

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

Date: May 2, 2018

Re: **31 Mountain Lane Subdivision**

I have reviewed the April 23, 2018 Subdivision Application, April 24, 2018 Short EAF Part 1, and a 3-sheet Preliminary Subdivision Plan, dated April 19, 2018.

Proposal

The applicant is proposing to subdivide a 5.527-acre parcel with one existing house into two lots for the construction of an additional house. The parcel is in the R1-80 zoning district.

Comments and Recommendations

1. The survey will need to be stamped and signed before final approval. The Plat should show any existing trees over 8 inches in the area disturbance and indicate any major trees that will be removed.
2. In the Sheet 1 Zoning Table the required front yard is 50 feet.
3. The Zoning Table should also list the required and proposed building heights and building coverages.
4. The Plans should indicate the site distances in both directions from the two driveways.

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
Badey & Watson, Project Engineers