

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

Date: October 5, 2018

Re: **31 Mountain Lane Subdivision**

I have reviewed a September 25, 2018 response letter from Badey & Watson Surveying & Engineering and a 5-sheet Preliminary Subdivision Plat, with the latest revision date of September 10, 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 four new trees to replace the trees removed for the driveway, house, and septic system. I met with the applicant's engineer at the site on September 19, 2018 to look again at the view from the street. There are multiple large trees across the frontage that are not indicated on the plans. These existing trees, along with the four new trees, should provide adequate wooded screening from the street. A note should be added to Sheet 2 that only trees marked X for removal on the plans will be cut down.
2. I have no additional planning concerns, other than to note that 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