

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

Date: March 8, 2018

Re: **Fairview Subdivision, Washington Avenue**

I have reviewed the February 27, 2018 response letter from Hudson Land Design, January 30, 2018 updated Short EAF Part 1, and a 4-sheet Subdivision Plan, with the Sheet 1 Plat dated January 29, 2018 and the other three sheets dated February 27, 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. Since two very large trees on the property have already been cut down and at least eight more major trees are proposed to be removed as part of the grading for lots 1 and 2, is it feasible to protect the largest 36-inch oak near the center of lot 2 with careful grading or a tree well?
2. The Board should request the planting of two street trees along the Washington Avenue frontage of Lot 1.

I have no other major 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
Hudson Land Design, Project Consultants