

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

Date: October 5, 2018

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

I have reviewed a September 24, 2018 response letter from Burns Engineering Services, a September 12, 2018 updated Full EAF Part 1, and a Site Plan sheet, dated September 24, 2018.

### **Proposal**

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

### **Comments and Recommendations**

1. Since the proposal involves an increase in outside noise, live music, cooking odors, smoke, and late hours, the Site Plan should show the site contours, major trees over 8-inches in diameter, and any existing vegetation that may act as a screening element.
2. The latest Site Plan only shows three trees, not the large tree on the northeast corner or the trees/vegetation around the pavilion. Any trees and vegetation that will be removed or added for screening as part of the proposal should be identified on the plan.
3. The covered pavilion does not quite meet the 25-foot rear setback requirement.
4. 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, for example, that parking and refuse containers shall be screened from public street views by architectural or landscaping elements. A hedge or wall across the front parking spaces and a trash enclosure should be included in the Site Plan.
5. 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.
6. Chain link fencing is not permitted in the CMS district, so alternate fencing that better contains site impacts should be required.
7. The parking lot lighting, including the rear fixture on the utility pole, should be no more than 20 feet high with full cut-off fixtures to not allow glare into the night sky or onto neighboring properties.

8. A note should be added to the plan that the concrete sidewalk along Main Street will be repaired, especially across the driveway, and the pedestrian clearway should not be obstructed.
9. Live outdoor music with speakers and outdoor cooking facilities are not listed as a specifically permitted or accessory uses in the CMS district. The applicant should be prepared to discuss how these activities would comply with the Code Chapter 149, Noise, which has explicit decibel levels that are permitted from 7 am -10 pm and from 10 pm – 7 am, and the Zoning Performance Standards in Article IV.

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  
         Stephen Burns, P.E., Project Engineer