

Memorandum

Erin Zwirko, AICP, LEED AP
Director of Planning and Development
Town of Yarmouth

October 17, 2022

Reference: 90 Main St, Yarmouth

Erin,

Upon reviewing the site and utility plans for the proposed project at 90 Main St in Yarmouth, I am making the following recommendations in accordance with the Town of Yarmouth's Character Based Code section N. Private Lot Landscape Standards:

1) The large heritage elm tree located at the end of the driveway leading out onto Portland Street is a very rare and exceptional tree in our community. One of the few old growth elms not affected by Dutch elm disease, it has established itself as a prominent and essential asset to the natural beauty of Yarmouth. There are two aspects of the proposed project that could seriously threaten the health of this tree. The proposed widening of the driveway apron for emergency access along with the construction of a 4ft sidewalk will have serious detrimental effects on the root system of the elm. The roots of this tree have grown into a very confined and limited amount of permeable ground surrounding the base of the tree such that the disruption of even a few feet of the soil will seriously disrupt the flow of water and nutrients essential for the tree to flourish. Protection for this tree should be in the form of fencing around the perimeter of the approximate root area of the tree to prevent compaction or damage from construction equipment.

The second significant concern would be the proposed water line installation coming from Portland Street. Care should be taken such that the root system of the elm is not infringed upon while digging. The water line placement should be as far from the elm tree as possible.

2) There is a row of (5) maple trees in the space between the porches of the proposed Buildings B and C. There are (2) of the trees that would fall in the footprint of Building C and would require removal. The three that would remain are marked on the site plan as "Ex 16"M, Ex 12"M, and Ex 12"M". These mature specimens of Sugar Maple represent a significant biomass, small animal habitat, shade and natural beauty for this area of Main Street and should be protected as legacy trees of the Town of Yarmouth. They will require proper fencing out to the current drip line of the tree branches to adequately protect the root system and trunk from construction damage. Care should be given not to raise the grade around them more than (2) inches. The utility plan indicates a proposed water line running directly through them. This will need to be moved along with the proposed sewer line to prevent damage to the root system. The proposed (5) foot sidewalk around the trees should be located at or outside of the drip line of the trees.

Respectfully,

Scott Couture
Yarmouth Tree Warden