

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

Date: December 7, 2018

Re: **296 Main Street Site Plan**

I have reviewed a Site Plan Application, Short EAF Part 1, and a 3-sheet Site Plan Application set, all dated November 27, 2018.

Proposal

The applicant is proposing to convert an existing retail storefront and a one-story rear garage into a restaurant, maintaining the second story office use. The 0.124-acre parcel is in the Central Main Street (CMS) district.

Comments and Recommendations

1. In the Zoning Regulations Table, the Maximum Front Setback is 10 feet, the Proposed Building Frontage should be listed as less than 50%, but can be attributed to an existing condition, and the Minimum Landscaped Area should be included in the table.
2. The calculation for restaurant parking is seven spaces, not eight spaces. Once the parking analysis is revised, the Building Inspector should confirm the 1964 parking exemption.
3. Sheet 1 has a fence detail, but no fence is indicated on the Site Plan.
4. The Plant Schedule lists a red maple tree, but the tree location should be shown on the Plan.
5. The proposal includes replacing the front retail entrance with a window and relocating the primary entrance to the rear of the patio garden. This appears to be inconsistent with the CMS design standard in Section 223-18 J(8), which requires that buildings have the main access entrance door facing the primary street and connected to the sidewalk.
6. The new permeable pavers should not encroach into the existing sidewalk or extend beyond the front building line.
7. Is outdoor dining to be proposed for the patio courtyard?
8. If the existing front awning is to remain, it should be noted on the plans.
9. New exterior construction elements, such as the garage door conversions on North Cedar Street, should be detailed on Sheet 3, with labeled materials consistent with Section 223-18 J(11).

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If you have any questions or need additional information, please feel free to contact me.

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