

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

Date: August 9, 2018

Re: **32 Alice Street Subdivision**

I have reviewed the July 31, 2018 cover letter from Hudson Land Design and sheets 2-4 of a 4-sheet Preliminary Subdivision Plan, dated July 31, 2018.

Proposal

The applicant is proposing to subdivide an 0.467-acre parcel with one existing house into two lots for the construction of an additional house. The parcel is in the R1-7.5 zoning district.

Comments and Recommendations

1. The proposed house is located on a section of Lot 2 that does not meet the minimum 75-foot lot width standard in Section 223-12 H, so the applicant will request an area variance for lot width at the building.
2. When the total square footage of Lot 2 is divided by the average lot depth, the resulting average lot width is 68 feet, less than the required 75 feet in Section 223-17 C. The Planning Board should make recommendations to the ZBA on these area variances.
3. The front setback for the proposed house on Lot 2 is 9.8 feet, less than the required 30 feet, but appropriate given the setbacks of the existing buildings along the same side of Alice Street. The Board should approve a reduced front setback without a variance, under Section 223-13 K.
4. The Board should request that the proposed street tree be larger than 2-inch caliper and be placed in front to the proposed house, rather than near the neighbor's yard.
5. The Sheet 1 Plat Schedule of Regulations should match the schedule on Sheet 2 and include setback and square footage numbers for the proposed accessory garage.

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
Daniel G. Koehler, P.E., Project Engineer