

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

Date: June 7, 2017

Re: **17 Wilson Street Subdivision**

I have reviewed the May 30 2017 cover letter from Hudson Land Design, May 26, 2017 Subdivision Application, May 26, 2017 Short Environmental Assessment Form, April 26, 2017 property survey, and a 2-sheet Subdivision Plan, dated May 30, 2017.

Proposal

The applicant is proposing to subdivide an existing 1.747-acre parcel in the R1-10 zoning district to create two lots for the construction of a new single-family residence and an accessory building with an accessory apartment and home office.

Comments and Recommendations

1. The plan should be marked as a Preliminary Subdivision Plat at this point in the process.
2. The Plat should identify the size of any existing major trees over eight inches in diameter that may influence the design and indicate any significant trees that will be removed.
3. The scale on Sheet 1 should be labeled as 1" = 40' and the Project Information table and EAF should show the same lot area as the survey.
4. There is an accessory structure along the proposed south side line on Lot 1. The proposed property line may need to be adjusted to provide a side setback.
5. The front lot line for Lot 2 needs to abut on a street, which determines the orientation of lot width, depth, and setbacks. The applicant should identify which street frontage will be used for its front yard and then indicate the minimum lot width, depth, and yards on the plat.
6. The new driveway should be 10 feet wide. The sight distance at the driveway intersection should be provided on the plat.
7. The proposed accessory apartment will need a Special Permit. According to 223-24.1, an accessory apartment in an accessory building shall have a floor area between 300 and 600 feet, require owner occupancy, and need an inspection every two years. The home office use will also need further explanation.

If you have any questions or need additional information, please feel free to contact me.

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- c: Tim Dexter, Building Inspector
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