

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

Date: July 5, 2018

Re: **38 St. Lukes Subdivision**

I have reviewed the June 26, 2018 response letter from Hudson Land Design and a 5-sheet Subdivision Plan set, with Sheet 1 dated June 20, 2018 and Sheets 2-5 dated June 26, 2018.

Proposal

The applicant is proposing to subdivide a 0.405-acre parcel with one existing house into three lots for the construction of two new houses. The parcel is in the R1-5 zoning district.

Comments and Recommendations

1. The City Council requested a dedication of land along lots 2 and 3 to facilitate the potential widening of Union Street. If Lot 2 was 52.3 feet wide until the halfway point along the southern boundary, then tapered to 47.7 feet at the front corner of Lot 3, the average lot width would meet the minimum 50-foot standard, the side setback to the house would still be 13.1 feet, and the two parcels would have a more consistent frontage along Union Street.
2. The front setbacks for the proposed new houses on lots 2 and 3 are 12.5 and 8.6 feet. This is less than the required 30 feet, but the Board should approve reduced front setbacks to be consistent with nearby houses along the street under Section 223-13 K.
3. It is not clear from the notes whether the existing chain link fence is to be maintained across Lot 3. I recommend its removal.
4. The one-story house directly east of Lot 3 has solar panels on the roof. A note on the plan should restrict the planting of any trees that could grow over 20 feet tall along the eastern edge of Lot 3 to avoid blocking these existing solar panels.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

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