

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

Date: May 2, 2018

Re: **Ferry Landing at Beacon Site Plan**

I have reviewed an April 2, 2018 response letter from the applicant, March 30, 2018 Preliminary Plat, and a 9-sheet Site Plan package, dated March 30, 2018.

Proposal

The applicant is proposing to construct six single-family townhouses on 0.56 acres in the Linkage zoning district and the Coastal Management Zone.

Comments and Recommendations

1. The front sidewalk should extend around the Ferry Street corner, similar to the previous October 13, 2017 proposed Site Plan, allowing for a shorter crosswalk to be shown across Ferry Street.
2. To eliminate unnecessary asphalt, the back-up area behind the garages for units 3 to 6 needs to be only 24-25 feet wide, similar to the previous October 13, 2017 proposed Site Plan.
3. The landscape plan could feature a few more large trees. The previous site plan had 10 trees, while the latest proposed plan only has 6.
4. The application and building elevations should clarify whether the townhouse front entrances are porches, as indicated in the Sheet 3 table, or stoops, as stated in the applicant's response letter on page 2.
5. For the Architectural Review Subcommittee, revised elevations showing the covered stoops or porches and a rear building elevation should be provided with colors, materials, and height dimensions noted. Typical floor plans will help in understanding the relationship between rooms and wall openings, especially the opportunity for additional windows on the side elevations.
6. The plan calls for three times the required parking spaces in a district with good walkability and transit alternatives. The applicant's response letter states that a one-car garage option will be offered. That could be shown on the typical floor plans.
7. The lighting specifications for the fixtures attached to the building should be included on the Site Plan sheet.
8. The survey should be signed and stamped before final approval.

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
 Thomas Elias, Project Representative