

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

Date: April 7, 2017

Re: **Seven & One Development LLC, 16 Church Street Subdivision**

I have reviewed the March 27, 2017 response letter and Infiltration and Inflow Study from M. A. Day Engineering, the ZBA variance resolution from February 22, 2017, a signed survey dated March 24 , 2017, and 4-sheet Preliminary Subdivision Plans, dated March 27, 2017.

### **Proposal**

The applicant is proposing to subdivide an existing 0.33-acre parcel with a 1-family house into two lots in the R1-5 zoning district.

### **Comments and Recommendations**

1. The driveway of the neighboring property to the north encroaches on proposed Lot 2, which still needs to be reconciled as part of the subdivision.
2. The plan should include a walkway connection from the front sidewalk to the porch steps. The revised front setbacks to the porch (14 feet) and house (20 feet) seem consistent with existing houses on the block.
3. The Board should request a new street tree approximately five feet back from the front sidewalk.
4. To reduce pavement in the front yard, the Board should consider narrowing the new driveway width 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  
M. A. Day Engineering