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COMMUNITY DEVELOPMENT
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#58000/PreConstructionReqs/TreeWarden

June 1, 2012

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Belmont Zoning Board of Appeals
Homer Municipal Building - Community Development
19 Moore Street
Belmont , MA 02478

Subject: AP Cambridge Partners, LLC, Residences at Acorn Park, Special Condition 35 of the Town of Belmont Zoning Board of Appeals Decision Upon Application of AP Cambridge Partners II, LLC for a Comprehensive Permit.

Dear Members of the Zoning Board of Appeals:

In accordance with Special Condition 35 of the above referenced Comprehensive Permit dated February 16, 2007, attached for the Zoning Board of Appeal's files is a tree cutting plan for the Residences at Acorn Park affordable housing project. More specifically, Special Condition 35 requires the following:

> *The Applicant shall provide a tree cutting plan to the Board prior to commencing site work. The Applicant shall use all reasonable efforts to preserve trees. The Applicant shall, after consultation with the Tree Warden, identify all trees that are healthy and greater than 9" DBH in or within 10 feet of the work area and determine whether slight modifications in the site plan are practicable to preserve those trees. If the Applicant determines that slight site plan modifications cannot be practicably accomplished, the Board may request that additional trees (including but not limited to silver maples) be planted outside the Project area, but on the Property.*

On April 19, 2012, representatives from Epsilon Associates, Inc. and TetraTech Rizzo conducted a site inspection with Mr. Tom Walsh, Town of Belmont Tree Warden. The purpose of the site inspection was to (1) identify healthy trees with a Diameter at Breast Height ("DBH") of 9-inches or greater within approximately 10 feet of the limit of work line around the perimeter of the site; and (2) determine if it was practicable to modify the site plan to preserve these trees. A total of seven trees were identified as candidates for preservation. Six of these trees are silver maples

(Acer saccharinum); the other tree is a poplar *(Populus tremula).* The locations of these trees are depicted on the attached site plan prepared by TetraTech Rizzo.

Subsequent to the April 19 site inspection with Mr. Walsh, TetraTech Rizzo reexamined the proposed site layout to determine if slight modifications could be made to preserve the aforementioned tree species. As a result of this analysis it was determined that two of the seven trees can likely be preserved by working with the site contractor to slightly modify the extent of grading in order to avoid cutting the trees or substantially damaging their roots (the trunks of the trees are located outside the work zone). The five remaining trees would require substantial and impracticable modifications to the site plan to preserve them including but not limited to changes to drain line locations, stormwater detention basin modifications, and modifications to compensatory flood storage areas. The two trees to be preserved are also identified on the attached site plan.

The Applicant understands that the Board may request that additional trees (including but not limited to silver maples) be planted outside the Project area, but on the Property to mitigate the loss of the five trees noted above. The Applicant is committed to providing such mitigation. Accordingly, we have updated the previously approved landscaping plans. The planting table provided on Sheet C-6.1 has been updated to incorporate five additional silver maple saplings *(Acer saccharinum).* These supplemental plantings are proposed to be installed to the west of Building D. The total silver maple saplings to be planted have been increased from two to seven (1 to 1.5 inch caliper saplings).

If you have any questions regarding this submittal please do not hesitate to contact me at 978.897.7100 or via email at mhoward@epsilonassociates.com.

Thank you.

Sincerely,
EPSILON ASSOCIATES, INC.

Michael D. Howard
Principal and Manager, Ecological Sciences

Encl.

CC: Tom Walsh, Tree Warden
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Josh Rubinich, O'Neill Properties Group, L.P
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