

To: Jay Sheers, Chair, and the City of Beacon Planning Board

Date: April 7, 2017

Re: **119 Howland Avenue Subdivision**

I have reviewed the March 28, 2017 cover letter and Infiltration and Inflow Investigation from Hudson Land Design and a 4-sheet Preliminary Subdivision Plan, with the signed survey dated February 21, 2017 and the other three sheets dated March 28, 2017.

Proposal

The applicant is proposing to subdivide an existing 1.09-acre parcel in the R1-7.5 district to create three lots for the construction of two new single family residences.

Comments and Recommendations

1. The Plat should show any existing major trees over six inches in diameter on the new lots and indicate any significant trees that will be removed.
2. The Board may request additional street trees along the lot frontage.
3. To reduce pavement in the front yard, the Board should consider narrowing the new driveway widths to 10 feet.

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
Hudson Land Design, Project Consultants