

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

Date: December 7, 2018

Re: **234 Main Street Site Plan**

I have reviewed a response letter and Project Narrative from Aryeh Siegel and a 3-sheet Site Plan Application set, all dated November 27, 2018.

Proposal

The applicant is proposing to construct a new second story on an existing one-story retail building to create an additional 2,500 square feet of office space. The proposed parcel is in the CMS district.

Comments and Recommendations

1. In the Parking and Loading Table on Sheet 1, required parking for the existing retail uses in the CMS district is two spaces per 1,000 square feet of floor area, not three spaces per 1,000 square feet. The calculation is eight spaces for the retail with a total of 13 spaces for the project. However, the building qualifies for the 1964 parking exemption under Section 223-26 B(2), so no spaces are proposed.
2. A note on Sheet 3 should state that the new first floor architectural elements, including the new storefront and flanking steel columns, will not project beyond the front plane of the existing building.

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