

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

Date: October 5, 2018

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

I have reviewed response letters from Aryeh Siegel and Hudson Land Design, a revised Full EAF Part 1 with additional narrative and traffic analysis, and sheets 1, 7, and 8 of a 19-sheet Amended Site Plan and Special Permit set, all dated of September 25, 2018.

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. I met with the applicant and Building Inspector at the site on September 19, 2018 and all agreed that the current trees and lawn at the 46-space land-banked parking lot provided the appropriate landscaping and parking turnaround for the area. The plans now note that the remnant surface gravel will be removed and the lawn area will be reseeded.
2. Ten new parallel spaces along the entrance drive will replace the previously proposed eight off-site spaces at an adjacent property. The sidewalk in front of Building 2 should be extended to the crosswalk near the Event Space turnaround or the crosswalk should be shifted south to meet the existing sidewalk.
3. The Roundhouse building should also be included as part of the Central Main Street (CMS) district, not the CB district.
4. Since this parcel is in the Historic District and Landmark Overlay Zone, the application will require a Certificate of Appropriateness. I recommend that the small entrance lobby addition to the hotel need not be referred 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