

To: Jay Sheers, Chair, and the City of Beacon Planning Board
Date: April 7, 2016
Re: **55 Prospect Street Subdivision**

I have reviewed the March 28, 2017 cover letter and Infiltration and Inflow Investigation from Hudson Land Design and a 5-sheet Preliminary Subdivision Plan, with the signed survey dated February 24, 2017 and the other four sheets dated March 28, 2017.

Proposal

The applicant is proposing to subdivide an existing 0.48-acre parcel in the R1-5 district to create two lots for the construction of a new single family residence.

Comments and Recommendations

1. The Plat should show any existing major trees over six inches in diameter on the lots and indicate any significant trees that will be removed.
2. The Board may request additional street trees along the lot frontages.
3. The Lot 1 driveway design has inadequate area to park two cars side-by-side and back up.
4. To reduce pavement in the front yard, the Board should consider narrowing the Lot 2 driveway width to 10 feet and eliminate the non-functional back-up area.

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