

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

Date: June 7, 2018

Re: **25 Townsend Street Subdivision**

I have reviewed the May 29, 2018 response letter from Hudson Land Design and an 8-sheet Preliminary Subdivision Plan set with the latest revision date of May 29, 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**

1. To meet the minimum lot width in this district, it was determined that a parcel must have an average width of 75 feet or more over the entire depth of the lot or, in the case of flag lots or lots with tapered frontages on curving streets, the area to the rear of the flag or tapered frontage must meet the minimum average lot width of 75 feet and the minimum average lot depth of 100 feet. As shown on the plan, Lot 3 appears to be slightly under 75 feet wide and Lots 3, 6, and 8 are not quite 100 feet deep behind the taper. The lot configurations should be adjusted to meet this determination. The boundary measurements for each lot will need to be included for the final subdivision.
2. Low-maintenance landscaping has been indicated for the central island, but the specific tree and shrub locations should be shown on the plan. The Board may also request a path for residents to access the island interior, similar to the landscaped island at the end of Victor Road.
3. Street lighting has been provided on the plan, but two of the locations around the cul-de-sac are shown on private lots and one is in the middle of the sidewalk. Alternative locations should be considered and the fixtures should be shielded to be consistent with dark sky compliance.
4. The applicant should indicate if the parcel includes any land with a gradient of 25% or more over a contiguous land area of at least 10,000 square feet.
5. Sheet 1 should be labeled as Sheet 1 of 8.

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  
Jon D. Bodendorf, P.E., Hudson Land Design