

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: January 5, 2018

Re: **Fairview Subdivision, Washington Avenue**

I have reviewed the December 26, 2017 cover letter from Hudson Land Design, December 21, 2017 Subdivision application, December 26, 2017 Short EAF Part 1, and a 4-sheet Subdivision Plan, with the Sheet 1 Plat dated December 18, 2017 and the other three sheets dated December 26, 2017.

Proposal

The applicant is proposing to subdivide two parcels totaling 0.88 acres with one existing house in the R1-10 district to create three lots for the construction of two new single-family residences.

Comments and Recommendations

1. The survey will need to be stamped and signed before approvals.
2. The EAF should list all permits necessary in Question 2 and provide additional explanations for the yes answers to Questions 12.b, 13.a, and 15.
3. The Plan should indicate any significant trees that may be removed through regrading.
4. The Lot Conformance Table for the R1-10 district should list the accessory structure side and rear setbacks as 15 feet and the maximum building coverage as 25%.
5. The proposed subdivision could make the existing house lot even more conforming by making it 65 feet wide and extending the two Washington Avenue parcels farther back into the larger Lot 2.
6. The existing house lot should show a driveway access and location on the parcel for the two required parking spaces after the subdivision.
7. The gravel parking area shown on the front of Lot 1 should be replaced by landscaping on the Subdivision Plan. The Board may request additional street trees along the Washington Avenue lot frontages.
8. Although the minimum front yard is 35 feet, the proposed front setback of 29.2 feet for the house on Lot 1 is appropriate, given the similar setbacks of the adjacent four houses to the north and south and the yard alignment exception permitted in Section 223-13 K.
9. Glen Avenue is a dead-end street with no turnaround, labeled as a private road on the street sign, and is shown as unimproved on the Subdivision Plan. The applicant should be prepared to describe the nature and condition of the street and discuss what improvements may be necessary to upgrade the street for vehicular and fire access to the additional house.

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

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