

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

Date: December 7, 2018

Re: **21 South Avenue, Site Plan and Special Permit**

I reviewed the Special Permit Resolution approved by the City Council on September 17, 2018, a September 16, 2015 Topographic Survey, and 4-sheet Site Plan set, dated July 10, 2018.

Proposal

The applicant is proposing to renovate an existing building, creating three apartments. The proposed parcel is in the R1-7.5 zoning district, the Local Waterfront Revitalization Area (LWRP), and the Historic District and Landmark Overlay (HDLO) Zone.

Comments and Recommendations

1. The City Council approved a Special Permit for the multifamily residential use with several conditions. These conditions included that the parking lot be reconfigured to incorporate a 5-foot setback from the rear and side property lines, consistent with Section 223-26 C(1), and that the parking lot be landscaped with appropriate trees, shrubs, and other plant materials, consistent with Section 223-26 C(3). The Site Plan should be updated to reflect these conditions, including shade trees in the parking lot setback.
2. Since this parcel is in the LWRP area and the HDLO Zone, the application requires a LWRP Consistency Determination and a Certificate of Appropriateness. The plans appear consistent with the LWRP and Historic Preservation Chapter 134 standards.
3. The replacement windows should match the appearance of the original historic windows, if known, with dividing muntins on the exterior of the glass.
4. A detail should be provided for the wood trash enclosure.

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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