

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

Date: January 4, 2019

Re: **296 Main Street Site Plan**

I have reviewed a December 25, 2018 response letter from Aryeh Siegel and a 3-sheet Site Plan Application set with the last revision date of December 25, 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. The Building Inspector should confirm the 1964 parking exemption.
2. The applicant has decided to maintain the existing entrance door in the front building. The CMS design standard in Section 223-18 J(8) requires that the front entrance door facing the street provide active access during business hours. Will removal of the front step shown on Sheet 2 and the proposed interior layout make the existing front door usable as a main entrance?
3. The garage door conversions on North Cedar Street should be shown on Sheet 3 as an elevation drawing with labeled materials.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Deputy 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