

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

Date: December 7, 2018

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

For the October 10, 2018 Planning Board meeting, I 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. No new materials were submitted for the December public hearing, so I will repeat a few of my previous comments that still apply.

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. The sidewalk in front of Building 2 should be extended to the crosswalk near the Event Space turnaround.
2. The Roundhouse building should also be included as part of the Central Main Street (CMS) district, not the CB district.
3. Since this parcel is in the Historic District and Landmark Overlay Zone, the application will require a Certificate of Appropriateness.

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