestrian clearway should not be obstructed.

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
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