

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

Date: May 5, 2017

Re: **25 Townsend Street Subdivision**

I have reviewed the April 25, 2017 cover letter from Jon D. Bodendorf, P.E. at Hudson Land Design, a past layout for the adjacent property to the south, dated January 30, 2008, an Existing Conditions Plan, dated April 24, 2017, and a Preliminary Subdivision Plan, dated April 24, 2017.

Proposal

The applicant is proposing to subdivide a 5-acre parcel in the R1-7.5 zoning district 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; and
 - Street lighting should also be provided on the plat.
2. The Planning Board will need to determine if a right-of-way connection to the vacant property to the southwest is desirable for the City. An interconnected street system is generally recommended over dead-end streets, especially to provide multiple routes for emergency vehicles.
3. The Planning Board and applicant should also determine whether a standard cul-de-sac or a loop street with a central green is more advantageous. In either case, proposed landscaping of the central island should be detailed on the plans and an agreement will be needed for what entity maintains the island, the City or a homeowners' association.
4. A sidewalk on at least one side of the street is generally required under Street Specifications, although the Subdivision of Land Section 195-18 allows the Planning Board to waive such improvements if there is a "lack of connecting facilities adjacent or in proximity to the subdivision."

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
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Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Jon D, Bodendorf, P.E., Hudson Land Design