

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

Date: October 6, 2017

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

I have reviewed a September 25, 2017 cover letter from Burns Engineering, September 25, 2017 revised Part 1 EAF, September 25, 2017 Site Plan and Subdivision applications, and September 24, 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. If it is deemed necessary to remove the 42-inch maple tree in the center of Lot 1, the owner and Board should consider a couple new trees in the front yard behind the hedge as a replacement and contribution to the street.
2. 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 recessing the garage to the side or rear of the building.

I have no additional planning concerns.

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