

Historic Tree Removal (591 Harrison Lane)

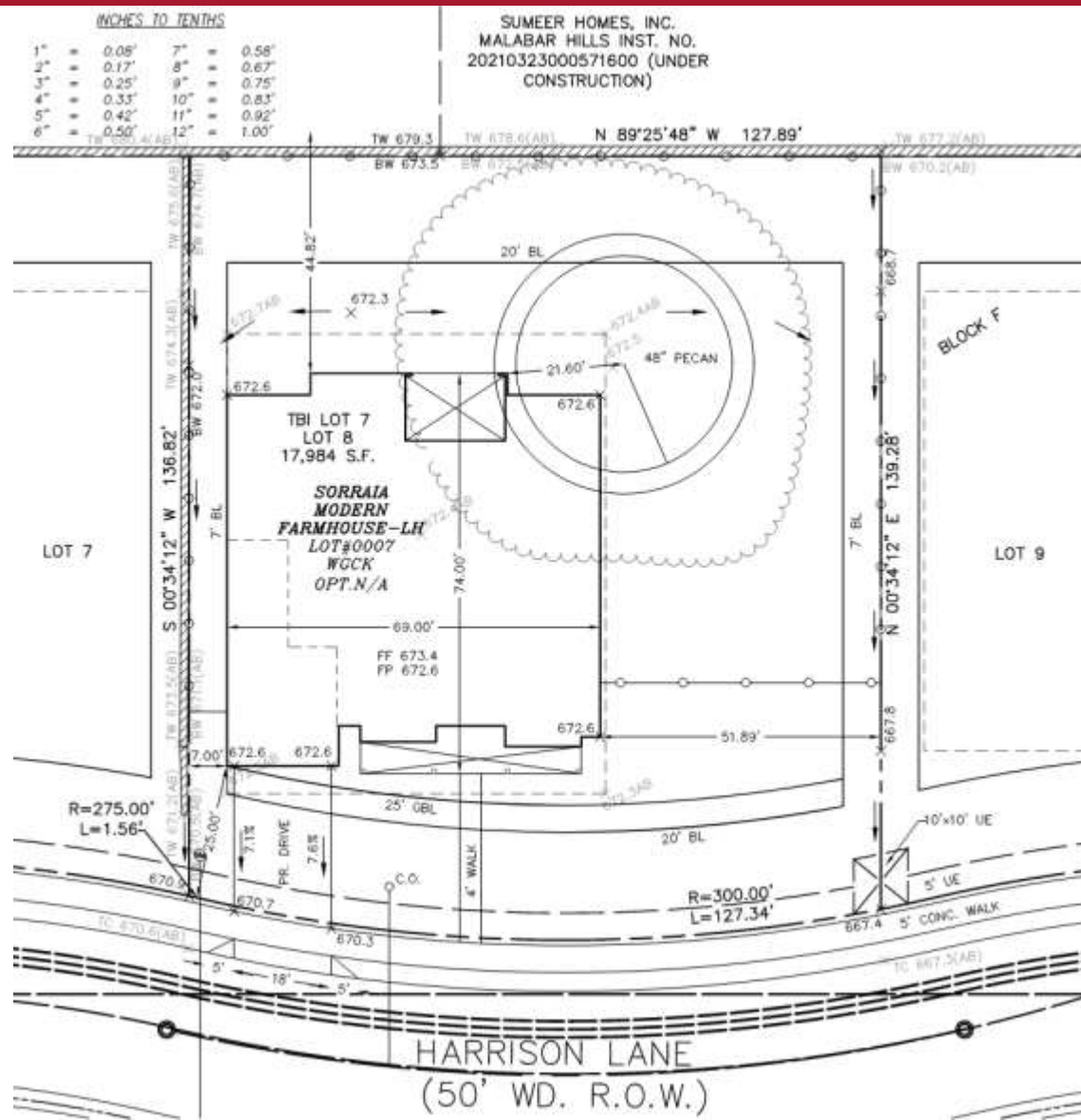
Background

Purpose:

- Removal of a historic tree due to the construction of a single-family home with a front facing garage.
 - The home was intended to be constructed with a 20-foot front building line.
 - The attached front facing garage requires the home to have a 25-foot front building line.

Determination:

- The increased setback pushed the foundation of the home within six feet of the tree.
- The foundation's proximity to the tree has caused root damage that will result in the death of the tree.





Tree Mitigation Requirements

Historic Trees:

- Exceed 40-Caliper Inch Diameter
- Removal Requires Town Council Approval
- 400 Percent Mitigation Rate

Tree Credit:

- Credit received for the initial preservation of the tree will be paid back on top of the mitigation fee.

Required Mitigation:

- 76 Replacement Trees or Fee of \$39,655 (Developer Opting to Pay Fee)

Tree Mitigation Calculation

Historic Tree Removal:

- $52.9 \text{ (Historic Tree Caliper Inches)} \times 4 \text{ (400\% Mitigation Rate)} = 211.6 \text{ (Caliper Inches Required)}$
- $211.6 \text{ (Caliper Inches Required)} / 3 \text{ (Average Caliper Inches Per Tree)} = 71 \text{ (Replacement Trees)}$
- $211.6 \text{ (Caliper Inches Required)} \times 175 \text{ (Rate)} = \$37,030 \text{ (Fee In Lieu of Tree Replacement)}$

Preserved Tree Credit:

- $1 \text{ Positive Credit} = 1 \text{ Tree (3 Caliper Inches)}$
- $52.9 \text{ Caliper Inches (Historic Tree)} = 5 \text{ Positive Credits (Trees Greater Than 24 Caliper Inches)}$
- $5 \text{ (Positive Credits)} \times 3 \text{ (Average Caliper Inches Per Tree)} = 15 \text{ (Caliper Inches Credited)}$

Tree Mitigation Calculation Cont.

Tree Credit Reclamation:

- $15 \text{ (Caliper Inches Credited)} / 3 \text{ (Average Caliper Inches Per Tree)} = 5 \text{ (Replacement Trees)}$
- $15 \text{ (Caliper Inches Required)} \times 175 \text{ (Rate)} = \$2,625 \text{ (Fee In Lieu of Replacement)}$

Totals:

- $71 \text{ (Historic Tree)} + 5 \text{ (Reclaimed Credit)} = \mathbf{76} \text{ (Total Number of Replacement Trees)}$
- $\$37,030 \text{ (Historic Tree)} + \$2,625 \text{ (Reclaimed Credit)} = \mathbf{\$39,655} \text{ (Total Fee for Removal of Tree)}$

** The total amount owed to the Town (\$39,655.00) is in an escrow account awaiting a final decision from Town Council. **