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## Memorandum

To: Kathleen Cullen, Director of Community Development  
Jacob Richman, PP, AICP, Community Development Planner

From: Timothy G. Kaluhiokalani, LLA, PP

Date: June 11, 2025

Re: Fifis – Tree Replacement  
57 Cunningham Way  
Block 524.05, Lot 3  
Application #25-Z-0022  
ERI File # 35714 00

Jacob,

In accordance with your request, I have reviewed a Plot & Grading Plan, sheet 1 of 1 prepared by William H. Nicholson Associates, P.A., dated January 30, 2025, and revised to June 2, 2025. I also reviewed a letter prepared by Richard J. Goldstein, Esq. dated June 5, 2025. The letter and plan indicate that the property owner is proposing to plant 15 'October Glory' Red Maples (*Acer rubrum* 'October Glory') at various locations on the property as compensation for trees that have been removed. The locations depicted on the Plot & Grading Plan appear to be randomly selected. It is unclear if there are any existing trees on the subject property or properties adjacent to it that might conflict with their growth and development.

Monocultural replacement plans should be avoided. Consequently, I recommend that the tree species be expanded to include ornamental trees such as Heritage Birch (*Betula nigra* 'Heritage'), Serviceberry (*Amelanchier x grandiflora* 'Autumn Brilliance'), 'Forest Pansy' Redbud (*Cercis canadensis* 'Forest Pansy') and Dawn Redwood (*Metasequoia glyptostroboides*). The applicant may also want to consider evergreen species such as American Holly (*Ilex opaca*), Alaskan Cedar (*Chamaecyparis nootkatensis*) and Serbian Spruce (*Picea omorika*) to provide screening of the pool.

The design engineer should provide a landscape plan depicting proposed tree locations that address the potential constraints and privacy screening cited above. A corresponding Landscape Schedule that identifies tree species, size (caliper & height) and the number of each proposed should be provided on the plan. Deciduous trees should have a minimum 2.5-3" caliper, B&B. Evergreen trees should have a minimum height of 6'8", B&B. In addition, Standard planting notes and details should be included on the plan.

Should you have any questions or require additional information, please do not hesitate to contact me.

TGK/mbs

Cc: C. Jeremy Noll, PE, CPWM, CME, Zoning Board Engineer  
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