

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

Date: July 5, 2018

Re: **31 Mountain Lane Subdivision**

I have reviewed a June 26, 2018 response letter from Badey & Watson Surveying & Engineering and a 3-sheet Preliminary Subdivision Plat, with the latest revision date of June 26, 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 City Council recently adopted a zoning amendment affecting the calculation of lot area per dwelling unit on parcels over three acres in the R1 districts. For this parcel, any land that meets the amended definition of Very Steep Slopes (25 percent gradient or more extending over a contiguous land area of at least 10,000 square feet) must be deducted before the lot area calculation. The applicant should show the Very Steep Slopes on the plat and provide the area calculation for the overall parcel.
2. The survey will need to be stamped and signed 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
Badey & Watson, Project Engineers