

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

Date: June 7, 2017

Re: **Judson Street Subdivision**

I have reviewed the May 30, 2017 cover letter from Hudson Land Design, May 25, 2017 Subdivision Application, May 25, 2017 Short Environmental Assessment Form, and a 6-sheet Subdivision Plan, all dated April 25, 2017.

### **Proposal**

The applicant is proposing to subdivide three existing parcels in the R1-7.5 zoning district to create five new lots for the construction of five single-family residences.

### **Comments and Recommendations**

1. A signed and stamped survey for the existing properties should be provided. The lot areas in the Project Information table do not add up to the total lot area on the application and EAF form.
2. The plan should be marked as a Preliminary Subdivision Plat at this point in the process.
3. 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.
4. The Preliminary Subdivision Plat should have a table showing how each proposed lot conforms to the Schedule of Regulations for the R1-7.5 district.
5. The sight distances at critical driveway intersections should be provided.
6. The applicant and Board should consider aligning the Lot 1 driveway with the Vail Avenue intersection.
7. The applicant should consider tree plantings to screen closely spaced driveways and houses. The Board should request street trees along the lot frontages at approximately 40-foot intervals, depending on driveway locations and sight lines.

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  
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Daniel G. Koehler, P.E., Hudson Land Design