

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

Date: November 9, 2017

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

I have reviewed an October 31, 2017 response letter from Burns Engineering and the October 31, 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**

I have no additional planning concerns, other than noting that any future house design will have to be compatible with the Historic Overlay Zone to receive a Certificate of Appropriateness.

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