

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

Date: December 7, 2017

Re: **25 Townsend Street Subdivision**

I have reviewed a response letter and Infiltration and Inflow Investigation letter from Hudson Land Design and sheets 1-3 of a 4-sheet Preliminary Subdivision Plan, all dated of November 28, 2017.

Proposal

The applicant is proposing to subdivide a 5-acre parcel in the R1-7.5 zoning district into 13 single-family house lots with an additional common lot for stormwater infiltration.

Comments and Recommendations

1. A number of recommendations from previous comment letters have not yet been addressed, including:
 - The boundary measurements should be shown for each lot;
 - Existing major trees to be removed should be shown on the plat;
 - Additional evergreen screening should be included, particularly along the eastern boundary;
 - Street lighting should also be provided on the plat.
2. The applicant will look at the existing Victor Road cul-de-sac as an appropriate example of low-maintenance landscaping for the central island.
3. The conceptual house layouts should promote side yard parking on the plans, rather than front yard driveway turnarounds.
4. The applicant should set the sidewalks back behind a 5-foot planting strip along the non-turnaround portion of the street. This will allow space for street trees, snow storage off the sidewalk, and prevent sidewalk ramps and side slopes at every driveway. The sidewalks should continue across the driveways.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

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