

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

Date: October 5, 2018

Re: **32 Alice Street Subdivision**

I have reviewed the September 25, 2018 cover letter from Hudson Land Design, September 18, 2018 Zoning Board of Appeals Resolution, and a 5-sheet Preliminary Subdivision Plan, with Sheet 1 dated September 24, 2018 and sheets 2-5 dated September 25, 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. Note 11 on Sheet 1 should refer to two-foot contour intervals.
2. The ZBA granted both lot width area variances. 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, consistent with Section 223-13 K.
3. Although the location of the retaining wall and garage five feet from the property line meets the side setback requirements, they may likely damage the roots and long-term health of major trees #8-11. The applicant should consider potential mitigation measures, perhaps in discussion with the adjacent property owner.

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