

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

Date: February 9, 2018

Re: **Fairview Subdivision, Washington Avenue**

I have reviewed the January 30, 2018 response letter from Hudson Land Design, January 23, 2018 letter with attachments from Lyons & Supple regarding the Glen Avenue easement, January 30, 2018 updated Short EAF Part 1, and a 4-sheet Subdivision Plan, with two copies of the Sheet 1 Plat dated January 29, 2018 and the other three sheets dated January 30, 2018.

**Proposal**

The applicant is proposing to subdivide two parcels totaling 0.826 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 EAF question 3.a lists the total acreage as 0.88 acres, but the Plat lot numbers add up to 0.826 acres.
2. Two large trees on Lot 2 appear to have recently been cut down. Are those trees identified on Sheets 1 and 2?
3. The Plan drawing on Sheet 2 was not printed at the 1' = 20' scale. I received two copies of the Sheet 1 Plat, one with the lot width for parcel 656107 at 60 feet wide and the other at 53.25 feet wide. At the 53.25-foot width, the proposed common driveway is located too close to the existing house and front porch.
4. A note should be added on the Subdivision Plan that the gravel parking area shown on the front of Lot 1 will be replaced by landscaping. The Board should also request that street trees be included along the Washington Avenue lot frontages.
5. 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.

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  
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