

**From:** Jeff Tarling  
**To:** Jean Fraser  
**CC:** Barbara Barhydt; David Margolis-Pineo  
**Date:** 11/4/2013 7:58 AM  
**Subject:** Re: 133 York St- PB Hearing Nov 12th confirmed

Jean -

Compared to the existing conditions the proposed is an improvement, and given the planting space or room for planting the landscape treatment is acceptable. The view to the architectural treatment or style is not covered in this description. A solid screen such as a fence, would not, in my view, improve the proposed.

Jeff

>>> Jean Fraser 11/1/2013 4:00 PM >>>  
Jeff

Did you look at the landscape buffer along the back of the proposed new building?

thanks  
Jean

>>> Jeff Tarling 11/1/2013 3:43 PM >>>  
Hi Jean -

I have reviewed the latest landscape plan for the proposed 133 York Street project and offer the following comments & conditions:

**a) Landscape review -** The proposed development at 133 York Street presents challenges to meet standard landscape treatment due to the shape and constraints of the project site. The project does offer landscape amenities such as a green wall to provide screening along with two off-site tree planting locations if agreeable. The building footprint close to existing building site poses challenges to screen but improves on the long existing conditions. Two mature trees are close and will likely have impact during the construction process. Best practices in regards to tree protection are needed to prevent / reduce root zone damage.

**b) landscape plant material: plant sizes - Condition)** shrub stock noted as "D" Clethra, "F" Deutzia, "J" Northern Bayberry, "K" Climbing Hydrangea, "L" Stephanandra shall all be #3 pot size minimum and tree sizes should be the following: "B" Flowering Crabapple 1.75-2" caliper, "C" Armstrong Red Maple 2" caliper. Items mentioned as "Existing", "G" Relocated Japanese Maple (#5 pot size), "H" Relocated Lilac (3-4'H) should also have these sizes as replacements if the relocation is not successful. (Too often good intent to save plants through construction are less then successful).

**c) Green wall -** the proposed project use of a green wall will help screen / buffer the adjacent building. The green wall plant type: Climbing Hydrangea is slow growing, and thus the proposed 1 gallon pot size much to small to be effective for many years... recommendations & condition the green wall plant sizes must be #3 pot & #5 pot sizes alternating minimum to provide a good start for the green wall.

**d) Tree Save** - The project proposes to save or minimally effect the condition of two shade trees close to the project property line on private property. From site inspection some root zone impact is expected and hopefully can be minimized with good tree protection practices. This would include following steps in the ISA trees & construction recommendations; physical trunk protection and construction fence, no storage of materials or equipment in the root zone area. Inspection of trenching etc when roots are exposed, cutting damaged roots cleanly with saw vs leaving them damage by earth equipment. If trees can not saved or damaged, replacement trees shall be installed. This would follow site specification standards.

Trees & Construction damage info, See:

[http://www.treesaregood.org/treecare/avoiding\\_construction.aspx](http://www.treesaregood.org/treecare/avoiding_construction.aspx)

[http://www.treesaregood.org/treecare/treatment\\_construction.aspx](http://www.treesaregood.org/treecare/treatment_construction.aspx)

The revised landscape plan addresses earlier comments in regards to buffer along the left side of the driveway and the north side of the project. The project with the conditions mentioned would be acceptable.

Jeff Tarling