

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

Date: July 6, 2017

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

I have reviewed the May 30, 2017 Subdivision Plat and Construction Details and Site Plan sheet, cover letter from Burns Engineering, revised Part 1 EAF, and Site Plan application cover sheet, all dated June 27, 2017.

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 front setback line has been changed to 15 feet to be more consistent with adjacent houses under Section 223-13 K, but the plan should show the conceptual building outlines moved forward to the front setback on both the Subdivision Plat and Site Plan.
2. 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.

I have no further planning concerns for this application. 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