

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

Date: September 6, 2018

Re: **31 Mountain Lane Subdivision**

I have reviewed an August 28, 2018 response letter from Badey & Watson Surveying & Engineering and a 5-sheet Preliminary Subdivision Plat, with the latest revision date of August 28, 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 plans show the removal of 40 trees on the site to allow for the new driveway, house, and septic system. The applicant was asked to provide some replacement trees, especially near the frontage of the new lot. The Board should discuss whether the four proposed replacement trees are sufficient.
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