

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

Date: June 7, 2017

Re: **Beacon Residential LLC, 40 North Street Subdivision**

I have reviewed the Subdivision Plat and Construction Details, Site Plan sheet, and cover letter from Burns Engineering, all dated May 30, 2017, and a December 19, 2016 Site Plan application cover sheet.

### **Proposal**

The applicant is proposing to subdivide an existing 0.459-acre parcel with a 4-family house, convert it into a 2-family dwelling, and subdivide two 5,000 square foot lots along South Street. The parcel is located in the R1-5 zoning district and in the Historic District and Landmark Overlay Zone.

### **Comments and Recommendations**

1. The previously proposed parking lot has been expanded to four spaces and seven Norway spruce have been provided to help screen the parking. Under the newly amended Off-Street Parking standards the spaces only need to be 18 feet long.
2. The proposed contour lines have not been changed from the previous submittal to accommodate the wider parking area. The grading along the eastern side of the lot should ensure that any potential runoff from the gravel/item 4 parking lot flows to the rear of the parcel, not onto the neighbor's property.
3. The Site Plan should be expanded to 1' = 10' for easier readability.
4. The house plans are not selected at this time, but the new buildings must be compatible with the Historic Overlay Zone to receive a Certificate of Appropriateness. Elevations and materials for the new houses will need to be submitted and the designs should find ways to de-emphasize the garage doors, such as placing the garages to the sides of the buildings or recessing the garages.

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  
Stephen Burns, P.E., Project Engineer