

# MINUTES

## Windermere Tree Board September 1, 2022

Mission Statement: Augment community awareness of our Urban Forest, provide education regarding the benefits of trees and a commitment to protect, preserve and proliferate our community's Urban Forest. Beautify our Windermere Parks and Recreation Areas.

Tree Board Members: Susan Carter (Chairman), Frank Krens (Recording Sec.), Jacqueline Rapport, Leslie Brabec, Pamela Schrimsher; Town Liaison: Bill Martini

### **1. THE MEETING IS CALLED TO ORDER**

Tree Board Chairman Susan Carter called the meeting to order at 9:11am on the corner of the project property, at Main Street and 6<sup>th</sup> Avenue and the requirement for a quorum was met.

Participants were:

- **Tree Board** – Susan Carter, Leslie Brabec, Pamela Schrimsher, and Frank Krens
- **Town Council** - liaison Bill Martini
- **TOW Admin** – Public Works Director, Tonya Elliott-Moore, Public Works Foreman Travis Mathias and Town Planner Brad Cornelius
- **Developer Team** – Arpan Patel and V3 Arborist Eric Hoyer
- **Public** – Vickie Hearst, resident and Windermere Garden Club; Brandi Haines, resident

### **2. OPEN FORUM / PUBLIC COMMENT - none**

### **3. JOINT SITE VISIT BETWEEN WINDERMERE TREE BOARD AND DEVELOPER'S LANDSCAPE TEAM / ARBORIST**

**Meeting Background and Objective** – Per discussion at the August 18, 2022 Tree Board meeting, this field visit between members of the developer's team and the Tree Board was set in preparation for the Town Council Workshop in September. Town Council liaison Bill Martini had requested that the property be marked with paint where the planned building will be as well as the two corners of the wall at the back along Oakdale. This was requested to assist in the Tree Board's review of whether tree roots would be impacted or suffocated by the plantings in the landscape plan.

**Objective Not Fully Met** – The meeting was well-attended and highly productive with more detailed understanding than before regarding the extent and details of plans being made by the developer to protect the trees and make the property pleasant and attractive to near neighbors as well as functional. However, the property was not marked in a way to clearly and confidently show the contour of the building or the wall. Town Council liaison Bill Martini stated that a portion of the review would have to be repeated and that the planned Town Council Workshop would have to be delayed.

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## **a. Review landscape plan in relation to tree root zones and spacing**

Public Works Director Tonya Elliott-Moore suggested that developer rep Arpan Patel state the developer's vision at key locations on the project and then Tree Board members express their concerns.

### **(1) Front of Suzi Karr Building on Main Street –**

**Vision:** Lacking clear marking of the location of the building front, Mr. Patel provided an estimate of its location and the several trees including live oaks that will be lost.

**Concerns:** While live oak #8, which leans far over Main Street is to be saved, it was recognized that its critical root structure extends under and beyond where the building footer will be and must be protected.

**Response:** Mr. Patel stated that the developer will excavate carefully for the footing, using air blasts to expose them, and then constructing the footing on pilings to avoid the need to cut them.

### **(2) Front of the Ice Cream Store**

**Vision:** Arpan Patel said that the light poles would remain as would the three paved “notches” (extensions of the walkway toward the street), and that the large invasive tree #4 would be removed as it would be too close to the building. The sidewalk would be replaced with pavers in a herringbone pattern.

**Concerns:** There are several crepe myrtles that are already large enough to provide shade. If protected and maintained they will get bigger and provide even more shade.

**Response:** Arpan Patel stated that the crepe myrtles would be protected.

### **(3) Courtyard Between Buildings**

**Vision:** Arpan Patel described the intended use of a system of pervious pavers (shown in the Landscape Plan as covering essentially the entire area).

**Concerns:** Installation of a pervious paver system, to the depth required for their function, may impact the critical root system of the 44-in diameter live oak # 18. Types, adequacy, and potential intrusion into the root system of different types of pervious paver systems were described by Mr. Paten and Brad Cornelius. Arborist Eric Hoyer stated that such a system could not be installed within 15 feet or farther from the tree. Pam Schrimsher suggested just using mulch. Consensus among Tree Board members and others was that mulch or gravel over the entire area (except for paved walkways) would be a better and more natural approach.

**Response:** Arpan Patel stated that the developer would be open to use of mulch vs. pavers.

### **(4) Sixth Avenue**

**Vision:** Arpan Patel described the plans for the concrete wall and its pre-cast construction approach and appearance, the turn lane, and landscaping along 6<sup>th</sup> Avenue. He stated that post holes would be hand dug and air-spaded to avoid locations that would damage roots, that the wall will be manufactured in approximately 20-foot length segments, and segment lifted and inserted in place by a crane. As shown in the drawings, the wall will jog at 45- and 90-degree angles to go around the trees.

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**Concerns:** There was concern about the types and sizes of plants and how close to trees they will be planted. Arpan Patel stated that he was limited by the list of plants in the approved Town of Windermere Master Plant List. Susan Carter stated that she would like to see the Master Plant List reviewed and updated.

**Response:** Arpan Patel stated that the developer would be open to Tree Board recommendations on plant types. He stated that landscaping would be done to standards that avoid overcrowding and competition with the trees for water and air.

## **(5) Back Wall Along Oakdale Street**

**Vision:** Arpan Patel noted that the wall extends about 580 feet in total, mostly along Oakdale Street, that it is mostly linear but with a few jogs to go around trees and it would be predominantly covered from view by landscaping/hedge. He stated that the clump of small trees around (Laurel Oak #43?) would be cleaned up and that the developer was open to removal/replacement of (Laurel Oak #33?) which is valued by neighbors but in decline. He stated that pruning of lower branches of the large oak next to the Town park may be necessary to enable lift and installation of wall segments in that area. He again mentioned limitations due to compliance with the Town's Master Plant List. Bill Martini said he would support action to update the List.

**Concerns:** Susan Carter and others questioned the need for pruning of lower branches of the oak tree next to the Town park and suggested that the wall could be moved or constructed differently to avoid that. There was discussion about keeping the laurel oak that is in decline for now and planning to replace it later as part of a Tree Board project.

**Response:** Arpan Patel stated that the developer would be willing to relocate the wall by several feet if necessary to avoid pruning. He stated willingness to plant up to a 6-inch live oak to replace the laurel in decline

## **(6) Area Behind the Neighboring Main Street Buildings**

**Vision:** Arpan Patel stated that much of the existing landscaping can be retained. He and others noted that the planned north building wall is very close to several mature trees on the neighboring property. Regarding trees in the open area, he suggested simply mulching around them and avoiding close planting of landscaping plants.

**Concerns:** It was clear that the building footer as planned would severely impact several mature trees on the neighboring property.

**Response:** Arpan Patel recognized that protecting the neighbor's trees would require at least bridging of the building footing and possibly moving or notching the wall. This was recognized as an area requiring follow-up.

**4. ADJOURN** – Susan Carter thanked Arpan Patel for his support and patience and at 10:57am called for a motion to adjourn. Leslie Brabec made the motion, Pam Schrimsher seconded and the motion carried 4/0.