

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

Date: August 4, 2017

Re: **17 Wilson Street Subdivision**

I have reviewed the July 25, 2017 response letter from Hudson Land Design, April 26, 2017 Boundary and Topographic Survey, a 2-sheet Preliminary Subdivision Plan, dated May 30, 2017, and a 4-sheet set from Berg + Moss Architects with site plan, yard and lot diagram, house views, and first floor plan.

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.

Comments and Recommendations

1. The scale on Sheet 1 is still mislabeled. It should be 1" = 40'.
2. The Project Information table and EAF should show the same lot area as the survey.
3. The required setback lines should be shown on Lot 1.
4. There are at least four trees over eight inches in diameter within the house outline on Sheet 1 and several more in the parking area that should be identified for removal.
5. On Sheet 1 the house appears to encroach into the 15-foot side yard setback. According to Section 223-13, window sills, cornices, eaves, and bay windows may project up to three feet into a required yard, but not walls or porches.
6. The lot width calculation on Sheet A101 measures area, not width. Based on the lot width definition in the code, the calculation should instead determine that the average lot width, measured at right angles to the lot depth, is at least 85 feet.

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
Jon D. Bodendorf, P.E., Hudson Land Design