

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

Date: April 7, 2017

Re: **25 Townsend Street Subdivision**

I have reviewed the March 28, 2017 response letter from Jon D. Bodendorf, P.E. at Hudson Land Design and the 3-sheet Preliminary Subdivision Plans. Sheets 1 and 2 are dated March 28, 2017 and Sheet 3 is dated May 31, 2016.

Proposal

The applicant is proposing to demolish the existing structures on a 5-acre parcel in the R1-7.5 zoning district and subdivide the property into 13 single-family house lots with an additional common lot for stormwater infiltration.

Comments and Recommendations

1. A number of recommendations from the previous Frederick P. Clark comment letter, dated June 10, 2016, have not yet been addressed, including:
 - The location of dwellings on all adjacent parcels should be completely shown on the plat;
 - The bulk table should show information on each individual lot;
 - The boundary measurements should be shown for each lot;
 - Information on the proposed treatment for the cul-de-sac island should be provided;
 - Existing trees to be retained and removed should be shown on the plat; and
 - Additional evergreen screening and regularly spaced street trees should be included;
 - Street lighting should also be provided on the plat.
2. The Hudson Land Design response letter states that the "right-of-way to the adjacent parcel has been eliminated," but a 50-foot right-of-way for future road extension is included on Sheet 2. The Planning Board will need to determine if a connection to the vacant property to the southwest and perhaps Conklin Street is desirable for the City. Additional contours for the adjacent parcel shown all the way to Conklin Street would help in that decision.
3. For the Planning Board's information, at our January 13, 2017 meeting with the project engineer, I offered the attached alternative sketch, showing a loop street instead of a standard cul-de-sac. The same general lot layout could be accommodated, but the homes would surround a 240-foot-long central green. The one-way loop would also offer improved emergency access by making the single section of the dead-end street significantly shorter.

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
Jon D. Bodendorf, P.E., Hudson Land Design