

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

Date: May 2, 2018

Re: **25 Townsend Street Subdivision**

I have reviewed the April 24, 2018 response letter from Hudson Land Design and an 8-sheet Preliminary Subdivision Plan set with the latest revision date of March 27, 2018.

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

The applicant has submitted no new plans for this project and the Building Inspector has not yet issued an official opinion on the lot width question, so my comments will repeat the points from the previous April 5, 2018 memo to the Planning Board.

1. A number of recommendations from previous comment letters will need to be addressed in subsequent submissions, including:
 - The boundary measurements should be shown for each lot;
 - A low-maintenance landscaping plan should be specified for the central island; and
 - Street lighting should also be provided on the plan.
2. All existing major trees to be removed should be identified on the plat, not just the trees in the northeast corner near the Townsend Street entrance.
3. The Building Inspector should determine whether the 75-foot lots with tapered frontages meet the minimum lot width, based on the definition in Section 223-63. Section 223-12 H also requires that any dwelling must be erected in a part of the lot that meets the minimum lot width.

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
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