

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

Date: August 9, 2018

Re: **31 Mountain Lane Subdivision**

I have reviewed a July 31, 2018 response letter from Badey & Watson Surveying & Engineering and a 4-sheet Preliminary Subdivision Plat, with the latest revision date of July 30, 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 recently amended definition of Very Steep Slopes includes any area of land with a gradient of 25 percent or more, while the sheets 1 and 2 labels on the parcels are shown as greater than 25%. The labels and calculations should be consistent with the definition.
2. The survey will need to be stamped and signed before final approval.

I have no additional planning concerns.

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