

To: John Gunn, Chair, and the City of Beacon Planning Board  
Date: November 8, 2019  
Re: **Beacon Views Townhouses Site Plan and Subdivision**

I have reviewed the cover letter from Insite Engineering and a 3-sheet Concept Plan set, all dated October 29, 2019.

### **Proposal**

The applicant is proposing to subdivide and develop an 8.55-acre site with 39 for-sale townhouse units. The parcel is in the RD-5 zoning district. A six-month moratorium was recently adopted by the City Council, so no approvals can be granted for this proposal until the moratorium is lifted.

### **Comments and Recommendations**

1. The applicant is requesting a conservation subdivision under Section 223-12 J. This allows the Board to modify lot sizes, setbacks, streets, and other requirements in order to help preserve natural features in the site, such as vegetative areas and steep slopes. The applicant is proposing to maintain the minimum 1,800 square foot lot sizes, but decrease front yard setback distances.
2. The Concept Plan includes a 50-foot right-of-way through the parcel with a connecting street to 25 Townsend Street, providing the primary access to the parcel. The Hastings Drive connection would only be for emergency access. This street should be shifted to the north as far as possible to minimize encroachment into the federal wetlands, and an analysis should be submitted regarding potential wetland impacts, consistent with Section 223-16 A.
3. The sidewalk system should be extended to the Townsend Street property, along the side lanes towards the rear townhouses, and to the units with side entrances. The sidewalks should be separated from the travel lanes with a minimum 5-foot planting strip for street trees next to the curb line to provide for snow storage, to help calm traffic, and to protect pedestrians.
4. The side and rear lanes should be a minimum of 20 feet wide for fire access.
5. The two townhouse rows on the easternmost portion of the parcel could be shifted slightly to allow two more townhouses, thus providing one additional below-market-rate/workforce unit.

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

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