

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

Date: April 9, 2020

Re: **3 Water Street, Site Plan, Subdivision, and Special Permit for Accessory Apartment**

I have reviewed March 31, 2020 response letters from Aryeh Siegel and Hudson Land Design, March 31, 2020 Subdivision Application, March 16, 2020 Special Permit Resolution from the City Council, March 31, 2020 Preliminary Subdivision Plat, and a 6-sheet Special Permit Application set from Aryeh Siegel dated March 31, 2020.

Proposal

The applicant is proposing to construct a one-story accessory apartment addition on a 0.54-acre site in the R1-5 and CMS zoning districts. A subdivision is also needed to consolidate the site into one lot.

Comments and Recommendations

1. The City Council approved a Special Permit for the accessory apartment on March 16, 2020. The Council is also considering a district boundary change to place the entire lot into the R1-5 district.
2. On the Subdivision Plat, the parcel number and lot area in Survey Notes 1 should match the numbers in the Project Information Table. For the Schedule of Regulations tables, the CMS required minimum lot depth is 75 feet.
3. For Sheet 1, the site area is shown twice on the plan with different numbers. The lot square footage should match the Subdivision Plat. Also, the titles should be updated to Sheet 1 of 6.
4. For Sheet 2, the existing chain link fences north of the house should be marked for removal.
5. The plans should clearly show the location of the new stockade privacy fence along the frontage. Front yard fences are typically limited to four feet high, but the Board has the discretion to approve the proposed six-foot fence where necessary for screening purposes (see §223-13 G(1)).
6. The Board should also consider requesting a couple of street trees along the frontage south of the existing structure.
7. There is an existing telephone pole in the center of the proposed sidewalk ramp south of the driveway. The sidewalk should be widened in this area to allow convenient ADA passage.

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

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