

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

Date: September 8, 2017

Re: **40 North Street Subdivision and Site Plan, Beacon Residential LLC.**

I have reviewed an August 27, 2017 cover letter from Burns Engineering, August 27, 2017 revised Part 1 EAF, and August 29, 2017 Subdivision Plat and Construction Details sheets.

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 one 5,000 square foot lot 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 proposal has been changed to a two-lot subdivision with combined site plan, but Sheet 1 makes no reference to Site Plan.
2. Lot 1 will have its access driveway off South Street to rear parking, similar to existing conditions. However, the proposed gravel parking layout for four vehicles does allow space for the two cars parked in the driveway to turn around. To avoid backing down the long driveway, a two-car-wide parking area could be extended farther forward to the right of the carport. Also, under Section 223-26 C(1) all parking facilities must be five feet from the property line.
3. The applicant should justify why the 42-inch tree in the center of the site is now to be removed, when it was to be retained in all previous plan proposals.
4. The house plan is not selected at this time, but the new building must be compatible with the Historic Overlay Zone to receive a Certificate of Appropriateness. Elevations and materials for the new house will need to be submitted and the design 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

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