

To: Jay Sheers, Chair, and the City of Beacon Planning Board
Date: May 5, 2016
Re: **55 Prospect Street Subdivision**

I have reviewed the April 25, 2017 response letter from Hudson Land Design and a 5-sheet Preliminary Subdivision Plan, with sheet 1 dated April 17, 2017 and the other four revised sheets dated April 25, 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. The plan should indicate which evergreens along the frontage will be removed to allow for an adequate sight distance at the Lot 1 driveway.
3. The Lot 1 driveway design has inadequate area to park two cars side-by-side and back up. The parking area should be 18 feet wide to accommodate two cars.
4. To reduce pavement in the front yard, the Board should consider narrowing the Lot 2 driveway width to 10 feet and eliminating the non-functional back-up area in the front yard.

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
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