



Planning Commission  
97 North Broad Street  
Hillsdale, Michigan 49242-1695  
(517) 437-6440 Fax: (517) 437-6450

**Planning Commission Agenda**  
**May 21, 2019**

- I. Call to Order 5:30**
  - A. Pledge of Allegiance
  - B. Roll Call
  
- II. Public Comment**
  - Any Commission related item – 3 min. limit
  
- III. Consent Items/Communications**
  - A. Approval of agenda – **Action**
  - B. Approval of Planning Commission 04.16.2019 minutes – **Action**
  
- IV. Site Plan Review**
  - Hillsdale Commons Condominium Project – **Action**
  
- V. Old Business**
  - None
  
- VI. New Business**
  - A. Parcel Division – 3980 W. Carleton Rd. – **Action**
  - B. Parcel Division – 48 McClellan St. & 67 College St. – **Action**
  
- VII. Master Plan Review**
  - None
  
- VIII. Zoning Ordinance Review**
  - A. Hillsdale Municipal Code Chapter 14 Council Presentation – **Discussion**
  - B. Secs. 36-431 & 36-432 – **Discussion**
  
- IX. Zoning Administrator Report**
  
- X. Commissioner’s Comments**
  
- XI. Adjournment**

**Next meeting June 18, 2019 at 5:30 pm**

**PLANNING COMMISSION MINUTES**

**HILLSDALE CITY HALL,**

**97 N. Broad Street**

**April 15, 2019 at 5:30 PM**

**I. Call to Order**

- A. Chairwoman Yoder called the meeting to order at 5:30 pm
- B. Members present: Chairwoman Amber Yoder, Vice Chairman Samuel Nutter, Secretary Kerry Laycock, Mayor Pro-tem William Morrissey, Commissioners Eric Moore, Ron Scholl and Penny Swan
- C. Others present: Alan Beeker and Jack McLain

**II. Public Comment**

Jack McLain questioned the definition of a *large project* as it related to the discussion in March regarding the tree ordinance. Mr. McLain also noted the absence of a notarized letter authorizing Foulke Construction to serve as the representative on the application by the Historical Society to build a barn at 180 N. Wolcott St. Mr. McLain also question why a privacy fence cannot be built adjacent to the chain-link fence at 42 Union Street.

**III. Consent Items/Communications**

Commissioner Nutter moved to approve the consent agenda. Commissioner Morrissey seconded. All were in favor.

**IV. Site Plan Review**

The Hillsdale Historical Society submitted a site plan for Planning Commission review. The project includes a new barn on the southeast corner of the property. Mr. Beeker met with the City Department Directors and Commission Chair Amber Yoder to discuss the project at a preliminary site plan review on April 8, 2019. The staff review was included in the packet. None of the staff had any concerns about the project. After a brief discussion, Commissioner Laycock moved to approve the submitted site play. Commissioner Nutter supported the motion. The motion passed unanimously.

**V. Old business**

There was no old business.

**VI. New Business**

There was no new business.

**VII. Master Plan review**

There was no discussion of the Master Plan update

**VIII. Zoning Ordinance Review**

There was a lengthy discussion of the existing tree ordinance (Chapter 14). Commissioner Laycock noted that the City of Hillsdale has long held a Tree City designation and expressed his concern about the rapid loss of heritage trees within the city. Commissioners discussed examples of other cities' tree ordinances

that do more to preserve large, native species trees in the public right-of-way and on private property. Commissioners also discussed what are considered *best practices* for heritage tree preservation. Commissioners acknowledged the clear community value for limited regulation and the need to balance this with the aesthetic, environmental and financial value of mature trees and an expansive tree canopy. Commissioner Morrisey suggested that Commissioner Laycock and Mr. Beeker prepare a discussion document on the topic to be forwarded to City Council. He noted that the document and subsequent consideration by Council will provide some indication of Council's interest in updating Chapter 14 of the city code and provide direction to the Planning Commission. Mr. Laycock and Mr. Beeker agree to have a draft document for review by the Planning Commission at its May meeting.

## **IX. Zoning Administrator's Report**

Mr. Beeker updated the Planning Commission on progress in the Michigan Strategic Fund grant application for redevelopment of the Dawn Theater. The Michigan Economic Development corporation (MEDC) has reviewed the application and that it is on Michigan Strategic Fund agenda for May 23. Mr. Beeker informed the Planning Commission that Council approved a contract for the demolition of the condemned structure at 23/25 N. Broad Street. Work will begin within ten days following the execution of the contract. The site will be leveled and seeded. There are no specific redevelopment plans at this point although many options have been discussed. Mr. Beeker reported that the parking study is underway. Mr. Beeker also discussed his exploration of options to enlarge or create a second brownfield redevelopment district.

## **X. Commissioner Comments**

Commissioner Nutter responded to Mr. McLain's question about the privacy fence at 42 Union St. Mr. McLain was referred to the March meeting minutes and reminded that there is no petition for a change to the site plan requirements for 42 Union pending before the Planning Commission. Commissioners also suggested to Mr. McLain that large projects are those that require site plan review. Commissioner also indicated that the tree ordinance should focus on the characteristics of heritage trees to be preserved rather than the nature of a development project. Commissioner Moore discussed receipt of an inappropriate citizen communication placed on his wife's Facebook page and addressed to him. Commissioner Nutter indicated the he had also received an inappropriate communication from this person via social media. Mr. Beeker reminded Commissioners that they are not to respond to these communications and that all such communications should be forwarded to the City Manager.

## **XI. Adjournment**

Commissioner Scholl motioned to adjourn. Commissioner Nutter seconded. All in favor. Meeting adjourned at 6:35 pm.

**Next meeting: May 21, 2019 at 5:30 pm.**



**TO: Planning Commission**

**FROM: Zoning Administrator**

**DATE: May 6, 2019**

**RE: Hillsdale Commons Condominium Project**

**Background:** Stoll Construction as owner of the Hillsdale Commons Condominium Project has submitted documents for the final site plan review. The drawings that are in the packet were submitted to the Planning Office on May 1, 2019. On May 6, 2019, a preliminary review meeting was held with the City Department Heads and the owners. Included in the packet are the results of that meeting. The revised drawings will be submitted to my office by May 20, 2019 and will be distributed at the time of the May 21 meeting.

# CITY OF HILLSDALE



ALAN C. BEEKER  
ZONING ADMINISTRATOR  
97 NORTH BROAD STREET  
HILLSDALE, MICHIGAN 49242-1695  
(517) 437-6449 FAX: (517) 437-6450

May 6, 2019

Below is a list of the items cited during the meeting to review the plans of the proposed Hillsdale Commons Condominium Project.

Present: Matt Taylor (City Engineer), Mark Hawkins (Deputy Fire Chief), Scott Hephner (Police & Fire Chief), Jake Hammel (Dept. of Public Services Director), Bill Briggs (Board of Public Utilities Water Dept.), Alan Beeker (Zoning Administrator), Chad Culbert (Board of Public Utilities Electric Dept.), Chris McArthur (Board of Public Utilities Director), Scott Keiser (Mapping), Amber Yoder (Planning Commission Chair), Rick Jenkins (Project Engineer), Steve Stoll (Owner)

## City Engineer

- Supply storm water calculations.
- Calculate existing run-off
- Detention pond must collect run-off increase.
- Show altered contours in addition to new contours on Grading Plan

## Utilities

- Submit description of utility easement.
- Verify width of Lakeview ROW for future water main loop.
- Sanitary connection details
  - Add Manhole at connection if required.
- Water main details per BPU and DEQ
- New main to be installed for Phase 1 with new hydrant at termination. Water main extension to become a loop to be installed with commencement of Phase 3 or 4.
- Include brief narrative regarding Project Phasing.
- Show service limits.
- New electric to be underground
- Show electric on Utility Plan
- Install new transformers at ends of new cul-de-sacs.
  - Each transformer to service six buildings

## Zoning

- Items missing from plans:
  - Scale
  - Seal and Signature of professional who prepared plans
  - Site Area chart

- Total Area
  - Impervious Area: Roof
  - Sidewalk
  - Pavement
  - Detention / Retention
  - Pervious Area: Grass / Landscape
  - Impervious and pervious areas must equal total area
- Required Building Setback
- Distance between buildings
- Building Height in feet
- Driveway Widths and Construction
- Erosion and Sedimentation control
- Sign (location, size, detail)
- Landscaping
  - Planting plan and schedule
  - Existing and new trees
- Lighting and photometrics
- Number of proposed units.

#### Public Services

- Call out MDOT curb and sidewalk details on drawings.
- New sidewalks to be 5'-0" wide.

#### Public Safety

- No issues

The Planning Commission will review the drawings at the regular meeting which will be held on May 21, 2019 at 5:30 pm. The location will be at City Hall, 97 N. Broad St. in the 3rd Floor Council Chambers.

## MASTER DEED

This Master Deed is executed on the 29<sup>th</sup> day of May, 2019, by Commonwealth Developments and Properties LLC ("Developer"), with an address of 266 E Bacon St

RECITALS: By recording this Master Deed, and Condominium Subdivision Plan, the Developer intends to establish the real property described below, with the improvements located and to be located on, and the appurtenances to, that real property as a residential site condominium project under the provisions of the Act. Therefore, the Developer establishes 266 E Bacon St as a Condominium Project under the Act and declares that Hillsdale Commons (the "Condominium", "Project" or the "Condominium Project") shall be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved and in all ways utilized subject to the provisions of the Act and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations set forth in this Master Deed, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer, its successors and assigns, and any persons acquiring or owning an interest in the Condominium Premises, and their successors and assigns. In furtherance of the establishment of the Condominium Project, it is provided that:

ARTICLE I: TITLE AND NATURE. The Condominium Project shall be known as Hillsdale Commons, Hillsdale County Condominium Subdivision. The Condominium Project is established in accordance with the Act. The Units contained in the Condominium, including the number, boundaries, dimensions and area of each, are set forth completely in Exhibit B. Each Unit is capable of individual use by having its own entrance from and exit to a Common Element of the Project. Each Co-owner in the Project has an exclusive right to his Unit, has undivided and inseparable rights to share with other Co-owners the Common Elements of the Project, and has the right to construct a single residential dwelling on his Unit, subject to the Condominium Documents and all applicable laws.

ARTICLE II: LEGAL DESCRIPTION. The land submitted to the Condominium Project is

described as: 266 E Bacon St, Hillsdale, Mi. 49242

ARTICLE III: DEFINITIONS. Certain terms are utilized in this Master Deed and Exhibits A and B, and in various other instruments such as the Rules and Regulations of the Hillsdale Commons Association, and deeds, mortgages, liens, land contracts, easements and other instruments

affecting the establishment of, or transfer of interests in, the Project. Those terms are usually capitalized (for example, the "Project") and are defined in the Act. Wherever used in those documents or any other pertinent instruments, those terms shall have the meanings given to them in the Act. The following terms are not defined in the Act, and shall have these meanings:

Section 1. Homesite. "Homesite" shall mean each Condominium Unit, its appurtenant Limited Common Elements, if any, and the General Common Element land area between the Unit and the paved portion of the adjacent roadway.

Section 2. Development Period. "Development Period", means the period commencing on the date this Master Deed is recorded and continuing as long as Developer owns any Unit in the Project.

ARTICLE IV: COMMON ELEMENTS. The Common Elements of the Project and the

respective responsibilities for maintenance, decoration, repair and replacement are:

Section 1. General Common Elements. The General Common Elements are:

A. Roads. The roadways located within the boundaries of \_\_\_Hillsdale Commons, unless and until they are dedicated to the public, including all landscaped islands, entranceways, and project identification signs and monuments.

B. Land. Land within the Condominium Project that is not identified as either Units or Limited Common Elements, shall be a General Common Element.

C. Electrical, Gas, Telephone and Cable Television. All underground electrical, gas, telephone and cable television mains and lines up to the point where they intersect the boundary of a Homesite and all common lighting for the Project, if any is installed.

D. Storm Water Drainage System. All storm water drainage systems and facilities, if any, serving the Project.

E. Pathways and Walkways. All walking paths, nature trails and other pedestrian ways designated as General Common Element on the Condominium Subdivision Plan for the project, whether paved or constructed of other materials.

F. Detention Areas and Detention Area Easements. The storm water detention and retention areas and easements and drainage facilities, if any, that are designated on the Condominium Subdivision Plan as General Common Elements.



G. Landscaping, Exterior Lighting and Sprinkler Systems. All landscaping, gardens, exterior lighting and sprinkler systems installed by the Developer or the Association within the General Common Element land areas.

H. Water. Certain naturally occurring and artificially created bodies of water lying wholly or partially within the boundaries of the Condominium are designated on the Condominium Subdivision Plan of the Project as General Common Elements.

H. Other. Other elements of the Condominium not designated as General or Limited Common Elements and not located within a Unit that are intended for common use of all Co-owners or are necessary to the Project.

Section 2. Limited Common Elements. Limited Common Elements shall be subject to the exclusive use and enjoyment of the Owner(s) of the Unit(s) to which the Limited Common Elements are appurtenant. The Limited Common Elements are:

A. Land. Certain land may be shown on the Condominium Subdivision Plan as Limited Common Element, and is limited in use to the Unit(s) to which it appertains, as shown on

Exhibit B.

B. Utility Leads. All utility leads and lines lying within the Home sites and all water wells and pumps, and all related potable water facilities servicing a Unit are limited in use to the Units serviced by them.

C. Driveways. Private driveways serving individual Units are Limited Common Elements, from the point where they intersect the paved portion of the roads in the Project, even if they are located partially on the General Common Element land area.

Section 3. Structures on Units Not Common Elements. All structures and improvements located within the boundaries of a Home site shall be owned in their entirety by the Co-owner of the Home site on which they are located and shall not be Common Elements.

Section 4. Responsibilities. The responsibilities for the maintenance, decoration, repair and replacement of the Common Elements are:

A. Co-owner Responsibilities.

1. Home sites. The responsibility for and the costs of maintenance, decoration, repair, replacement and insurance (both property and liability) of each Home site

(including all easement areas located on the Home site), all improvements on that Home site (except actual physical improvements that are General Common Elements) and all Limited Common Elements appurtenant thereto shall be borne by the Co-owner of the Unit in that Home site or to which the Limited Common Element appertains, subject to the maintenance, appearance and other standards contained in the Bylaws and Rules and Regulations of the Association.

2. Utility Services. The responsibility for and cost of maintenance, repair and replacement of all utility laterals and leads within a Home site shall be borne by the Co-owner of the Unit in that Homesite, except to the extent that those expenses are borne by a utility company or a public authority.

B. Association Responsibilities. The costs of maintenance, repair and replacement of all General Common Elements except the part of the General Common Elements located within a Home site shall be borne by the Association, subject to any contrary provisions of the Bylaws. The foregoing notwithstanding, the Association may expend funds for landscaping, decoration, maintenance, repair and replacement of the General Common Element roadways, even after any dedication to the public, and such costs and expenses shall be costs of operation and maintenance of the Condominium.

Section 5. Utility Systems. Some or all of the utility lines, systems (including mains and service leads) and equipment and the telecommunications facilities, if any, described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, the utility lines, systems and equipment, and any telecommunications and cable television facilities, shall be Common Elements only to the extent of the Co-owners' interest in those items, if any, and Developer makes no warranty whatever with respect to the nature or extent of that interest, if any. The extent of the Developer's and Association's responsibility will be to see to it that water, sanitary sewer, telephone, electric and natural gas mains are installed within reasonable proximity to, but not within, the Units. Each Co-owner will be entirely responsible for arranging for and paying all costs in connection with extension of utilities by laterals from the mains to any structures and fixtures located within the Units.

Section 6. Use of Units and Common Elements. No Co-owner shall use his Unit or the Common Elements in any way inconsistent with the purposes of the Project or in any way that will interfere with or impair the rights of any other Co-owner in the use and enjoyment of his Unit or the Common Elements.

Section 7. Special Provisions for Roads, Storm Water Detention Areas and Filtration Facilities. The Association shall have the responsibility for the maintenance, repair, operation and replacement of the roads, storm water detention areas and storm water filtration facilities in the Project. The expenses

of repair, maintenance, operation and replacement of the roads, storm water detention areas and storm water filtration facilities and any reserve for the replacement thereof shall be expenses of administration of the Project, and shall be assessed against all Co-owners of Units in the Project. Except in the case of Co-owner fault, each of those Units shall be assessed a proportionate share equal to its percentage of value as set forth in Article V, below, of the expenses of repair, maintenance, operation and replacement of the roads, storm water detention areas and storm water filtration facilities, which may be assessed as part of the regular assessments and/or as special assessments against those Units. The operation, maintenance, repair and replacement of the roads, storm water detention areas and storm water filtration facilities are further subject to the terms and provisions of the Bylaws of the Project. The roads, storm water detention areas and storm water filtration facilities shall be operated, maintained, repaired and replaced in accordance with the provisions of the Master Deed and Bylaws for the Project, all rules and regulations for the Project, and all applicable federal, state and local statutes, laws, ordinances and regulations. If the Association or its contractors or agents fails to comply with the roads, storm water detention areas and storm water filtration facilities operation, maintenance, repair or replacement requirements set forth in the Master Deed, the Bylaws and applicable laws, then, in addition to all other remedies available under applicable law, the \_\_\_ HOA of Hillsdale Commons \_\_\_\_\_, the \_\_\_\_\_ Hillsdale \_\_\_\_\_ County Road Commission, the \_\_\_\_\_ Michigan \_\_\_\_\_ Department of Environmental Quality, and their respective contractors and agents, may, at their option, with or without notice, enter onto the Project or any Unit that is not in compliance and perform any necessary maintenance, repair, replacement and/or operation of or on the roads, storm water detention areas and storm water filtration facilities. In that event, the Association shall reimburse the \_\_\_ City of Hillsdale \_\_\_\_\_, the County and/or their contractors all costs incurred by it in performing the necessary maintenance, repair, replacement and/or operation of or on the roads, storm water detention areas and storm water filtration facilities, plus an administrative fee of 15%. If the Association does not reimburse the \_\_\_ Hillsdale County Road Commission \_\_\_\_\_ for those costs, then the \_\_\_ City of Hillsdale \_\_\_\_\_, at its option, may assess the cost therefor against the Co-owners of the Units in the Project, to be collected as a special assessment on the next annual tax roll. At a minimum, the Association shall establish an annual inspection and maintenance program for the roads, storm water detention areas and storm water filtration facilities in the Project. This provision may not be modified, amended, or terminated without the consent of the \_ HOA of Hillsdale Commons \_\_\_\_\_ .

Section 8. Non-liability of Developer and Association for Use of Common Elements. Neither the Developer nor the Association shall have any liability to

any Co-owner or other person for personal injury or property damage resulting from that Co-owners or person's use of the Common Elements, including but not limited to the paths, and any recreational facilities and equipment owned or provided by the Developer or the Association. Each such Co-owner and other person shall exercise reasonable care in using those common elements, facilities and equipment.

#### ARTICLE V: UNIT DESCRIPTIONS AND PERCENTAGES OF VALUE.

Section 1. Description of Units. Each Unit in the Condominium Project is described in this paragraph with reference to the Condominium Subdivision Plan of \_\_\_\_\_ Hillsdale Commons \_\_\_\_\_ as prepared by \_\_\_\_\_ Commonwealth Developments & Properties LLC \_\_\_\_\_. (The Project consists of site Units. Each Unit consists of the volume of land and air within the Unit boundaries as delineated with heavy outlines.

Section 2. Percentages of Value. All of the Units shall have equal percentages of value, because the Units place approximately equal burdens on the Common Elements. The percentage of value assigned to each Unit shall determine each Co-owner's share of the Common Elements, the proportionate share of each Co-owner in the proceeds and expenses of administration and the value of the Co-owner's vote at meetings of the Association.

ARTICLE VI: SUBDIVISION, CONSOLIDATION AND OTHER MODIFICATIONS OF UNITS. Units in the Condominium may be subdivided, consolidated, modified and the boundaries relocated, in accordance with Sections 48 and 49 of the Act and this Article. The resulting changes in the affected Unit or Units shall be promptly reflected in a duly recorded amendment or amendments to this Master Deed.

Section 1. By Developer. Developer reserves the sole right during the Development Period, without the consent of any other Co-owner or any mortgagee of any Unit, to:

A. Subdivide Units. Subdivide or resubdivide any Units that it owns.

B. Consolidate Contiguous Units. Consolidate under single ownership two or more contiguous Units that it owns.

C. Relocate Boundaries. Relocate any boundaries between adjoining Units that it owns. In connection with any subdivision, consolidation or relocation of boundaries of Units by the Developer, the Developer may modify, add to or remove Common Elements, and designate or redesignate them as General or Limited Common Elements and shall reallocate the percentages of value of the affected Units, as required by the Act. These changes shall be given effect by an

appropriate amendment(s) to this Master Deed, which shall be prepared and recorded by and at the expense of the Developer.

Section 2. By Co-owners. Subject to approval by \_\_\_\_\_ HOA of Hillsdale Commons \_\_\_\_\_ under the Zoning ordinance and Condominium Ordinance and, during the Development Period, the Developer, one or more Co-owners may:

A. Subdivision of Units. Subdivide or resubdivide any Units that he owns upon written request to the Association.

B. Consolidation of Units; Relocation of Boundaries. Consolidate under single ownership two or more contiguous Units that they own to eliminate boundaries or relocate the boundaries between those Units upon written request to the Association.

These changes shall be given effect by an appropriate amendment(s) to this Master Deed, which shall be prepared and recorded by the Association. The Co-owner(s) requesting the changes shall bear all costs of preparation and recording of the amendment(s). The changes shall become effective upon recording of the amendment in the office of the \_\_\_\_\_ Hillsdale \_\_\_\_\_ County Register of Deeds.

Section 3. Limited Common Elements. Limited Common Elements shall be subject to assignment and reassignment in accordance.

#### ARTICLE VII: EXPANSION OF PROJECT.

Section 1. AREA OF FUTURE DEVELOPMENT. The Condominium Project established pursuant to the initial Master Deed of \_\_\_\_\_ Hillsdale Commons \_\_\_\_\_ and consisting of 36 Units is intended to be the first stage of an Expandable Condominium under the Act to contain in its entirety a maximum \_\_\_\_\_ 36 \_\_\_\_\_ of Units.

Section 2. INCREASE IN NUMBER OF UNITS. Therefore, any other provisions of this Master Deed notwithstanding, the number of Units in the Project may, at the option of the Developer or its successors or assigns, from time to time, within a period ending no later than six years from the date of recording of this Master Deed, be increased by the addition to this Condominium of any portion of the area of future development. The location, nature, and appearance of all such additional Units shall be determined by Developer in its sole discretion subject only to approval by the \_\_\_\_\_ HOA \_\_\_\_\_ of \_\_\_\_\_ Hillsdale Commons \_\_\_\_\_ .

**Section 3. EXPANSION NOT MANDATORY.** Nothing herein contained, however, shall in any way obligate Developer to enlarge the Condominium Project beyond the phase established by this Master Deed and Developer (or its successor or assigns) may, in its discretion, establish all or a portion of said area of future development as rental development, a separate condominium project (or projects) or any other form of development. There are no restrictions on the election of the Developer to expand the Project other than as explicitly set forth herein. There is no obligation on the part of the Developer to add to the Condominium Project all or any portion of the area of future development nor is there any obligation to add portions thereof in any particular order nor to construct particular improvements thereon in any specific locations.

**Section 4. AMENDMENT OF MASTER DEED AND MODIFICATION OF PERCENTAGES OF VALUE.** Such increase in size of this Condominium Project shall be given effect by an appropriate amendment or amendments to this Master Deed in the manner provided by law, which amendment or amendments shall be prepared by and at the discretion of the Developer or its successors and in which the percentages of value set forth in Article V hereof shall be proportionately readjusted in order to preserve a total value of 100 for the entire Project resulting from such amendment or amendments to this Master Deed. The precise determination of the readjustments in percentages of value shall be made within the sole judgment of Developer. Such readjustments, however shall reflect a continuing reasonable relationship among percentages of value based upon the method of original determination of percentages of value for the Project.

**Section 5. REDEFINITION OF COMMON ELEMENTS.** Such amendment or amendments to the Master Deed shall also contain such further definitions and redefinitions of General or Limited Common Elements as may be necessary to adequately describe, serve and provide access to the additional parcel or parcels being added to the Project by such amendment. In connection with any such amendment(s), Developer shall have the right to change the nature of any Common Element previously included in the Project for any purpose reasonably necessary to achieve the purposes of this Article, including, but not limited to, the connection of roadways and sidewalks to the Project to any roadways and sidewalks that may be located on, or planned for the area of future development, and to provide access to any Unit that is located on, or planned for the area of future development from the roadways and sidewalks located in the Project. Any change in or redefinition of the Common Elements shall not alter the open space plan approved by \_\_\_\_\_HOA of Hillsdale Commons\_\_\_\_\_.

**Section 6. CONSOLIDATING MASTER DEED.** A Consolidating Master Deed shall be recorded pursuant to the Act when the Project is finally concluded as determined by Developer in order to incorporate into one set of instruments all successive stages of development. The Consolidating Master Deed, when

recorded, shall supersede the previously recorded Master Deed and all amendments thereto.

Section 7. CONSENT OF INTERESTED PERSONS. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments to this Master Deed to effectuate the foregoing and to any proportionate reallocation of percentages of value of existing Units which Developer or its successors may determine to be necessary in conjunction with such amendment or amendments. All such interested persons irrevocably appoint Developer or its successors as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing.

#### ARTICLE VIII: EASEMENTS.

Section 1. Easement for Utilities. There shall be easements to, through and over the land in the Condominium (including all Units and their adjoining Limited Common Element setback areas) for the continuing maintenance, repair, replacement and enlargement of any General Common Element utilities in the Condominium as depicted on the Condominium Subdivision Plan as amended from time to time. If any portion of a structure located within a Unit encroaches upon a Common Element due to shifting, settling or moving of a building, or due to survey errors, construction deviations or change in ground elevations, reciprocal easements shall exist for the maintenance of that encroachment for as long as that encroachment exists, and for its maintenance after rebuilding in the event of destruction.

#### Section 2. Easements Retained by Developer.

A. Roadway Easements. (1) Developer reserves for the benefit of itself, its successors and assigns, an easement for the unrestricted use of all roads and walkways in the Condominium for the purpose of ingress and egress to and from all or any portions of the Project and the real property described in Article VII. All expenses of maintenance, repair, replacement and resurfacing of any road referred to in this Article shall be shared by this Condominium and any developed portions of the contiguous land whose closest means of access to a public road is over such road or roads. The Co-owners of this Condominium shall be responsible from time to time for payment of a proportionate share of those expenses which share shall be determined by multiplying those expenses by a fraction, the numerator of which is the number of Units in this Condominium, and the denominator of which is comprised of the number of those Units plus all other dwelling Units in the adjoining land whose closest means of access to the public road is over that road. Developer further reserves the right during the

Development Period to install temporary construction roadways and access ways over the General Common Elements in order to gain access to the Project and the real property described in Article VII from a public road.

(2) The Developer reserves the right at any time until the lapse of two (2) years after the expiration of the Development Period, and the Association shall have the right subsequent to that period, to dedicate to the public a right-of-way of such width as may be required by the local public authority over any or all of the General Common Element roadways in \_\_\_\_\_ Hillsdale Commons\_\_\_\_\_. That right-of-way dedication may be made by the Developer without the consent of any Co-owner, mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and Exhibit B, recorded in the \_\_\_\_\_ Hillsdale \_\_\_\_\_ County Records. Any such dedication shall be subject to approval of \_\_\_\_\_ under the \_\_\_\_\_ Zoning ordinance and Condominium Ordinance.

(3) The Developer reserves the exclusive right until the lapse of the Development Period to maintain, repair, replace, decorate and landscape the Entrance ways and Roadways in the Project. The nature, extent and expense of maintenance, repair, maintenance, replacement, decoration and landscaping shall be at the sole discretion of the Developer. All costs and expenses of initial installation of decorations and landscaping shall not be costs and expenses of administration and operation of the Condominium, but shall be borne by the Developer. All costs and expenses of maintenance, repair, maintenance, replacement, decoration and landscaping other than for the initial installation of those improvements shall be costs and expenses of operation and administration of the Condominium. As used in this Paragraph (3), the term "Entrance ways and Roadways" shall include but shall not be limited to the paved portions of the General Common Element roads, including but not limited to median strips and planting and green areas, and all General Common Element land. After expiration of the Development Period or when Developer assigns to the Association or to another person the Developer's rights under this Paragraph A(3), the Association shall have the responsibility for maintenance, repair, replacement, decoration and landscaping of the entranceways to the extent those areas are General Common Elements for which the Association would otherwise have those responsibilities under the Master Deed and Bylaws for the Project.

B. Utility Easements. The Developer also hereby reserves for the benefit of itself, its successors and assigns, and all present and future owners of all or part of the real property described in Article VII, perpetual easements to utilize, tap, tie into, extend and enlarge all utility mains located in the Condominium Premises, including, but not limited to, water, gas, telephone, electrical, cable television, storm and sanitary sewer mains for the purpose of servicing any and all developments located or to be located on the real property described in Article



VII. In the event the Developer, its successors or assigns, utilizes, taps, ties into, extends or enlarges any utilities located on the Condominium Premises, it shall be obligated to pay all of the expenses reasonably necessary to restore the Condominium Premises to their state immediately prior to such utilization, tapping, tying in, extension or enlargement. All expenses of maintenance, upkeep, repair and replacement of the utility mains described in this Article shall be shared by this Condominium and any developed portions of the contiguous land described in Article VII that benefit from those utility mains. The Co-owners of this Condominium shall be responsible from time to time for payment of a proportionate share of those expenses which share shall be determined by multiplying those expenses by a fraction, the numerator of which is the number of Units in this Condominium, and the denominator of which is comprised of the number of those Units plus all other dwelling Units in the adjoining land described in Article VII that benefit from those utility mains. Provided, however, that the foregoing expenses are to be so paid and shared only if those expenses are not borne by a governmental agency or public utility. Provided, further, that the expense sharing shall be applicable only to utility mains and all expenses of maintenance, upkeep, repair and replacement of utility leads shall be borne by the Association to the extent such leads are located on the Condominium and by the owner or owners of the land described in Article VII or portion thereof upon which are located the dwelling Units which the lead or leads services. C. Granting Utility Rights to Agencies. The Developer reserves the right at any time until the lapse of two (2) years after the expiration of the Development Period, and the Association shall have the right thereafter, to grant easements for utilities over, under and across the Condominium to appropriate governmental agencies or public utility companies and to transfer title of utilities to governmental agencies or to utility companies. Any easement or transfer of title may be conveyed by the Developer without the consent of any Co-owner, mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and Exhibit B recorded in the \_\_\_\_\_ Hillsdale \_\_\_\_\_ County Records.

D. Developer's Right of Use. The Developer, its successors and assigns, agents and employees, may maintain facilities as necessary on the Condominium Premises to facilitate the construction, development and sale of the Units including offices, models, storage areas, maintenance areas and parking. The Developer shall also have the right of access to and over the Project to permit the construction, development and sale of the Units.

Section 3. Grant of Easements by Association. The Association, acting through its lawfully constituted Board of Directors (including any Board of Directors acting prior to the Transitional Control Date) shall be empowered and obligated to grant easements, licenses, Rights-of-entry and rights-of-way over, under and across

the Condominium Premises for utility purposes, access purposes or other lawful purposes that may be necessary for the benefit of the Condominium subject, however, to the approval of the Developer so long as the Development Period has not expired.

**Section 4. Association Easements for Maintenance, Repair and Replacement.** The Developer, the Association and all public or private utilities shall have such easements over, under, across and through the Condominium Premises, including all Units and Common , as may be necessary to fulfill any responsibilities of maintenance, repair, decoration, replacement or upkeep which they or any of them are required or permitted to perform under the Condominium Documents or by law or to respond to any emergency or common need of the Condominium.

**Section 5. Telecommunications Agreements.** The Association, acting through its duly constituted Board of Directors and subject to the Developer's approval during the Development Period, shall have the power to grant easements, licenses and other rights of entry, use and access and to enter into any contract or agreement, including wiring agreements, right-of-way agreements, access agreements and multiunit agreements and, to the extent allowed by law, contracts for sharing of any installation or periodic subscriber service fees as may be necessary, convenient or desirable to provide for telecommunications, video text, broad band cable, satellite dish, earth antenna and similar services (collectively "Telecommunications") to the Project or any Unit. However, the Board of Directors shall not enter into any contract or agreement or grant any easement, license or right of entry or do any other act or thing that will violate any provision of any federal, state or local law or ordinance. Any and all sums paid by any Telecommunications or other company or entity in connection with such service, including fees, if any, for the privilege of installing same or sharing periodic subscriber service fees, shall be receipts affecting the administration of the Condominium Project within the meaning of the Act and shall be paid over to and shall be the property of the Association.

**Section 6. Other Community Easements.** The Developer (or the Association after the expiration of the Development Period) shall have the right to grant any other easements on the General Common Elements that are necessary or desirable for development, community usage, coordinated maintenance and to confer responsibilities and jurisdiction for administration and maintenance of those easements.

**Section 7. Easement for Maintenance of Roads, Storm Water Detention Areas and Filtration Facilities.** The Association, the  
\_\_\_\_ Hillsdale \_\_\_\_\_ County Road Commission, the  
\_\_\_\_ Hillsdale \_\_\_\_\_ Department of Environmental Quality, and the

\_\_\_\_\_ Hillsdale Commons \_\_\_\_\_ of and their respective contractors, employees, agents and assigns are hereby granted a permanent and irrevocable easement to enter onto the General Common Elements, onto each Unit serviced by the roads, storm water detention areas and storm water filtration facilities, and onto the Limited Common Elements appurtenant to those Units for the purpose of inspections, improvement, repairing, maintaining (including preventative maintenance), and/or replacing the roads, storm water detention areas and storm water filtration facilities or any portion thereof. The area of the Condominium Premises that contains any part of the roads, storm water detention areas and storm water filtration facilities shall be maintained in a manner so as to be accessible at all times and shall contain no structures or landscaping features that would unreasonably interfere with such access. This easement shall not be modified, amended or terminated without the consent of the \_\_\_\_\_ HOA \_\_\_\_\_ of \_\_\_\_\_ Hillsdale Commons \_\_\_\_\_ .

Section 8. Easement for Emergency Access. The \_\_\_\_\_ HOA \_\_\_\_\_ of \_\_\_\_\_ Hillsdale Commons \_\_\_\_\_ , the County of \_\_\_\_\_ Hillsdale \_\_\_\_\_ , the State of \_\_\_\_\_ Michigan \_\_\_\_\_ , their respective agencies, departments and contractors, and all other appropriate governmental authorities and their respective contractors, employees, agents and assigns are hereby granted a permanent and irrevocable easement to enter onto the Common Elements of the Project for the purpose of providing emergency services such as, by way of example and not limitation, police, fire and emergency medical and evacuation services.

ARTICLE IX: AMENDMENT. This Master Deed and the Condominium Subdivision Plan may be amended with the consent of 66  $\frac{2}{3}$ % of the Co-owners, except that:

Section 1. Modification of Units or Common Elements. A Unit's dimensions, and the nature, extent and the responsibility for maintenance, repair or replacement of its appurtenant Limited Common Elements may not be modified in any material way without the written consent of the Co-owner and mortgagee of that Unit.

Section 2. Mortgagee Consent. A proposed amendment that would materially alter or change the rights of mortgagees generally shall require the approval of 66  $\frac{2}{3}$ % of all first mortgagees of record allocating one vote for each mortgage held.

Section 3. By Developer. Prior to 1 year after expiration of the Development Period, the Developer may, without the consent of any Co-owner or any other

person, amend the Condominium Documents to correct survey or other errors and make other amendments that do not materially affect any rights of any Co-owners or mortgagees in the Project.

Section 4. Change in Percentage of Value. The value of the vote of any Co-owner, the corresponding proportion of common expenses assessed against him and the percentage of value assigned to his Unit shall not be modified without his and his mortgagee's written consent, except as otherwise provided in the Condominium Documents.

Section 5. Termination, Vacation, Revocation or Abandonment. The Condominium Project may not be terminated, vacated, revoked or abandoned without the written consent of the Developer and 80% of non-Developer Co-owners.

Section 6. Developer Approval. During the Development Period, the Master Deed and Exhibits A and B shall not be amended or modified without the written consent of the Developer.

Section 7. \_\_\_\_\_ Hillsdale Commons Final \_\_\_\_\_ Approval. This Master Deed and the Exhibits attached to this Master deed shall

not be amended without the approval of the City of \_\_\_\_\_ Hillsdale \_\_\_\_\_ .

ARTICLE X: ASSIGNMENT. The Developer may assign any or all of its rights or powers under the Condominium Documents or law, to another person or the Association by an appropriate written document duly recorded in the office of the \_\_\_\_\_ Hillsdale \_\_\_\_\_ County Register of Deeds.

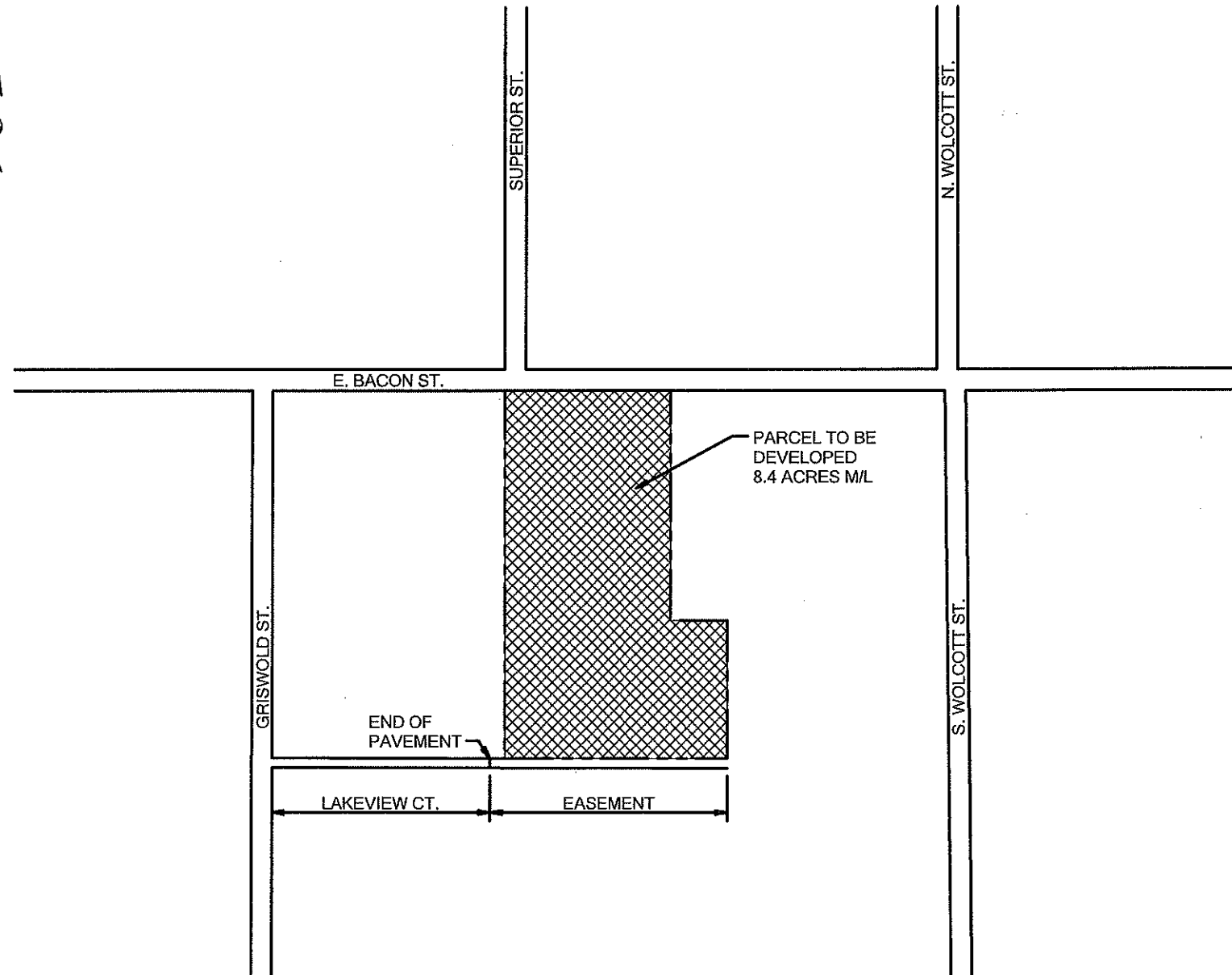
DATED this the \_\_\_\_\_ 29th \_\_\_\_\_ day of \_\_\_\_\_ April \_\_\_\_\_, 20 .19 \_\_\_\_\_

Developer \_\_\_\_\_ Commonwealth Developments & Properties LLC \_\_\_\_\_

# FINAL PLANS FOR HILLSDALE COMMONS

CITY OF HILLSDALE, HILLSDALE COUNTY, MICHIGAN

**GENERAL NOTES**



LOT COVERAGE	
PERCENT ALLOWED	35
PERCENT ACTUAL	16

**SHEET INDEX**

SHEET 1, 2	LAND SURVEY AND ZONING
SHEET 3	GRADING (EX. & PRO. CONTOURS)
SHEET 4	TYPICAL (DRIVE X-SECTION)
SHEET 5	PROFILE
SHEET 6, 7	UTILITY
SHEET 8	AREA PLAN
SHEET 9	LANDSCAPE
SHEET 10	FLOOR PLAN
SHEET 11, 12, 13	ELEVATION VIEWS
SHEET 14	FOUNDATION



590 OLDS STREET  
JONESVILLE, MICHIGAN 49250  
TEL. 517.849.7470 | FAX 517.826.9093



Excavators, landscapers, farmers, homeowners, and contractors can contact us 7 days a week - 24 hours a day! Before you dig contact MISS DIG 811- IT IS THE LAW!

REVISIONS	
DATE	DESCRIPTION

PLAN PREPARATION	
DRAWN BY	DATE
R.J.J.	4.29.19

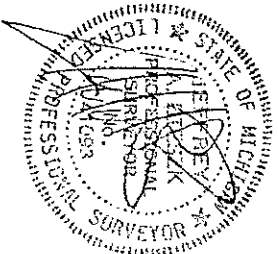
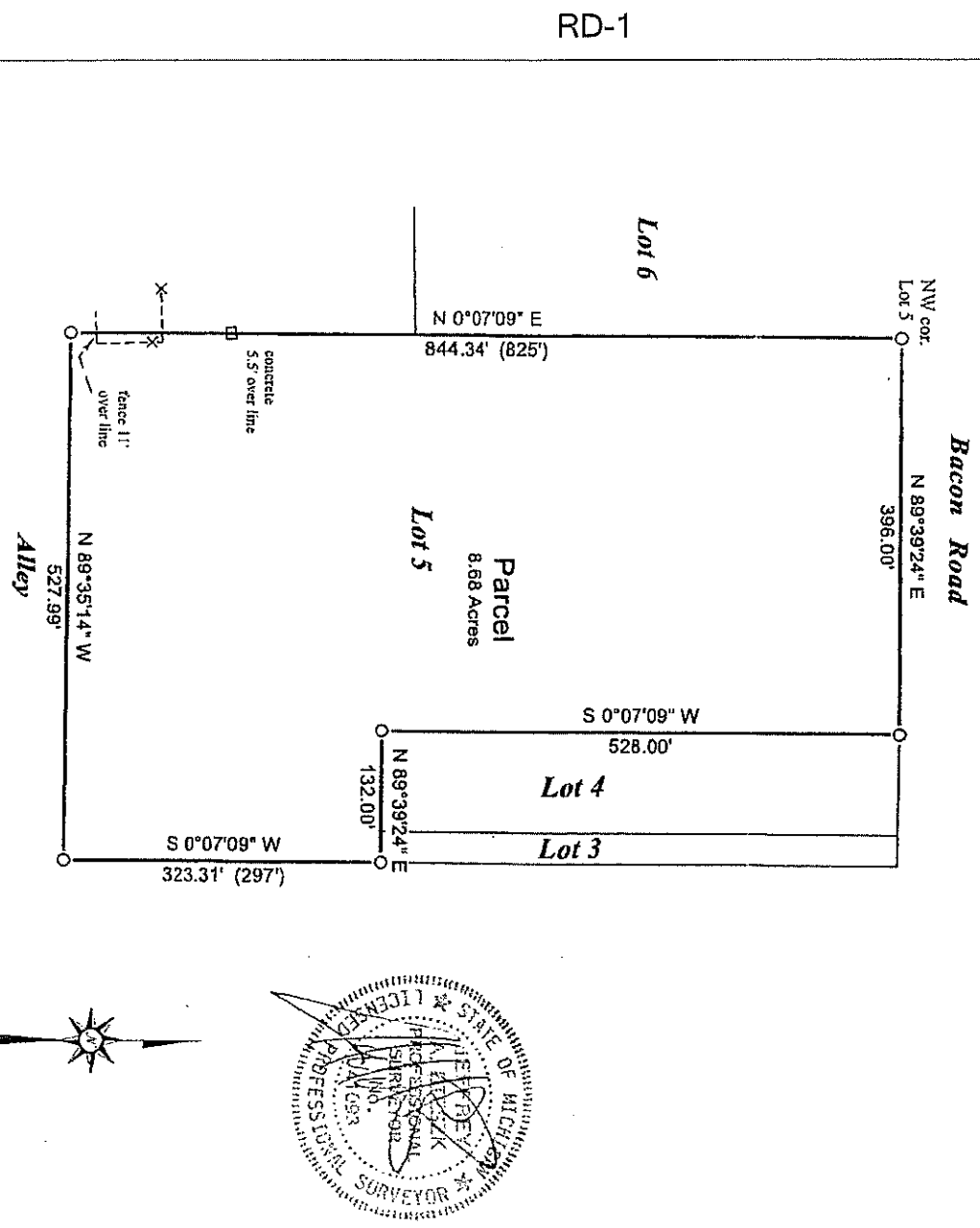
TITLE SHEET
<b>HILLSDALE COMMONS</b> RESIDENTIAL DUPLEX HOUSING

PRD

**MAP OF SURVEY**

Part of Lot 5 McCollum's Plat of Southeast Addition, Village, now City of Hillsdale, according to the Plat thereof as recorded in Liber AP of Deeds, Page O, Hillsdale County Records, described as: Beginning at the Northwest Corner of said Lot 5, McCollum's Southeast Addition; Thence North 89° 39' 24" East along the North Line of said Lot 5 a distance of 396.00 feet to the Northeast Corner of said Lot 5; Thence South 00° 07' 09" West along the East Line of said Lot 5 a distance of 528.00 feet to the Southwest Corner of Lot 4 of said Plat; Thence North 89° 39' 24" East along South Line of said Lot 4 a distance of 132.00 feet to the Southeast Corner of Lot 3 of said Plat; Thence South 00° 07' 09" West along the East Line of said Lot 5 a distance of 323.31 feet (recorded as 297 ft.) to the South Line of said Lot 5; Thence North 89° 35' 14" West along said South Line 527.99 feet; Thence North 00° 07' 09" East 844.34 feet (recorded as 825 ft.) to the Point of Beginning, containing 8.68 Acres more or less.

Subject to any easements and restrictions of record.



**DUE NORTH SURVEYING, INC.**  
 6316 Kirsch Drive  
 Jonesville, MI 49720  
 (517) 849-9677 fax (517) 439-1858  
 email: duenorth@dmchb.net

SHEET 1 OF 1  
 JOB# 090-18  
 SCALE 1" = 150'  
 DATE: 2-13-2019  
 Staff Construction

○ Set Iron w/cap #41093  
 ● Found Iron  
 ■ Found Monument  
 ⊕ Section Corner  
 (xx.xx) recorded measurement

I, Jeffrey A. Biesek, Professional Surveyor, hereby certify that I have surveyed the property as above shown and have set and/or found the Iron as indicated. Further that this survey meets or exceeds the minimum standards as adopted and that the ratio of closure on the unadjusted field observations was 1/5000 or better.

This survey was made from a legal description provided to us as a complete and accurate description of the property. Both map and description should be compared with an abstract of title or title policy for any exceptions, easements or discrepancies.

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**HILLSDALE COMMONS**

**COMMONWEALTH DEVELOPMENTS, LLC**

590 OLDS STREET JONESVILLE, MICHIGAN 49250 www.commonwealthdevelopments.com TEL. 517.797.4485   FAX 517.826.9093	DRAWING TITLE <b>SURVEY</b> JOB NUMBER XXXXXX	PLAN SHEET <b>1 OF 14</b> DATE <b>4-29-19</b>
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**SURROUNDING LAND USE**

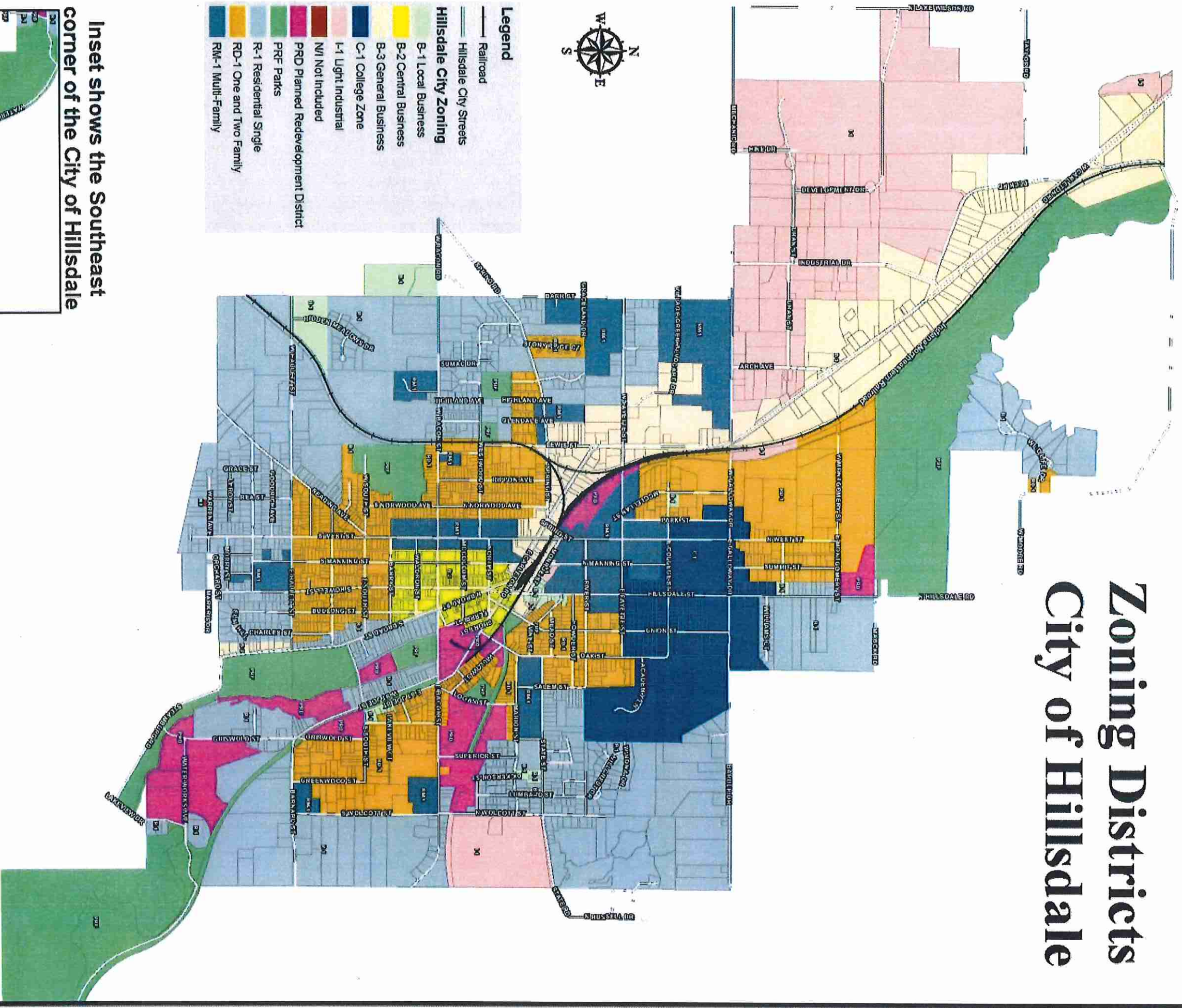
ZONING DESIGNATION	LOCATION
RD-1: ONE AND TWO FAMILY	LOT 6 - WEST ADJACENT PROPERTY
RD-1: ONE AND TWO FAMILY	LOT 4 - EAST ADJACENT PROPERTY
CITY OWNED ALLEY/EASEMENT - 15' WIDTH	SOUTH ADJACENT
RD-1: ONE AND TWO FAMILY	SOUTH OF ALLEY/EASEMENT
PRD: PLANNED REDEVELOPMENT DISTRICT	NORTH SIDE OF E. BACON STREET

\* PER SECTION 18-179-a (1)

RD-1

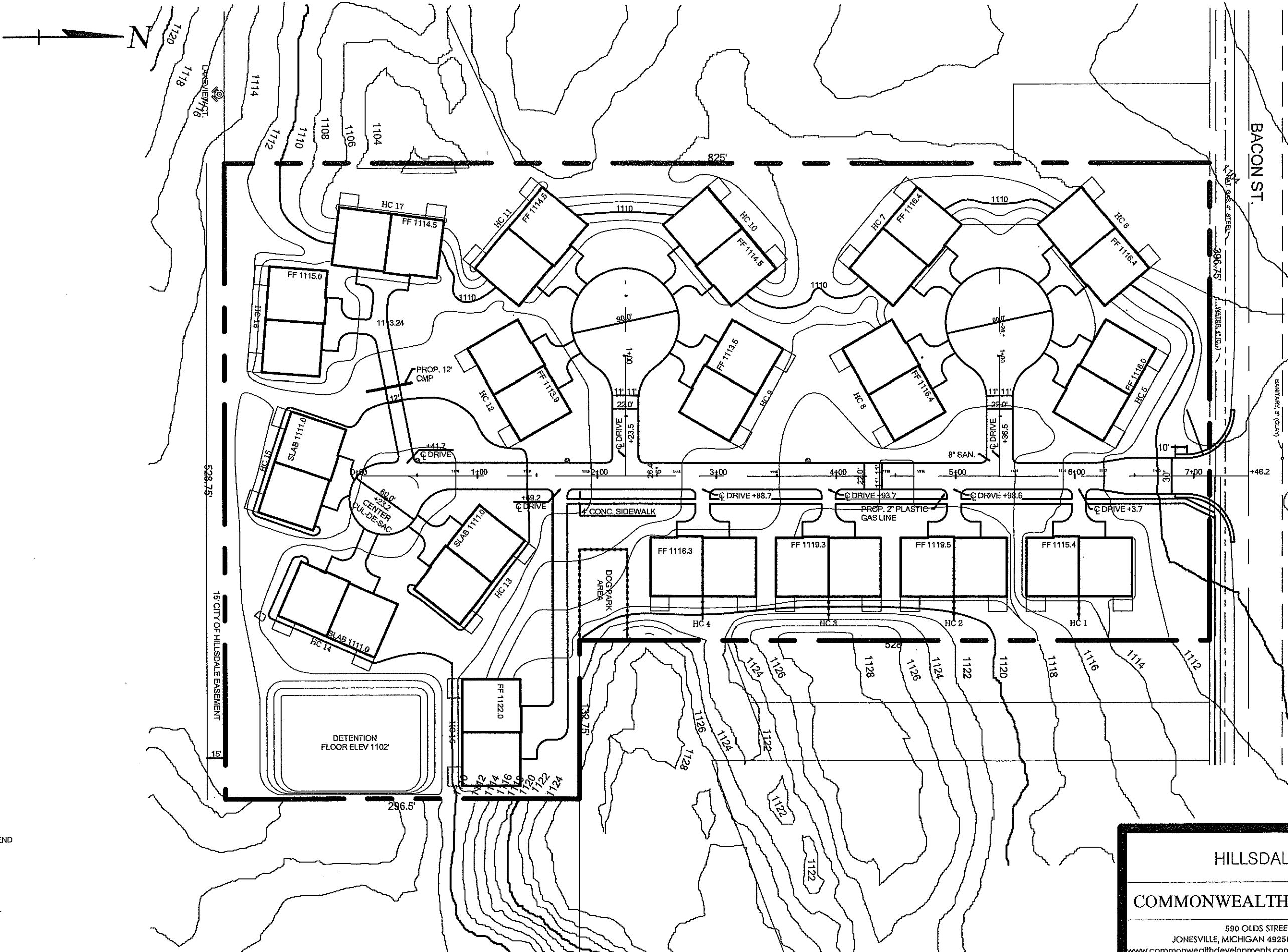
RD-1

# Zoning Districts City of Hillsdale



**Inset shows the Southeast corner of the City of Hillsdale**





SUPERIOR ST.

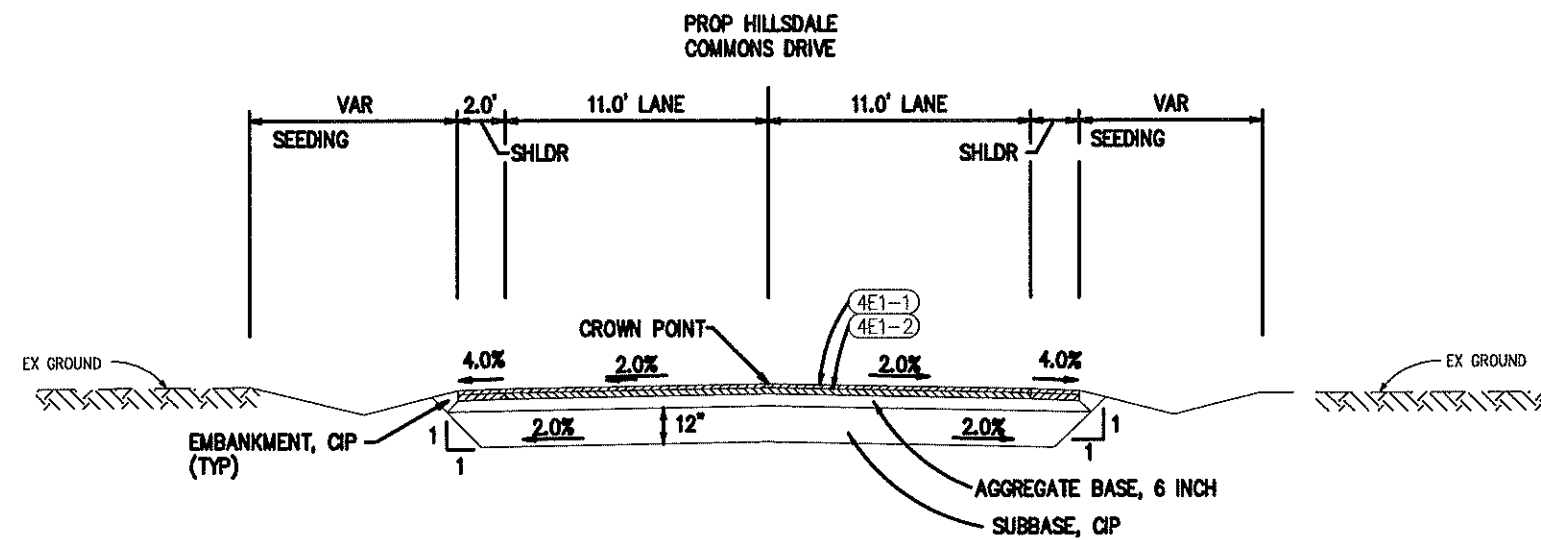
BACON ST.

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LEGEND

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PROPOSED NORMAL CROWN SECTION

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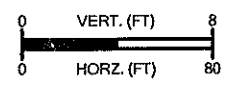
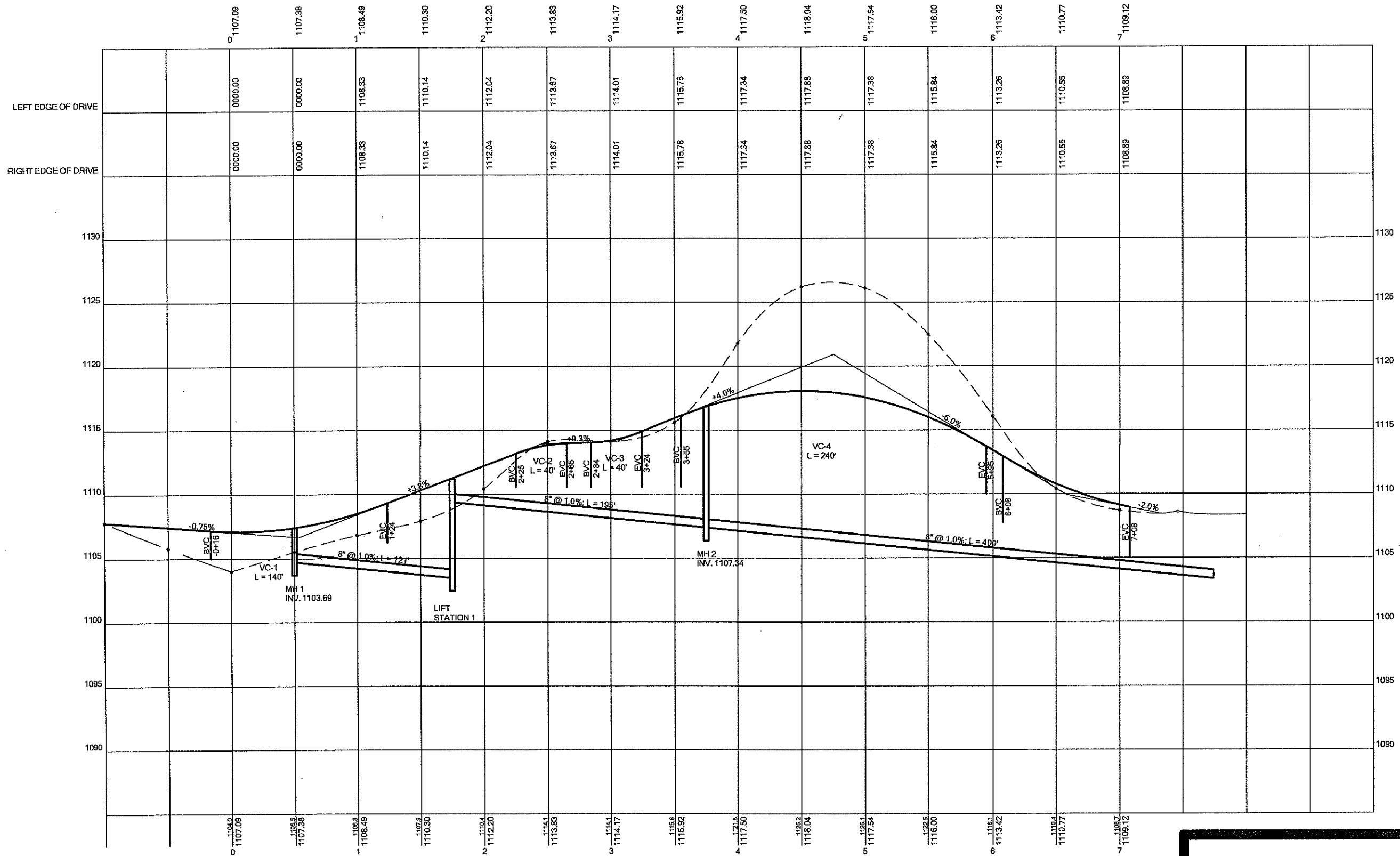
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DRAWING TITLE  
 TYPICAL  
 JOB NUMBER  
 XXXXX

PLAN SHEET  
 4 OF 14  
 DATE  
 4-29-19



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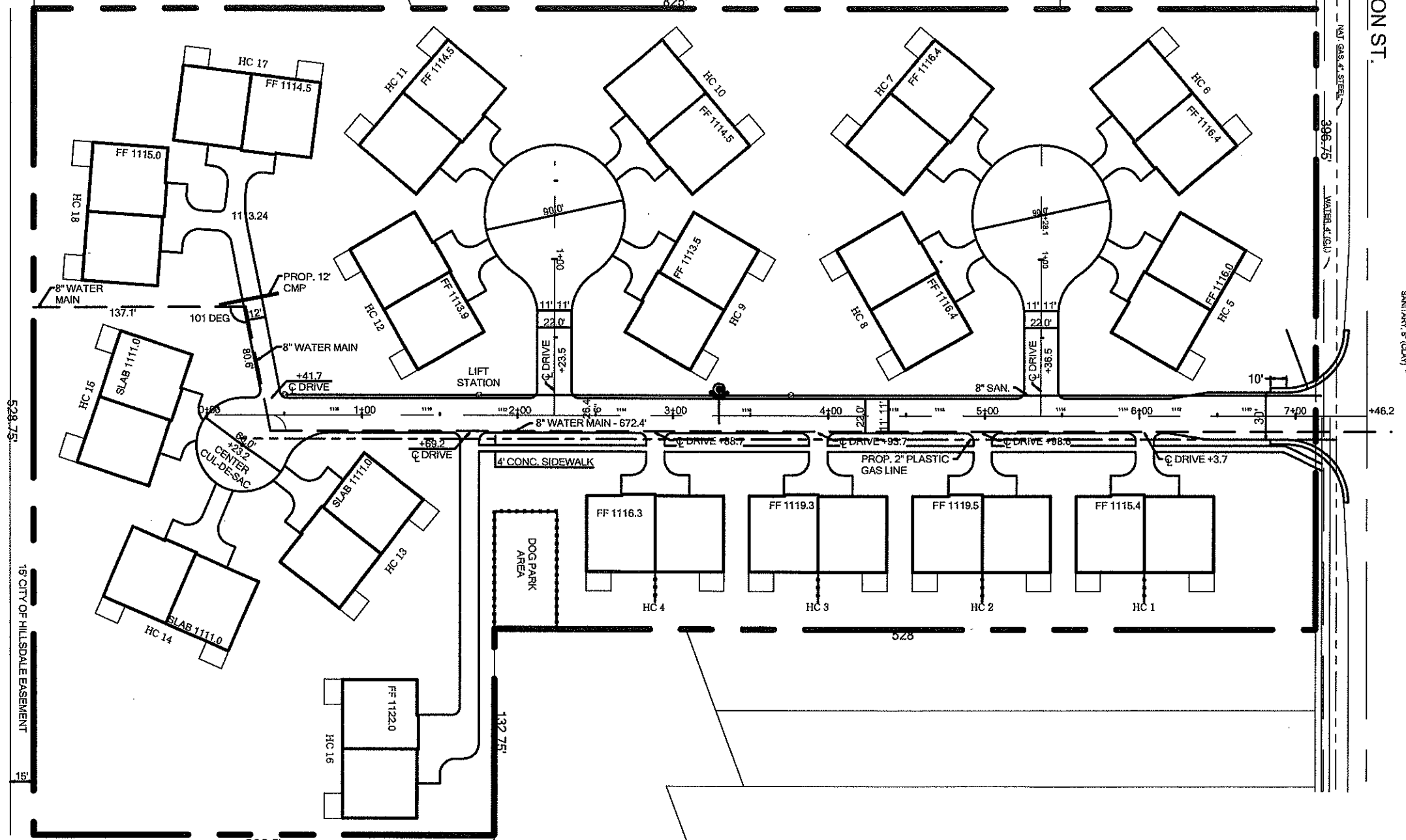
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DRAWING TITLE PROFILE	PLAN SHEET 5 OF 14
JOB NUMBER XXXXX	DATE 4-29-19



LAKEMVIEW CT.



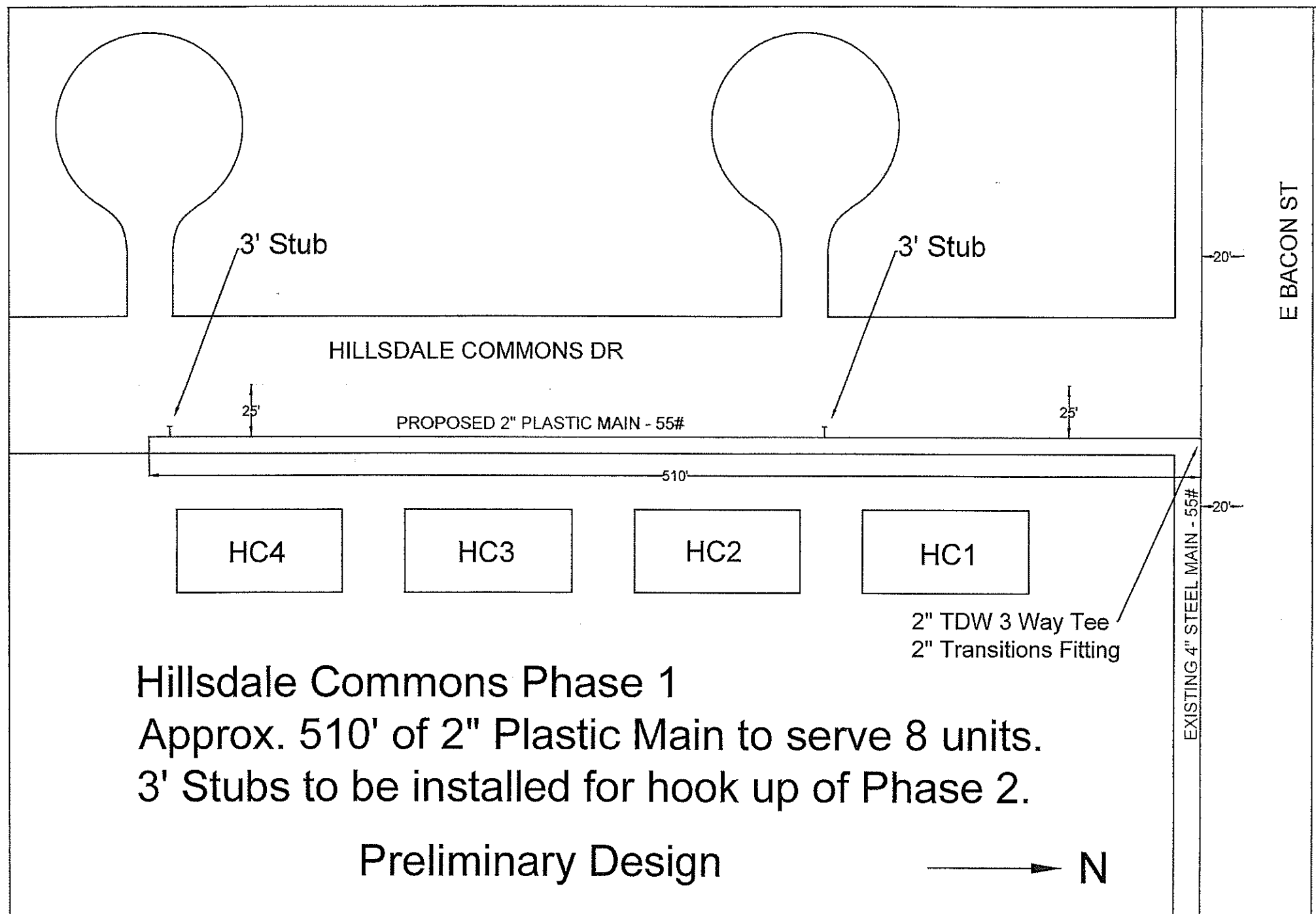
BACON ST.

SUPERIOR ST.

- LEGEND
- PROP NATURAL GAS, 2", PLASTIC
  - PROP WATER MAIN, 8"
  - SANITARY SEWER, 8"
  - PROPOSED HYDRANT

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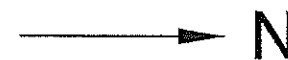
HILLSDALE COMMONS		
COMMONWEALTH DEVELOPMENTS, LLC		
590 OLDS STREET JONESVILLE, MICHIGAN 49250 www.commonwealthdevelopments.com TEL 517.797.4485   FAX 517.826.9093	DRAWING TITLE <b>UTILITY</b> JOB NUMBER XXXXXX	PLAN SHEET <b>6 OF 14</b> DATE 4-29-19





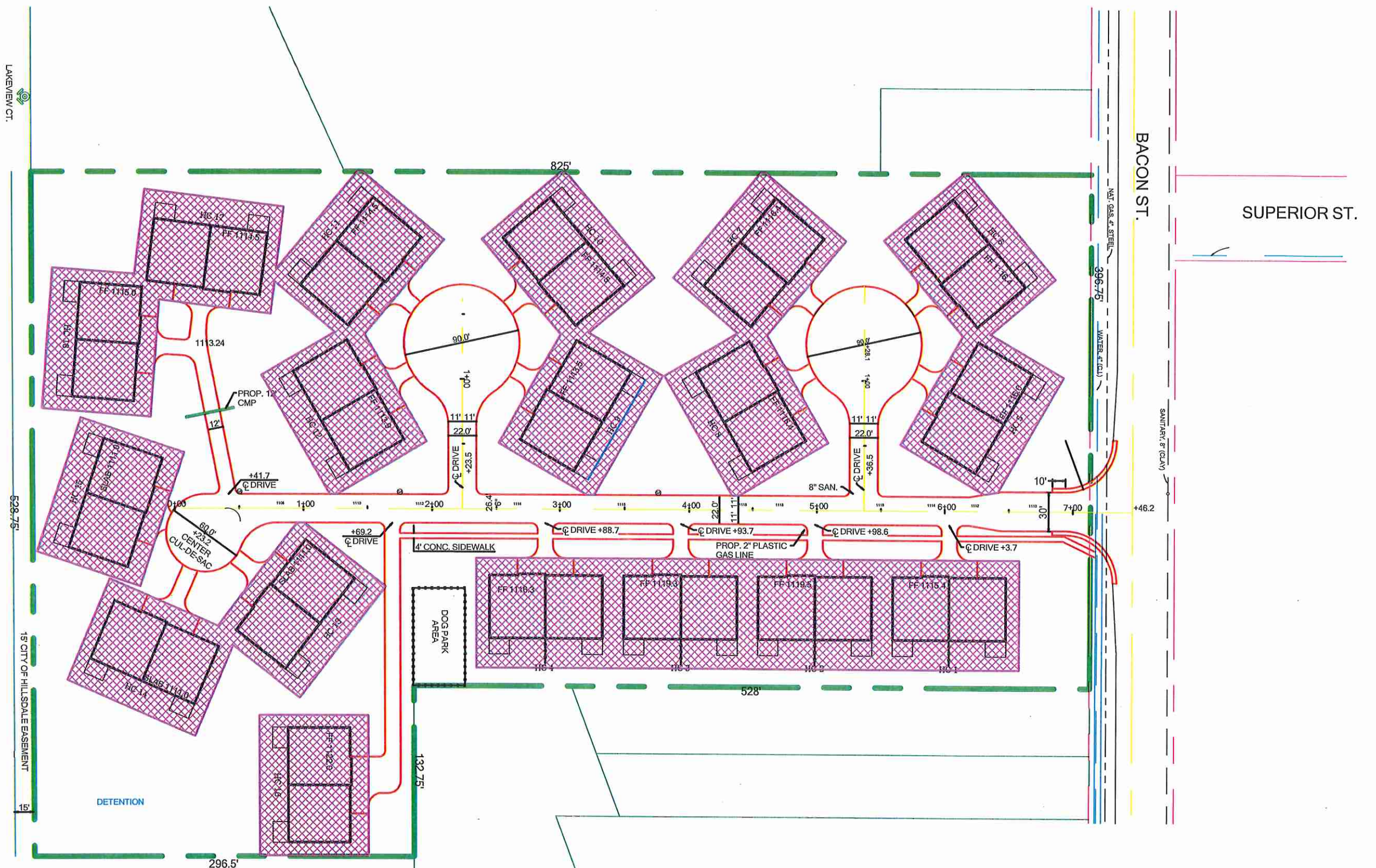
### Hillsdale Commons Phase 1

Approx. 510' of 2" Plastic Main to serve 8 units.  
 3' Stubs to be installed for hook up of Phase 2.

### Preliminary Design



 <b>MICHIGAN GAS UTILITIES</b> <small>DRAWN BY</small>	<b>TITLE</b> Hillsdale Commons	<b>LEGEND</b> — PROPOSED MAIN - - - EXISTING MAIN — TO BE RETIRED	<b>NOTE</b> ANY CHANGES IN THE FIELD MUST BE REVIEWED WITH ENGINEERING OR SUPERVISION. ANY DEVIATION FROM THE WRITTEN PROCEDURE MUST BE REVIEWED WITH ENGINEERING OR SUPERVISION.	 <small>Your utility below. Call before you dig.</small>
	<b>IO#</b> #####GC	<b>DATE</b> 4/30/2019	<b>SHEET:</b> 1 of 1	
	<b>LOCATION</b> Hillsdale			
	<b>DRAWN BY</b> D.SEEKMAN			



**NOTE:**

LIMITED COMMON AREA AS SHOWN ON PLAN AND DEFINED AS THE AREA INSIDE A 10' PERIMETER OFF FRONT AND SIDE WALLS OF UNIT AND 10' OFF REAR DECK BUT EXCLUDING UNIT AND DECK.

COMMON AREA IS THE REMAINING AREA NOT INCLUDED IN THE UNITS AND LIMITED COMMON AREA. ROADS, DRIVES, DETENTION, AND DOG PARK ARE INCLUDED IN THE COMMON AREA.

**LEGEND**

- LIMITED COMMON AREA

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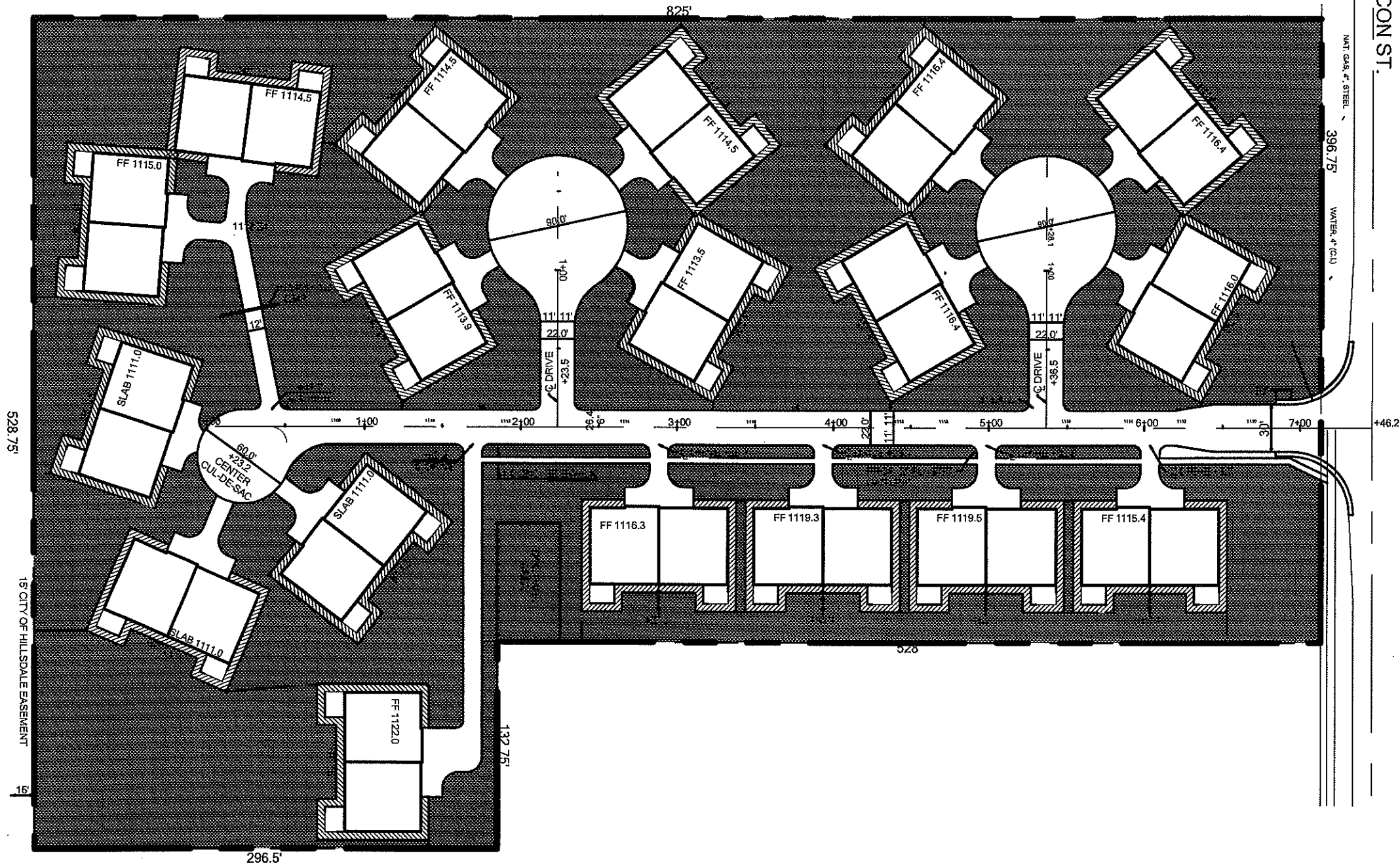
590 OLDS STREET  
JONESVILLE, MICHIGAN 49250  
www.commonwealthdevelopments.com  
TEL 517.797.4485 | FAX 517.826.9093

DRAWING TITLE  
**AREA PLAN**  
JOB NUMBER  
XXXXX

PLAN SHEET  
**8 OF 14**  
DATE  
**4-29-19**



LAKEVIEW CT.



528.75'

15' CITY OF HILLSDALE EASEMENT

9'

296.5'

132.75'

825'

BACON ST.




SUPERIOR ST.

NAT. GAS, 4" STEEL 396.75' WATER, 4" (CU)

SANITARY, 8" (GLAN)

+46.2

LEGEND

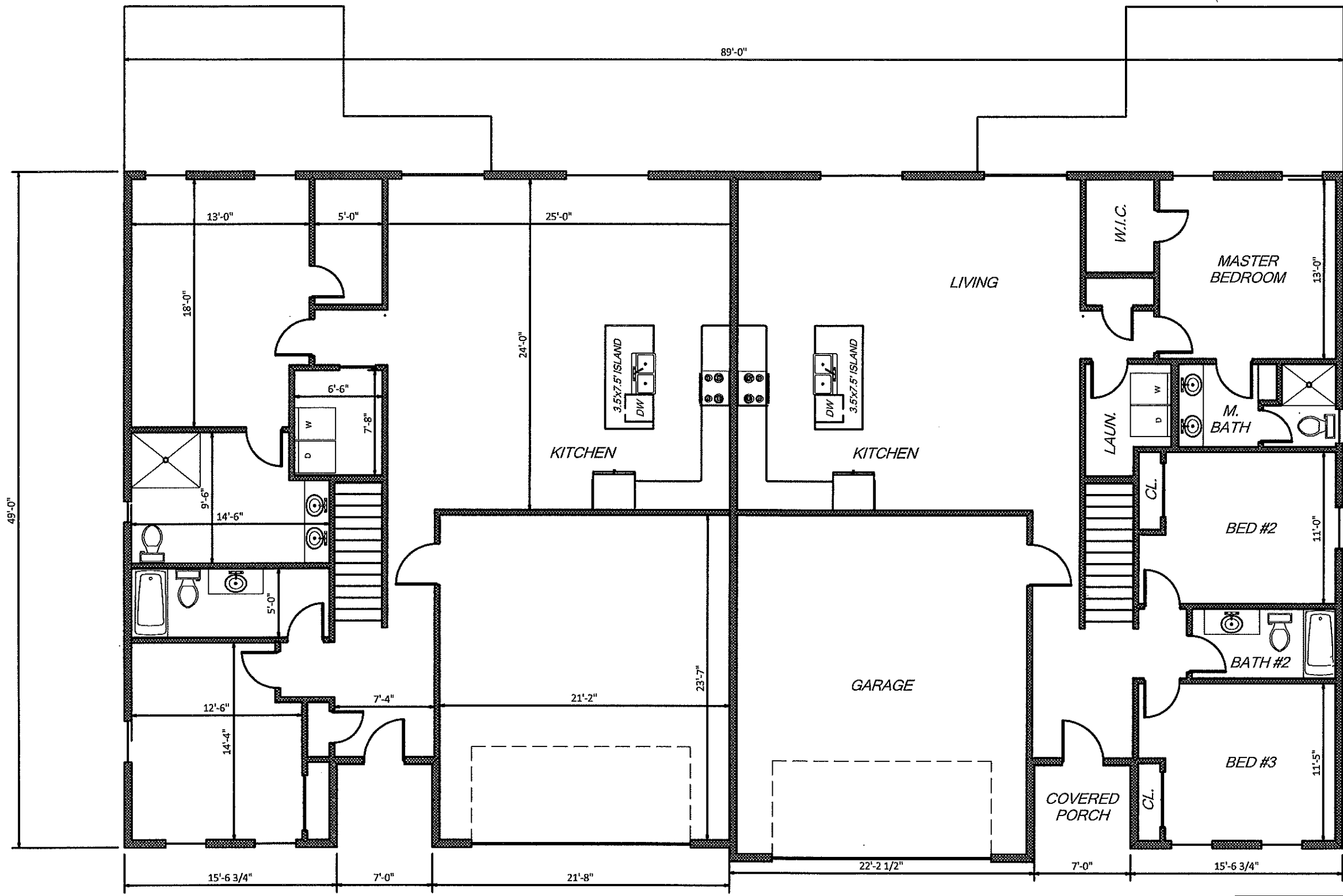
-  - PLANTINGS AND MULCH
-  - CHAIN LINK FENCE
-  - GRASS (KY. BLUEGRASS, RYE, FESCUE)



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	JOB NUMBER XXXXXX	DATE 4-29-19

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UNIT - A

UNIT - B

PLAN

SPACE SUMMARY THIS SHEET	
LIVING AREA	1,613 SQ. FT.
GARAGE A	528 SQ. FT.
GARAGE B	550 SQ. FT.


**HILLSDALE COMMONS**

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	FLOOR PLAN	10 OF 14
JOB NUMBER	DATE	
XXXXX	4-29-19	



FRONT ELEV

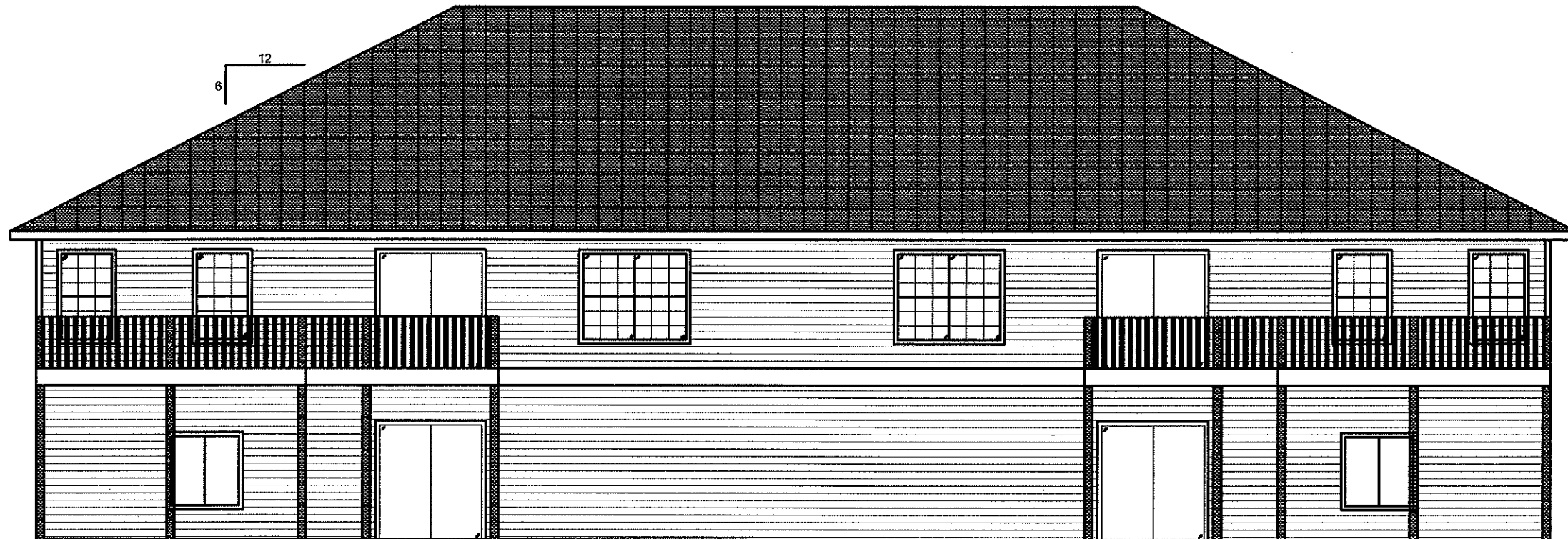
1/8" = 1'-0" 

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	FRONT ELEV	11 OF 14
	JOB NUMBER	DATE
	XXXXX	4-29-19





REAR ELEVATION

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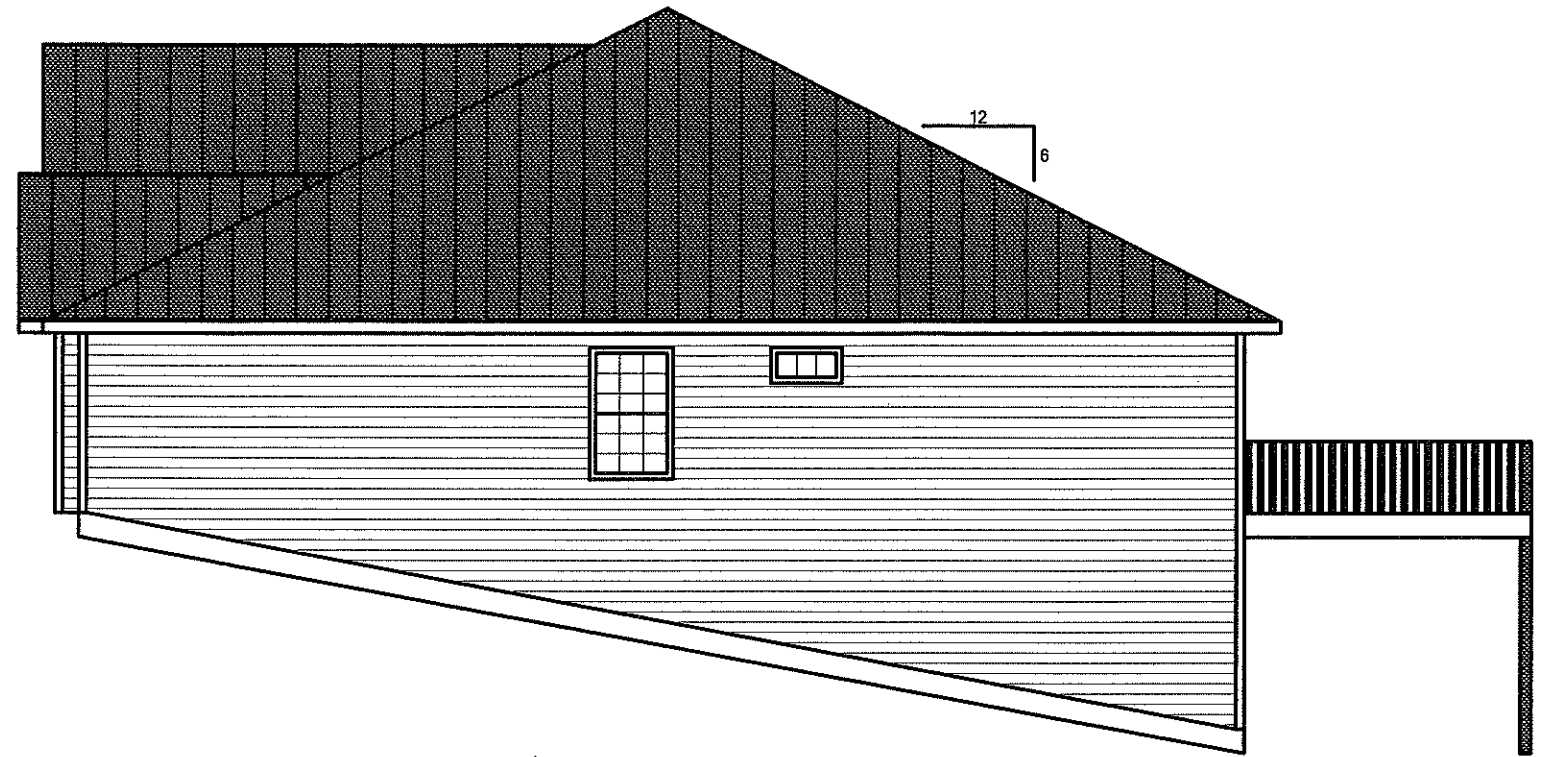


HILLSDALE COMMONS

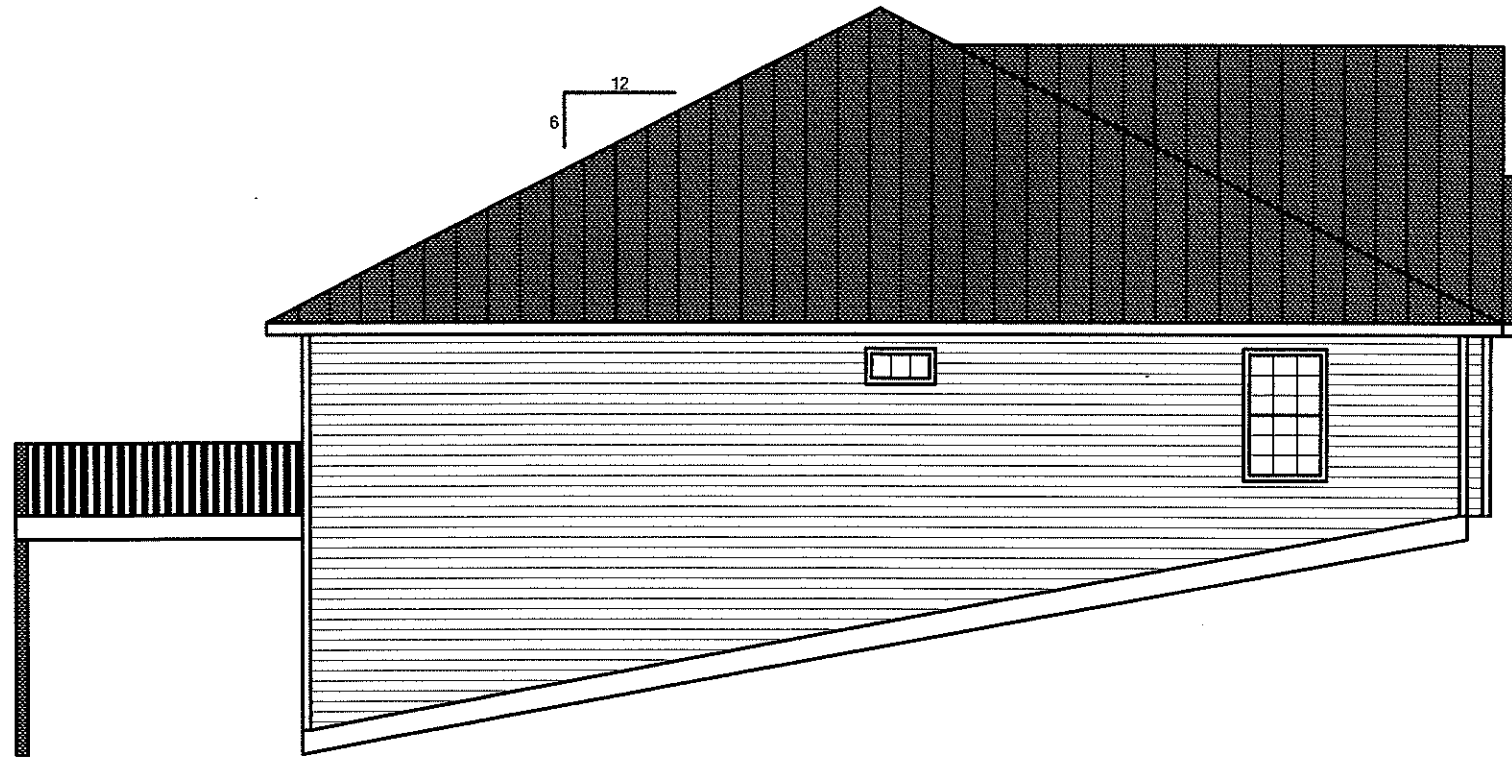
590 OLDS STREET  
 JONESVILLE, MICHIGAN 49250  
 www.commonwealthdevelopments.com  
 TEL. 517.797.4485 | FAX 517.826.9093

DRAWING TITLE  
 REAR ELEV  
 JOB NUMBER  
 XXXXX

PLAN SHEET  
 12 OF 14  
 DATE  
 4-29-19



ELEV - SIDE 1

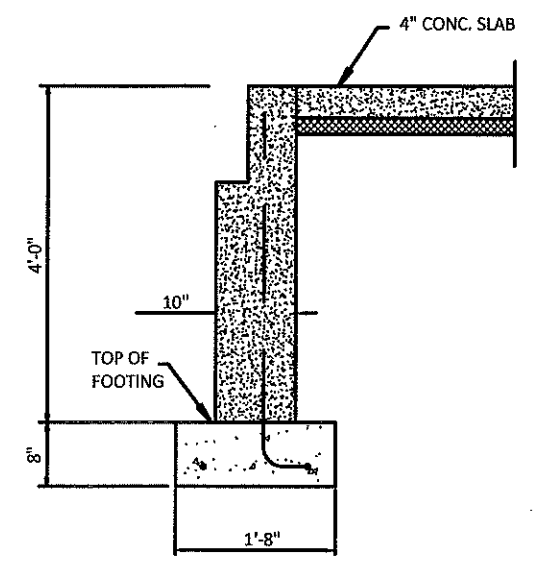
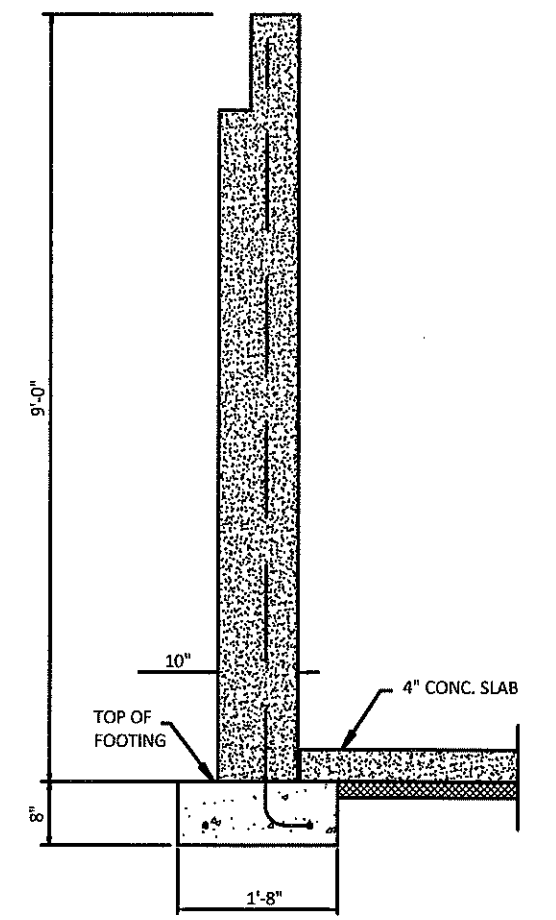
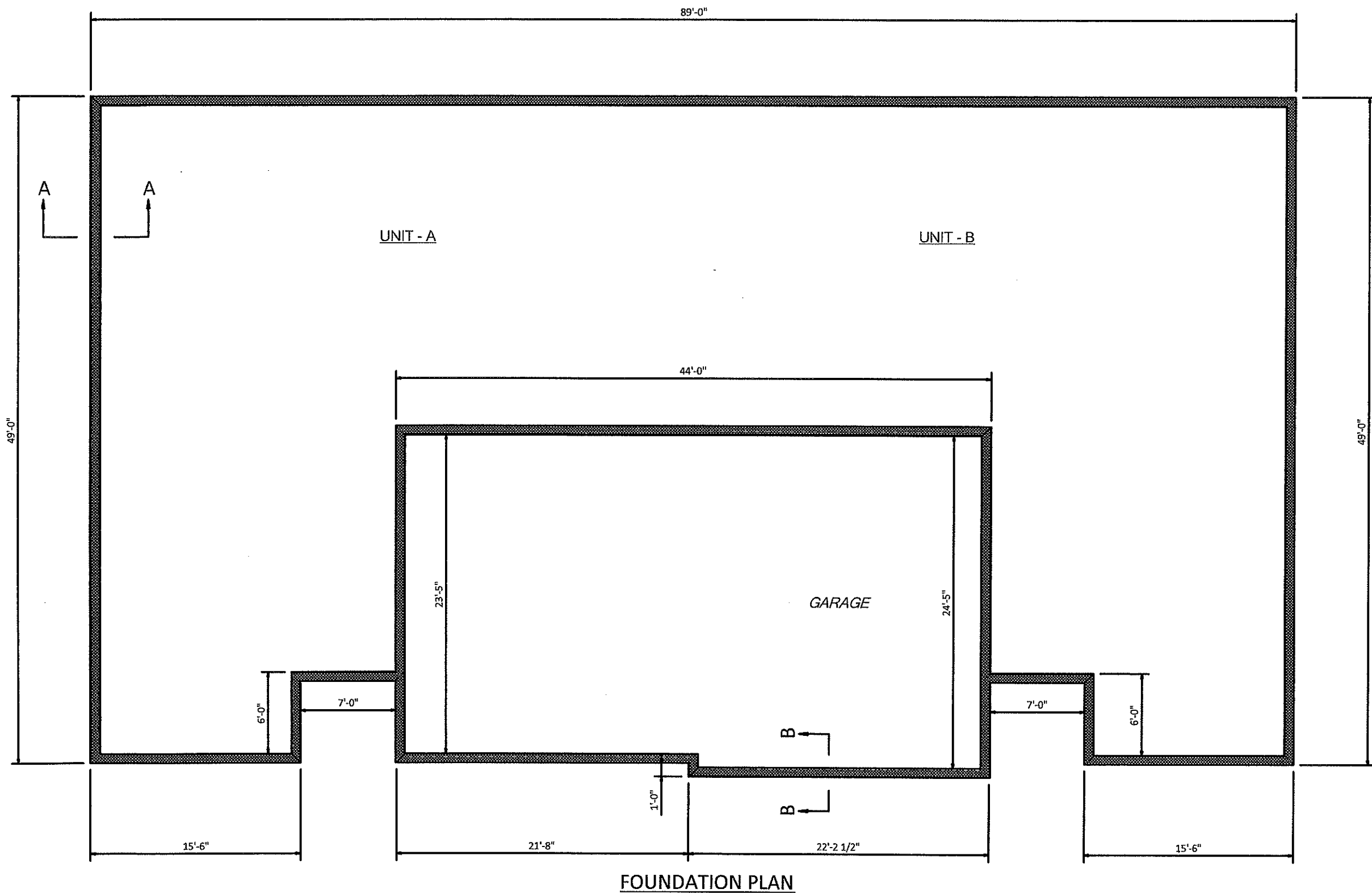


ELEV - SIDE 2

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	FOUNDATION	14 OF 14
	JOB NUMBER	DATE
	XXXXXX	4-29-19



**TO: Planning Commission**

**FROM: Zoning Administrator**

**DATE: May 6, 2019**

**RE: Parcel Divisions**

**Background:**

In compliance with HMC Sec. 18-82 and the MI PA 288 of 1967, Parcel Divisions must be reviewed by the Planning Commission and a recommendation made to Council for final determination.

**3980 W. Carleton Rd. Parcel Division** – The owner of the property located at 3980 W. Carleton is asking to divide the existing 3.4 acre parcel into two parcels of 1.4 acres and 2.0 acres. The 2.0 acre parcel would have to be deeded to owner of the adjacent property as there would be no developed road frontage and would therefore create a landlocked parcel.

**48 McClellan & 67 College Parcel Division** – The owner of property located at 48 McClellan is asking to divide the property and deed the new parcel (Parcel B2 in the attachment) to the owner of 67 College. This would make the property at 67 College compliant with current zoning setback requirements. The remaining parcel at 48 McClellan would continue to be in compliance with zoning setback requirements.

RECEIVED



APR 10 REC'D  
w/o fee

HILLSDALE CITY ASSESSOR

City of Hillsdale LAND DIVISION APPLICATION

Date Received by clerk/treasurer: \_\_\_\_\_

Application Fee \$75 – Check or Receipt #: \_\_\_\_\_

This application shall be filed with the clerk/treasurer and shall state the reasons for the proposed division and shall include a survey (where deemed necessary) showing such proposed divisions prepared by a registered Michigan civil engineer or land surveyor, a proper legal description of the lot to be divided, and a proper legal description of each separate lot, outlot or parcel proposed shall be submitted with the application (HMC Section 18-82).

Clerk/treasurer: Forward application and all attachments to Assessing Department for review and recommendation to council.

The undersigned owner(s) of the parcel(s) of property referenced below and located within the City of Hillsdale, Hillsdale County, Michigan, hereby request(s) that the properties listed be divided in accordance with the City of Hillsdale Land Division Ordinance (Hillsdale Municipal Code Part II, Chapter 18, Division 3) and with the State of Michigan Land Division Act (Public Act 288 of 1967 as amended, Michigan Compiled Laws Section 560.101 et seq.).

**APPLICANT Information:**

Owner of Property: Stephen Moore II  
Daytime Phone Number: 269-762-0407  
Mailing Address: 19995 VDR N  
City: Olivet State: MI Zip: 49076

**PARENT Parcel Identification Number(s) as Identified on the most recent assessment roll:**

- 1. 30-006- 016-100-24
- 2. 30-006- \_\_\_\_\_
- 3. 30-006- \_\_\_\_\_
- 4. 30-006- \_\_\_\_\_
- 5. 30-006- \_\_\_\_\_

Attach a copy of the most recent tax notice for each parcel or tract to be divided and copy of all deeds for same since March 31, 1997 (that being the effective date of the Michigan Land Division Act) establishing current ownership and availability of division rights. Include a survey or parcel map of the property as it existed on March 31, 1997, and any boundary lines and dimensions of each resulting parcel from any prior divisions since that date.

**All outstanding taxes must be paid on all affected parcels prior to processing of this request. Certification from the Hillsdale County Treasurer may be required.**

**PROPOSAL:**

- 1. **Attach a tentative parcel map (survey preferred), including:**
  - a. Proposed boundary lines and the dimensions of each resulting parcel for this application.

**1** This form is designed to comply with Sections 18-82 and 18-83 of the City of Hillsdale Land Division Ordinance and Section 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996) MCL 560.101 et seq.). Land in the City of Hillsdale shall not be divided without the prior review and approval by the City Council or their designated agent, in accordance with the City of Hillsdale Land Division Ordinance and the State of Michigan Land Division Act.



## City of Hillsdale LAND DIVISION APPLICATION

- b. Accurate legal description for each resulting parcel proposed.
  - c. The location, dimensions and nature of proposed ingress to and egress from any existing or proposed public streets.
  - d. The location of any public or private street, driveway (and associated existing addresses) or utility easement(s) to be located within any resulting parcel(s).
  - e. The location(s) of any existing structures or improvements (i.e. septic, well, house, garage, etc) and setback from proposed parcel lines.
  - f. Intended use for each proposed parcel (commercial, single-family residential, duplex, apartments, industrial, etc. – Separate application to amend the zoning map may be required).
2. **DEVELOPMENT SITE LIMITS.** Check each item below that represents a condition that exists on the parent parcel. Indicate location on proposed parcel map.
- a. In a DNR-designated critical sand dune area? \_\_\_\_\_
  - b. Riparian or littoral (river or lake front parcel)?  \_\_\_\_\_
  - c. Affected by a Great Lake High Erosion setback? \_\_\_\_\_
  - d. A wetland? \_\_\_\_\_
  - e. A beach? \_\_\_\_\_
  - f. Within a flood plain? \_\_\_\_\_
  - g. Slopes more than twenty five percent (a 1:4 pitch or 14 degree angle) or steeper? \_\_\_\_\_
  - h. On muck soils or soils known to have severe limitation for on-site sewage systems if not served by public sewer. \_\_\_\_\_
  - i. Known or suspected to have an abandoned well, underground storage tank or contaminated soils? \_\_\_\_\_
3. **FUTURE DIVISIONS:**
- a. How many divisions are remaining after processing of this application?  
\_\_\_\_\_
  - b. Are any future divisions being transferred from the parent parcel to another parcel? **Circle yes or no.** (If yes, please attach completed form L-4260a "Notice to assessor of transfer of the right to make a division of land" for each child parcel to receive division rights.)
4. **Affidavit and permission for municipal, county and state officials to enter the property for inspections:**

I agree the statements above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996, MCL 560.101 et. Seq.), and does not include any representation or conveyance of rights in

2

This form is designed to comply with Sections 18-82 and 18-83 of the City of Hillsdale Land Division Ordinance and Section 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996) MCL 560.101 et seq.). Land in the City of Hillsdale shall not be divided without the prior review and approval by the City Council or their designated agent, in accordance with the City of Hillsdale Land Division Ordinance and the State of Michigan Land Division Act.



**City of Hillsdale LAND DIVISION APPLICATION**

any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally, even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time, and if changed the division made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Property Owner's Signature: Stephen Kocot  
Date: 3-1-19

All complete application packages will be acted upon within 60 days of receipt. If the application package does not conform to the City of Hillsdale Land Division Ordinance requirements and/or the State of Michigan Land Division Act, the administrator shall return the same to the applicant for completion and refilling in accordance with same.

**For Government Use - DO NOT WRITE BELOW THIS LINE**

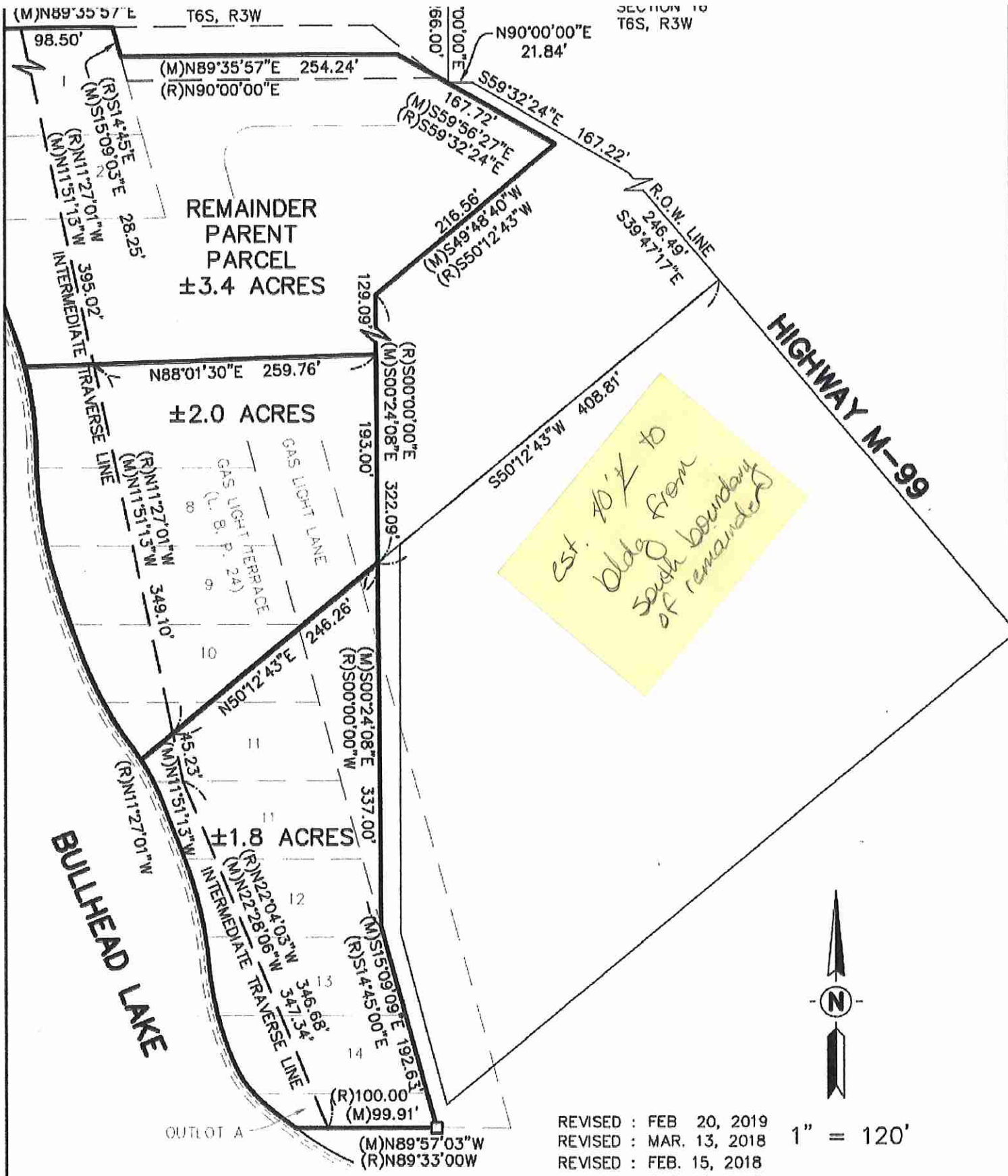
ZONING ADMINISTRATOR COMMENTS:  
Current Zoning: I-1  
Does the request meet the minimum lot size and width requirements under the current zoning?: \_\_\_\_\_  
Recommendation: Part platted - PC review required

ASSESSOR'S COMMENTS:  
Platted or unplatted? Both  
If unplatted, how many splits are available? 1  
Recommendation: Approve w/condition - deeded access easement or sale to owner of adjacent property (No developed road frontage)

DATE OF COUNCIL ACTION: \_\_\_\_\_  
\_\_\_\_ Approved; Conditions, if any:  
\_\_\_\_  
\_\_\_\_  
\_\_\_\_ Denied; Reasons:  
\_\_\_\_  
\_\_\_\_

Assessor/Land Division Administrator Signature and Date:  
\_\_\_\_\_  
Legal Description Change #: \_\_\_\_\_ Date Processed: \_\_\_\_\_  
Attach list showing parcel numbers, addresses and descriptions of all resulting parcels.  
First year this change will appear on the assessment roll: \_\_\_\_\_

**3** This form is designed to comply with Sections 18-82 and 18-83 of the City of Hillsdale Land Division Ordinance and Section 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996) MCL 560.101 et seq.). Land in the City of Hillsdale shall not be divided without the prior review and approval by the City Council or their designated agent, in accordance with the City of Hillsdale Land Division Ordinance and the State of Michigan Land Division Act.



This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- R = Recorded Distance
- M = Measured Distance
- = Deed Line
- - - = Distance Not to Scale



**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

13432 PRESTON DRIVE, MARSHALL, MI 49068  
PH. 269-781-9800 FAX. 269-781-9805

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047



# SKETCH

FOR: **STEPHEN MOORE**

**REMAINDER PARENT PARCEL 3.4 ACRES**

A parcel of land located in the Northwest 1/4 of Section 16, Town 6 South, Range 3 West, City of Hillsdale, Hillsdale County, Michigan being described as: Commencing at the Northwest Corner of Section 16, T6S, R3W; thence N90°00'00"E, 1475.42 feet along the North line of said Section 16; thence S00°00'00"E, 266.00 feet; thence N90°00'00"E, 21.84 feet; thence S59°32'24"E, 167.22 feet to the Southwesterly right-of-way line of Highway M-99; thence S39°47'17"E, 246.49 feet along said right-of-way line; thence S50°12'43"W, 408.81 feet; thence N00°24'08"W, 193.00 feet (recorded as N00°00'00"W) to the point of beginning of the following described parcel; thence S88°01'30"E, 259.76 feet to a Intermediate Traverse Line along the Easterly shore of Bullhead Lake as described in Gas Light Terrace, as recorded in Liber 8 of Plats, page 24, in the Office of the Register of Deeds of Hillsdale County, Michigan; thence N11°51'13"W, 395.02 feet (recorded as N11°27'01"W) along said Intermediate Traverse Line to the North line of Lot 1 of said Gas Light Terrace; thence N89°35'57"E, 98.50 feet (recorded as N90°00'00"E) along said North line to the Northeast Corner of Lot 1 of said Gas Light Terrace; thence S15°09'03"E, 28.25 feet (recorded as S14°45'E) along the Easterly Line of said Lot 1; thence N89°35'57"E, 254.24 feet (recorded as N90°00'00"E); thence S59°56'27"E, 167.72 feet (recorded as S59°32'24"E); thence S49°48'40"W, 216.56 feet (recorded as S50°12'43"W); thence S00°24'08"E, 129.09 feet (recorded as S00°00'00"E) to the point of beginning; said parcel containing all land between the Southerly and Northerly boundary lines extended from said Intermediate Traverse Line to the shore line of Bullhead Lake; said parcel contains 3.4 acres, more or less; said parcel being subject to any easements or restrictions of use or record.

Subject to a 50 feet wide easement abutting part of the North boundary, to be used in common with others, and previously described as: Beginning at the Northeast Corner of Lot 1 of "Gas Light Terrace": thence S14°15'E a distance of 28.25 feet; thence East a distance of 286.20 feet to Highway M-99; thence N50°05'03"W a distance of 77.92 feet; thence West a distance of 239.60 feet; thence S14°45'E a distance of 23.45 feet to the point of beginning.



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BRYAN LAND SURVEYS

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PH. 517-339-1014 FAX. 517-339-8047

REVISED : FEB 20, 2019  
REVISED : MAR. 13, 2018  
REVISED : FEB. 15, 2018  
REVISED : OCT. 11, 2017

DRAWN BY: <b>BEB</b>	SECTION <b>16, T6S, R3W</b>
FIELD WORK BY: <b>MJG</b>	JOB NUMBER: <b>92631</b>
FIELD WORK DATE: <b>9/6/17</b>	SHEET <b>3 OF 3</b>

# SKETCH

FOR: **STEPHEN MOORE**

## 2.0 ACRE PARCEL

A parcel of land located in the Northwest 1/4 of Section 16, Town 6 South, Range 3 West, City of Hillsdale, Hillsdale County, Michigan being described as: Commencing at the Northwest Corner of Section 16, T6S, R3W; thence N90°00'00"E, 1475.42 feet along the North line of said Section 16; thence S00°00'00"E, 266.00 feet; thence N90°00'00"E, 21.84 feet; thence S59°32'24"E, 167.22 feet to the Southwesterly right-of-way line of Highway M-99; thence S39°47'17"E, 246.49 feet along said right-of-way line; thence S50°12'43"W, 408.81 feet to the point of beginning of the following described parcel; thence S50°12'43"E, 246.26 feet to a Intermediate Traverse Line along the Easterly shore of Bullhead Lake as described in Gas Light Terrace, as recorded in Liber 8 of Plats, page 24, in the Office of the Register of Deeds of Hillsdale County, Michigan; thence N11°51'13"W, 349.10 feet (recorded as N11°27'01"W) along said Intermediate Traverse Line; thence N88°01'30"E, 259.76 feet; thence S00°24'08"E, 193.00 feet (recorded as S00°00'00"E) to the point of beginning; said parcel containing all land between the Southerly and Northerly boundary lines extended from said Intermediate Traverse Line to the shore line of Bullhead Lake; said parcel contains 2.0 acres, more or less; said parcel being subject to any easements or restrictions of use or record.

## 1.8 ACRE PARCEL

A parcel of land located in the Northwest 1/4 of Section 16, Town 6 South, Range 3 West, City of Hillsdale, Hillsdale County, Michigan being described as: Commencing at the Northwest Corner of Section 16, T6S, R3W; thence N90°00'00"E, 1475.42 feet along the North line of said Section 16; thence S00°00'00"E, 266.00 feet; thence N90°00'00"E, 21.84 feet; thence S59°32'24"E, 167.22 feet to the Southwesterly right-of-way line of Highway M-99; thence S39°47'17"E, 246.49 feet along said right-of-way line; thence S50°12'43"W, 408.81 feet to the point of beginning of the following described parcel; thence S00°24'08"E, 337.00 feet (recorded as S00°00'00"W) to the Westerly line of Gas Light Lane (vacated), a part of Gas Light Terrace, as recorded in Liber 8 of Plats, page 24, in the Office of the Register of Deeds of Hillsdale County, Michigan; thence S15°09'09"E, 207.31 feet along said Westerly line to the Southeast Corner of Outlot A of said Gas Light Terrace; thence N89°57'03"W, 99.91 feet (recorded as N89°33'00"W, 100.00 feet) along the South line of said Outlot A to a Intermediate Traverse Line along the Easterly shore of Bullhead Lake; thence N22°28'06"W, 347.34 feet (recorded as N22°04'03"W, 346.68 feet along said Intermediate Traverse Line; thence N11°51'13"W, 45.23 feet (recorded as N11°27'01"W) along said Intermediate Traverse Line; thence N50°12'43"E, 246.28 feet to the point of beginning; said parcel containing all land between the Southerly and Northerly boundary lines extended from said Intermediate Traverse Line to the shore line of Bullhead Lake; said parcel contains 1.8 acres, more or less; said parcel being subject to any easements or restrictions of use or record.



**KESB, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

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REVISED : FEB 20, 2019  
REVISED : MAR. 13, 2018  
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REVISED : OCT. 11, 2017

DRAWN BY: <b>BEB</b>	SECTION <b>16, T6S, R3W</b>
FIELD WORK BY: <b>MJG</b>	JOB NUMBER: <b>92631</b>
FIELD WORK DATE: <b>9/6/17</b>	SHEET <b>2 OF 3</b>



# Hillsdale County General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various township, city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided.

Report Date: 4/10/2019  
Property Data current as of: December 17, 2018

**Parcel ID:** 30-006-016-100-24

**Assessor Acreage:** 5.4

**Owner:** MOORE, STEPHEN JOHN II

**Owner(secondary):**

**Property Address:** 3980 W CARLETON RD BLDG \_2

**Owner Address:** 19995 V DRIVE N

**City/Twp/Village:** CITY OF HILLSDALE

OLIVET MI 49076-9550

**School District:** HILLSDALE COMMUNITY

**Property Class:** 301

**Tax Description:** BEG NW COR LOT 1 GAS LIGHT TERRACE TH E 98.5 FT TO NE COR SD LOT and W LN GAS LIGHT LN (VAC BY COUNTY RD COMM 1970) TH N14 MIN 45 SEC W 40 FT TH E 239.6 FT TH S50 DEG 05 MIN 03 SEC E 77.92 FT TH W 32 FT TH S59 DEG 32 MIN 24 SEC E 167.72 FT TH S50 DEG 12 MIN 43 SEC W 216.56 FT TH S 659.11 FT TH S14 DEG 45 MIN E 192 FT TO SE COR OUTLOT A TH W TO SHORE BULLHEAD LK TH NWLY ALG SD SHORE LN TO A PT 35 FT +/- W OF POB TH E TO POB N 50 FT OF E 239.6 FT BEING SHARED EASEMENT EXC COM NW COR SEC 16 TH N90 DEG E 1475.42 FT ALG N LN SD SEC TH S00 DEG E 266 FT TH N90 DEG E 21.84 FT TH S59 DEG 32 MIN 24 SEC E 167.22 FT TO SWLY R/O/W LN HWY M-99 TH S39 DEG 47 MIN 17 SEC E 246.49 FT ALG SD R/O/W LN TH S50 DEG 12 MIN 45 SEC W 421.41 FT FOR POB TH S00 DEG 24 MIN 08 SEC E 337 FT +/- TO WLY LN GAS LIGHT LN (VAC) TH S15 DEG 09 MIN 09 SEC E 192.01 FT ALG SD WLY LN TO SE COR OUTLOT A GAS LIGHT TERRACE TH N89 DEG 57 MIN 3 SEC W 99.91 FT (REC N89 DEG 33 MIN W 100 FT) ALG S LN SD OUTLOT A TO ELY SHORE BULLHEAD LK TH N22 DEG 28 MIN 06 SEC W 347.34 FT (REC N22 DEG 04 MIN 03 SEC W 346.68 FT) TH N11 DEG 51 MIN 13 SEC W 45.23 FT (REC N11 DEG 27 MIN 01 SEC W) TH N50 DEG 12 MIN 43 SEC E 246.28 FT +/- TO POB INCL ALL LAND BTWN SLY and NLY BOUNDARY LNDS EXT TO SHORE BULLHEAD LAKE ALSO EXC COM NW COR SEC 16 TH E ALG N LN SD SEC 1475.42 FT TH S 266 FT TH E 21.84 FT TH S59 DEG 32 MIN 24 SEC E 167.72 FT TH S39 DEG 47 MIN 17 SEC E 246.49 FT TH S50 DEG 12 MIN 43 SEC W 382.37 FT FOR POB TH S 360.2 FT TH S14 DEG 45 MIN E 163.61 FT TH S36 DEG 50 MIN 07 SEC W 38.6 FT TH N14 DEG 45 MIN W 192.01 FT TH N TO A PT S50 DEG 12 MIN 43 SEC W 39.04 FT FROM POB TH N50 DEG 12 MIN 43 SEC E 39.04 FT TO POB 5.4A +/- LOTS 1-10 GAS LIGHT TERRACE and UNPLATTED SEC 16 T6S R3W SECOND WARD PA 425 COND TRANSFER FROM FAYETTE TWP 1988/89 L593 P529 and L590 P86 COMBINED 2004 (ADDED 006-320-001-01); SPLIT/COMBINED ON 10/23/2017 FROM 006-016-100-17;

## Tax Information

PRE/Qual Ag %: 0  
Land Value: 92,223  
Land Imp Value: 0

2018 SEV: 193,400  
2018 Taxable Value: 193,400  
Liber/Page(1-2-3): 1671/958 - 1657/204

2017 SEV: 0  
2017 Taxable Value: 0

## Sec. 18-82. - Lot subdivision; application; fee.

- (a) The division of a lot in a recorded plat is prohibited unless it is approved following application to the council. The application shall be filed with the clerk/treasurer and shall state the reasons for the proposed division and shall include a survey (where deemed necessary) showing such proposed divisions prepared by a registered Michigan civil engineer or land surveyor, a proper legal description of the lot to be divided, and a proper legal description of each separate lot, outlot or parcel proposed shall be submitted with the application.
- (b) No lot in a recorded plat shall be divided into more than four parts, and the resulting lot must conform with the provisions of section 36-411. Upon submission of the application to the clerk, the matter shall be automatically referred to the planning commission for its input, review and recommendation. No building permit shall be issued or any building construction commenced until the division has been approved by the council.
- (c) The division of a lot resulting in a smaller area than is prescribed in this division may be permitted, but only for the purpose of adding to an existing building site or sites. The application shall so state and shall be in affidavit form.
- (d) A filing fee per lot split shall be established from time to time by resolution of council, and such fee shall be required with the application.

(Code 1979, § 16.08.020)



RECEIVED

APR 19 REC'D

HILLSDALE CITY ASSESSOR

City of Hillsdale LAND DIVISION APPLICATION

Date Received by clerk/treasurer: \_\_\_\_\_
Application Fee \$75 - Check or Receipt #: \_\_\_\_\_

This application shall be filed with the clerk/treasurer and shall state the reasons for the proposed division and shall include a survey (where deemed necessary) showing such proposed divisions prepared by a registered Michigan civil engineer or land surveyor, a proper legal description of the lot to be divided, and a proper legal description of each separate lot, outlot or parcel proposed shall be submitted with the application (HMC Section 18-82).

Clerk/treasurer: Forward application and all attachments to Assessing Department for review and recommendation to council.

The undersigned owner(s) of the parcel(s) of property referenced below and located within the City of Hillsdale, Hillsdale County, Michigan, hereby request(s) that the properties listed be divided in accordance with the City of Hillsdale Land Division Ordinance (Hillsdale Municipal Code Part II, Chapter 18, Division 3) and with the State of Michigan Land Division Act (Public Act 288 of 1967 as amended, Michigan Compiled Laws Section 560.101 et seq.).

APPLICANT Information:

Owner of Property: Dale R Spawyer
Daytime Phone Number: 517 398 1378
Mailing Address: 48 McClain St
City: Hillsdale State: MI Zip: 49242

PARENT Parcel Identification Number(s) as Identified on the most recent assessment roll:

- 1. 30-006-22452-07
2. 30-006- to be combined w/ Adjacent parcel
3. 30-006-
4. 30-006-
5. 30-006-

Attach a copy of the most recent tax notice for each parcel or tract to be divided and copy of all deeds for same since March 31, 1997 (that being the effective date of the Michigan Land Division Act) establishing current ownership and availability of division rights. Include a survey or parcel map of the property as it existed on March 31, 1997, and any boundary lines and dimensions of each resulting parcel from any prior divisions since that date.

All outstanding taxes must be paid on all affected parcels prior to processing of this request. Certification from the Hillsdale County Treasurer may be required.

PROPOSAL:

- 1. Attach a tentative parcel map (survey preferred), including:
a. Proposed boundary lines and the dimensions of each resulting parcel for this application.

1 This form is designed to comply with Sections 18-82 and 18-83 of the City of Hillsdale Land Division Ordinance and Section 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996) MCL 560.101 et seq.). Land in the City of Hillsdale shall not be divided without the prior review and approval by the City Council or their designated agent, in accordance with the City of Hillsdale Land Division Ordinance and the State of Michigan Land Division Act.



### City of Hillsdale LAND DIVISION APPLICATION

any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally, even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time, and if changed the division made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Property Owner's Signature: Michael Janyer (P.A.)  
Date: 4-19-2009

All complete application packages will be acted upon within 60 days of receipt. If the application package does not conform to the City of Hillsdale Land Division Ordinance requirements and/or the State of Michigan Land Division Act, the administrator shall return the same to the applicant for completion and refilling in accordance with same.

#### For Government Use - DO NOT WRITE BELOW THIS LINE

##### ZONING ADMINISTRATOR COMMENTS:

Current Zoning: \_\_\_\_\_  
Does the request meet the minimum lot size and width requirements under the current zoning?: \_\_\_\_\_  
Recommendation: \_\_\_\_\_

##### ASSESSOR'S COMMENTS:

Platted or unplatted? Platted  
If unplatted, how many splits are available? \_\_\_\_\_  
Recommendation: Approve as submitted (child parcel B2 to be combined with parcel A)

DATE OF COUNCIL ACTION: \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
\_\_\_\_ Approved; Conditions, if any: \_\_\_\_\_

\_\_\_\_ Denied; Reasons: \_\_\_\_\_

Assessor/Land Division Administrator Signature and Date: \_\_\_\_\_

Legal Description Change #: \_\_\_\_ - \_\_\_\_ Date Processed: \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
Attach list showing parcel numbers, addresses and descriptions of all resulting parcels.  
First year this change will appear on the assessment roll: \_\_\_\_\_

3 This form is designed to comply with Sections 18-82 and 18-83 of the City of Hillsdale Land Division Ordinance and Section 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996) MCL 560.101 et seq.). Land in the City of Hillsdale shall not be divided without the prior review and approval by the City Council or their designated agent, in accordance with the City of Hillsdale Land Division Ordinance and the State of Michigan Land Division Act.



RECEIVED

MAR 18 REC'D

HILLSDALE CITY ASSESSOR

Legal Description Change #: \_\_\_\_\_ - \_\_\_\_\_

Date Received: \_\_\_\_\_

**REQUEST TO ASSESSOR TO COMBINE PARCELS  
Within the boundaries of the City of Hillsdale**

The undersigned owner of the parcels of property referenced below and located within the City of Hillsdale, Hillsdale County, Michigan, hereby requests that the properties in question be combined under one tax identification number and mapped as a single parcel. I understand that properties can only be combined if they share a common lot line, have common ownership, and cannot be combined if said combination would be in conflict with any city ordinance or state law. I also understand that, once the property is combined, prior approval may be required from the City to divide the resulting property for the purpose of sale, lease over one year, or multiple development sites pursuant to city ordinance and state law.

**All outstanding taxes must be paid on all affected parcels prior to processing of this request. Certification from the Hillsdale County Treasurer may be required.**

Parcel tax identification numbers to be combined:

- 1. 30-006- 222-452-07
- 2. 30-006- 222-452-02 (Part)
- 3. 30-006- \_\_\_\_\_
- 4. 30-006- \_\_\_\_\_
- 5. 30-006- \_\_\_\_\_

Please attach legal description or survey of resulting parcel if available.

Primary Property Address: 67 W. COLLEGE ST.

Signed: Michael S Sawyer

Owner of Property: MICHAEL S SAWYER

Mailing Address: 67 W. COLLEGE ST. HILLSDALE MI 49242

Daytime Phone Number: 517 578 1378

**To be completed by Assessor:**

Date Processed: 4 - 8 - 2019  
Approved  or Disapproved  (Attach explanation if disapproved)

New parcel number: 30-006- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

First year this parcel will appear on the tax roll: \_\_\_\_\_

*Platted lot - requires approval under HMC 18-82 for land division*



## Hillsdale County General Property Information

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Report Date: 4/8/2019

Property Data current as of: December 17, 2018

Parcel ID: 30-006-222-452-07

Assessor Acreage: 0.71

Owner: SAWYER, MICHAEL SEAN

Owner(secondary):

Property Address: 67 W COLLEGE ST

Owner Address: 67 W COLLEGE ST

City/Twp/Village: CITY OF HILLSDALE

HILLSDALE MI 49242

School District: HILLSDALE COMMUNITY

Property Class: 401

Tax Description: ~~TH W 313.48 FT OF LOT 32, BLACKMAR and COOKS ADDN, 2ND WARD~~ *Exc E 134 FT*

Parcel ID: 30-006-222-452-02

Assessor Acreage: 0.3

Owner: SAWYER, DALE ROY

Owner(secondary):

Property Address: 48 MCCLELLAN ST

Owner Address: 67 W COLLEGE ST

City/Twp/Village: CITY OF HILLSDALE

HILLSDALE MI 49242

School District: HILLSDALE COMMUNITY

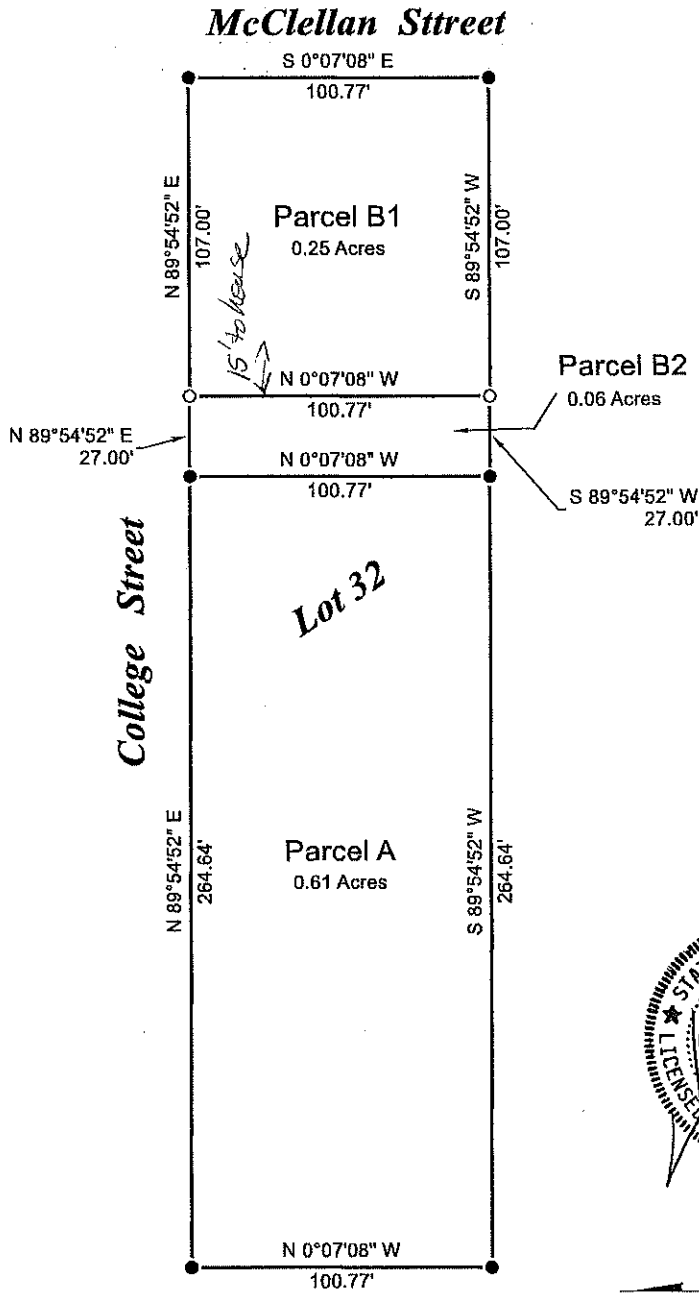
Property Class: 401


Tax Description: E 134 FT LOT 32 BLACKMAR and COOK ADDN. SECOND WARD.

1. Need split approval on parcel 006-222-452-02  
(Hillsdale Municipal Code Section 18-82)  
\* Parcel B1 - please indicate distance from new parcel boundary to closest structure
2. If approved division, need deed for parcel B2 to Michael Sean Sawyer individually



# MAP OF SURVEY



	<b>DUE NORTH SURVEYING, INC.</b> 6316 Kirsch Drive Jonesville, MI 49250 (517) 849-9677 fax (517) 439-1858 email: duenorth@dmcibb.net	
	SHEET 1 OF 2	○ Set iron w/cap #41093 ● Found iron ■ Found Monument ⊙ Section Corner (xx.xx) recorded measurement
	JOB# 200-99a	
	SCALE 1" = 50'	
	DATE: 8-30-2018	
Michael Sawyer		

I, Jeffrey A. Bieszk, Professional Surveyor, hereby certify that I have surveyed the property as above shown and have set and/or found the irons as indicated; Further that this survey meets or exceeds the minimum standards as adopted and that the ratio of closure on the unadjusted field observations was 1/5000 or better.

This survey was made from a legal description provided to us as a complete and accurate description of the property. Both map and description should be compared with an abstract of title or title policy for any exceptions, easements of discrepancies.

# MAP OF SURVEY

**PARCEL B1:**

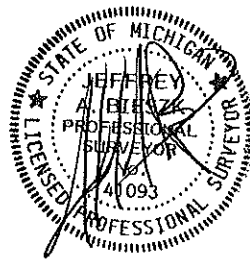
The East 107 feet of Lot 32, Blackmar and Cook's Western Extension to Blackmar and Beebe's Addition to the Village, now City of Hillsdale, according to the recorded Plat thereof, as recorded in Liber 58 of Deeds, Page 248, Hillsdale County Records.

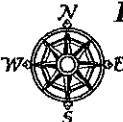
**PARCEL B2:**

The West 27 feet of the East 134 feet of Lot 32, Blackmar and Cook's Western Extension to Blackmar and Beebe's Addition to the Village, now City of Hillsdale, according to the recorded Plat thereof, as recorded in Liber 58 of Deeds, Page 248, Hillsdale County Records.

**PARCEL A and B2:**

Lot 32, Blackmar and Cook's Western Extension to Blackmar and Beebe's Addition to the Village, now City of Hillsdale, according to the recorded Plat thereof, as recorded in Liber 58 of Deeds, Page 248, Hillsdale County Records. EXCEPTING THEREFROM the East 107 feet thereof.



	<p><b>DUE NORTH SURVEYING, INC.</b>                  6316 Kirsch Drive                  Jonesville, MI 49250                  (517) 849-9677 fax (517) 439-1858                  email: duenorth@dmcibb.net</p>		<p>I, Jeffrey A. Bieszk, Professional Surveyor, hereby certify that I have surveyed the property as above shown and have set and/or found the irons as indicated; Further that this survey meets or exceeds the minimum standards as adopted and that the ratio of closure on the unadjusted field observations was 1/5000 or better.</p>
	<p>SHEET 2 OF 2</p>	<p>○ Set iron w/cap #41093</p>	<p>This survey was made from a legal description provided to us as a complete and accurate description of the property. Both map and description should be compared with an abstract of title or title policy for any exceptions, easements of discrepancies.</p>
	<p>JOB# 200-99a</p>	<p>● Found iron</p>	
	<p>SCALE 1" =</p>	<p>■ Found Monument</p>	
	<p>DATE: 8-30-2018</p>	<p>⊙ Section Corner (xx.xx) recorded measurement</p>	
<p>Michael Sawyer</p>			



**TO: Planning Commission**

**FROM: Zoning Administrator**

**DATE: May 6, 2019**

**RE: Secs. 36-431 and 36-432**

**Background:**

In continuing to review the Zoning Ordinance, I noticed there is a conflict between Sec. 36-411 and Secs. 36-431 and 36-432. I am proposing some amendments to address that conflict and to clean up a couple of other things.

Sec. 36-431. - Accessory buildings.

Accessory buildings and accessory structures shall be subject to the following regulations, which shall apply in all zone districts:

- (1) All accessory buildings and accessory structures are permitted in all zone districts subject to compliance with all of the following:
  - a. The accessory building and/or accessory structure is customarily and clearly incidental to a use that is permitted under this chapter and/or is a permitted use in the zone district in which it is or they are located or to be located;
  - b. The accessory building and/or accessory structure does not create a nuisance or hazard; and
  - c. The accessory building and/or accessory structure meets and is in accordance with all applicable limitations, requirements and provisions of this article and the applicable zone district.
- (2) No accessory buildings or accessory structures shall be established until the principal use to which it is an accessory has been established or a building, placement or construction permit for the principal use has been obtained.
- (3) Where the accessory building is structurally attached to a main building, it shall be subject to and must conform to all yard regulations of this title, applicable to the main buildings.
- (4) Accessory buildings or other accessory structures shall not be erected, placed or established in any required yard, unless otherwise permitted by this chapter.
- (5) No detached accessory building or other accessory structure shall be located closer than ten feet to any main building or structure, unless it can conform to all other yard regulations as required for the main building or structure. **Accessory buildings with a total area of 200 square feet or less may be placed within three feet of a side or rear lot line. Accessory buildings exceeding 200 square feet must meet all setback requirements as set forth in Sec. 36-411.** ~~It shall not be located any closer than three feet to any side or rear lot line, unless otherwise permitted by this chapter. In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building or accessory structure shall be no closer than one foot to such rear lot line. In no instance shall an accessory building or accessory structure be located within a dedicated easement right-of-way.~~
- (6) When an accessory building or accessory structure is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, the accessory building or accessory structure shall not project beyond the front line of the existing main structure on the lot in rear of such corner lot. An accessory building or accessory structure shall not be located within ten feet of a street right-of-way line.

Sec. 36-432. - Accessory buildings in residential districts.

Accessory buildings and accessory structures located in any residential zone districts shall be subject to the following regulations except as otherwise permitted in this chapter:

- (1) ~~No detached accessory building or accessory structure in an R-1, RD-1, or RM-1 district shall exceed one story or 15 feet in height.~~ **All accessory structures are subject to height requirements of Sec. 36-411.**
- (2) No accessory building or accessory structure inclusive of the main structure may exceed the required density requirements of section 36-411.
- (3) Playhouses, greenhouses and gazebos may not be located in side and rear yards within three feet of the property line.
- (4) Swimming pools shall be regulated by the Michigan Residential Building Code. Swimming pools, excepting inflatable swimming pools having a length or diameter of less than five feet and/or a depth of less than 18 inches, shall be placed in the rear yard only. Inflatable swimming pools having a length or diameter of five feet or more and/or a depth of 18 inches or more shall be located within the rear or side yards only. No hot tub or swimming pool shall be located within three feet of the property line.
- (5) Porches and decks must conform to all yard setback, bulk and height requirements. Construction of new porches and decks and the reconstruction of existing porches and decks shall be subject to compliance with the requirements of sections 36-411 and 36-787.
- (6) Game courts, as defined in section 36-6, excepting basketball hoops, are allowed within the rear and side yards only. Notwithstanding anything herein to the contrary, basketball hoops may be located in the driveway to the main residential building or to an accessory building, to an attached or detached accessory building or accessory structure. No game courts, playground or other recreational equipment may be located within three feet of the property line.
- (7) Garbage and trash containers are allowed in the side and rear yards only, except at designated times of pickup, during which they may be located at the property line in accordance with and subject to the provisions of chapter 28 of this Code.
- (8) Clothes lines, supporting poles and similar natural laundry drying equipment are allowed within the side or rear yard but shall not be located within three feet of the property line.
- (9) Pet shelters, pens, cages and runs are allowed only in the rear yard but shall not be located within three feet of the property line.
- (10) The use of semi-trailers, enclosed trailers, trucks, rail cars or vehicles as storage buildings or structures or as accessory buildings or structures is prohibited.



**TO: Planning Commission**

**FROM: Zoning Administrator**

**DATE: May 6, 2019**

**RE: Tree Protection Presentation**

**Background:**

At the April Planning Commission meeting, it was decided to create a presentation to Council regarding the possible amendment of Chapter. 14 in the Municipal Code. On April 19, Commissioner Laycock and Mr. Beeker met with the City Forester to discuss the idea. During the meeting, the future role of the Shade Tree Committee was also discussed.

Included in the packet are minutes from the Shade Tree Committee, the Tree Fund balance sheet, a Tree Removal inventory and Heritage Tree information from the Arbor Day Foundation.

At that meeting, it was decided to invite members of the Shade Tree Committee and to discuss further how to proceed in this matter.

DATE	ACTIVITY	FUNDS RECEIVED 101-000-692.470	FUNDS SPENT 101-756-726.470	BALANCE
6/30/2005	received \$2660.00 from Bristol West (accident) - Shannon Dunton 8/10/08	\$2,660.00		\$2,660.00
6/26/2008	State of Michigan - Arbor Day Mini Grant	\$200.00		\$2,860.00
11/13/2008	Lodi Farms Ltd - planting @ Owens (bike trail) & Stocks Park		\$1,820.00	\$1,040.00
5/3/2013	received \$100.00 from Linda Berch for memorial donation for Frank Schaldach	\$100.00		\$1,140.00
5/2/2014	Lodi Farms Ltd - Spring Tree Planting #3578		\$490.00	\$650.00

## SHADE TREE COMMITTEE

### MEETING MINUTES

FEBRUARY 7<sup>TH</sup> 2018

Gary Stachowicz, Hillsdale City Forester called the Shade Tree meeting to order at 3:03 P.M.

**Board members present:** Dr. Maria Bidny, Bud Heinowski and Jake Hammel. Angie Girdham and Barb Vallieu were absent from the meeting. Motion was made by Dr. Bidny to excuse both Angie and Barb from the meeting. Motion was seconded by Bud and carried unanimously. Alan Beeker from Hillsdale zoning and code enforcement was present and spoke under new business item "B" only.

**Approval of Minutes:** Dr. Bidny made a motion to accept the minutes from the October 11<sup>th</sup>, 2017 meeting as presented. Motion was seconded by Jake Hammel and carried unanimously.

**Public comments:** None.

#### Old Business:

A. Tree City USA application.

Gary informed the committee that the 2017 Tree City USA application was submitted to the State of Michigan ahead of the December 31<sup>st</sup> deadline.

B. Sidewalk/tree issues relating to street reconstruction projects.

Gary stated that during the 2018 street reconstruction to begin this spring a total of approx. thirty city trees will need to be removed on Rippon Ave alone depending on whether or not the sidewalk on the west side of the street gets replaced. The sidewalk is not that old, is still in good shape and the city would like to leave it as is which in turn would reduce the number of tree removals. Jake mentioned that as part of the bid to have the street reconstructed, the city is seeking to have tree removals and tree plantings be included as part of the bid. There is no guarantee they will be included but both Jake and Gary feel the need to at least try to get tree removals/plantings incorporated as part of the bid.

C. City property located at 70 W. College St.

Gary gave an update on the proposed selling of a one acre parcel of property the city owns at the above said address. The gentleman who has shown interest in this parcel was given a counter offer from the city a couple months back but the city has not heard back from him. Gary said this parcel contains a lot of very nice young walnut trees and that he would rather see the city keep the property and have it logged periodically and generate income for the city tree budget.



## **New Business:**

### **A. Oak wilt presentation:**

Gary informed the committee that the City of Hillsdale and Re-leaf Michigan are hosting an oak wilt presentation on Thursday March 1<sup>st</sup> 2018 from 5:00 to 7:00 P.M. at the Hillsdale Community library. Featured speaker is Dr. David Roberts, Ph.D. at Michigan State University's College of Agriculture and Natural Resources. The presentation is free and open to the public.

### **B. Catalpa tree exemption for Townhome plantings:**

Gary informed the committee that the developer who is building the new townhomes at 240 N. West St is asking to plant catalpa trees within the city right of way. The problem is that they are on a list of trees that are prohibited from being planted in the city. Gary said he is not opposed to them being planted however it would require a maintenance or user agreement to be entered into between the developer and the City of Hillsdale. Mr. Beeker believes that if they were removed from the prohibited list that a user agreement may no longer apply. Mr. Beeker suggested conferring with the city attorney for guidance. Jake stated that he has approached the city attorney and has also advised the developer to submit a landscape proposal and user agreement to the city attorney as well.

### **C. Restitution money:**

Gary also stated that the above mentioned developer paid the city \$2,827.05 for a tree valuation of a tree he wanted removed along N. West St adjacent to his new townhome project and has asked the city to relinquish the funds back to him for future tree plantings he wants to do. Gary stated that he is opposed to this and also gave his reasons to the developer as well. The committee agreed that the funds should stay with the city to have the city forester purchase and plant trees at his/her discretion as has always been the practice.

### **D. Heritage tree designations:**

Included in the Shade tree packets was information put out by the Arbor Day Foundation relating to Heritage tree designations. Gary thought it might be a good idea to designate certain trees around the city as heritage trees. The committee agreed and Gary wants the Shade Tree Committee to develop the criteria trees must meet to qualify as heritage trees. He would like to pursue this more at the May 2018 meeting.

**Adjournment:** Bud made the motion to adjourn the meeting at 3:51 P.M. Motion was seconded by Dr. Bidny and carried unanimously. The next Shade Tree meeting is scheduled for Wednesday May 2<sup>nd</sup> 2018 at 3:00 P.M. in the conference room at City Hall.

## SHADE TREE COMMITTEE

### MEETING MINUTES

OCTOBER 17<sup>TH</sup> 2018

Gary Stachowicz, Hillsdale City Forester called the Shade Tree meeting to order at 3:03 P.M.

**Board members present:** Dr. Maria Bidny, Jake Hammel and Angie Girdham. Barb Vallieu arrived late. Bud Heinowski was absent. Motion was made by Dr. Bidny to excuse Bud from the meeting. Motion was seconded by Angie and carried unanimously.

**Approval of Minutes:** Dr. Bidny made a motion to approve the minutes from the August 1<sup>st</sup> 2018 meeting. Motion was seconded by Barb and carried unanimously.

**Public comments:** None

#### Old Business:

- A. **Heritage tree designations:** The committee decided as a whole to table this agenda item and take it up at a date to be determined later.
- B. BPU line clearance/oak wilt: Gary informed the committee that communication regarding BPU line clearance and trimming of oak trees has improved since the last meeting.

#### New Business:

- A. Tree losses at City parks (Owen and Sandy Beach parks): Gary informed the committee that in the past month, nine (9) trees at Owen Park and one (1) tree at Sandy Beach Park were lost due to storms. Another tree, a 54.1 inch black oak dropped a large limb and was scheduled to be removed by Wickham Tree Service as it was in a high visibility area between parking lots. The committee asked if there was any chance the tree could be saved if it posed no threat to public safety. Gary said he would inspect the wound closer and if possible would take it off the removal list.
- B. Tree City USA signs: Gary showed the committee the two Tree City USA signs the city was awarded this past year to commemorate it's forty (40) years of participation in the Tree City USA program. The signs are scheduled to be placed at the city limits on East and West Bacon Street in the near future.

- C. Tree trimming: Gary mentioned that the city has trimmed a lot of trees this summer, more so than in the past. Jake said that part of the reason is because of the three (3) new city plow trucks the city was able to purchase and that the trucks are higher than the old ones and therefore trees need to be trimmed higher to allow for truck clearance.
- D. 2019 meeting dates: Included in the Shade Tree packets were the meeting dates for 2019. The committee agreed to move the November date up to October 9<sup>th</sup> 2019.

**ADJOURNMENT:** Dr. Bindy made a motion to adjourn the meeting at 3:48 P.M. Motion was seconded by Angie and carried unanimously. The next meeting is scheduled for Wednesday, February 6<sup>th</sup> 2019 at 3:00 P.M. at city hall.



# Saving Our Heritage Trees

TREE CITY USA®  
BULLETIN

64

No.  
Dr. James R. Fazio, Editor • \$3.00

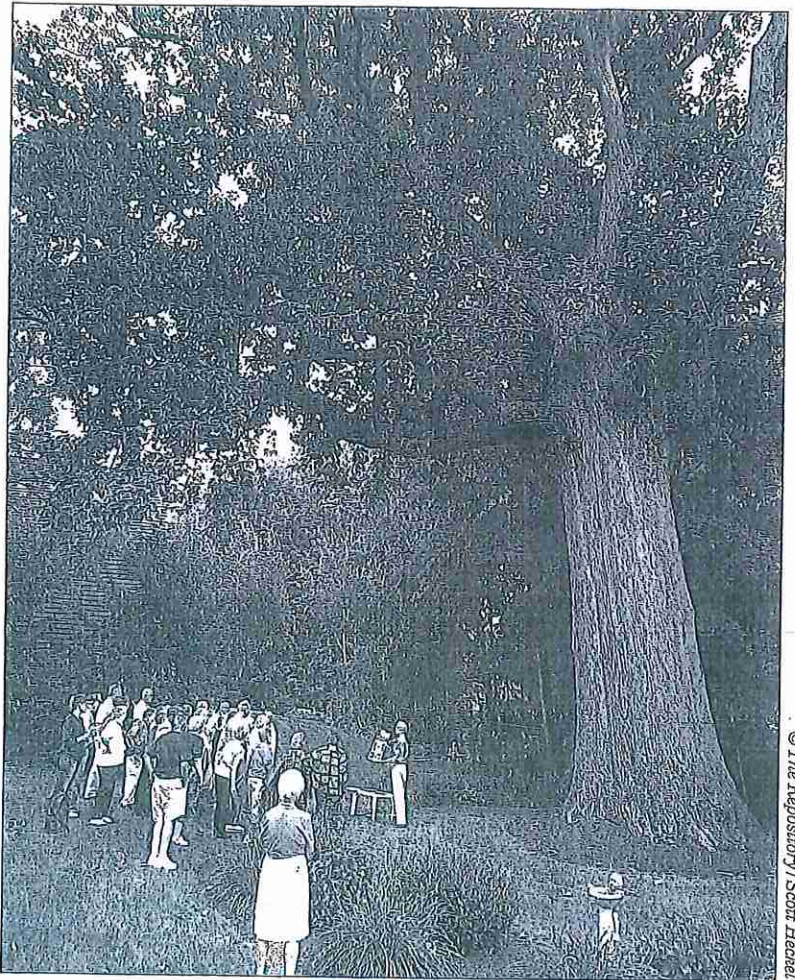
'Extinction is forever!' The disappearance of plant and animal species from the face of the Earth is an alarming situation. So is the disappearance of special trees right in our own communities. When heritage trees succumb to storms or old age, that is one thing. When they are destroyed by neglect, development or other human causes, it is quite another. Saving our heritage trees is a job for tree boards everywhere, but it is also a job for every individual who reveres the past and cares about the future.

The English poet William Blake observed, "The tree which moves some to tears of joy is in the eye of others only a green thing which stands in the way." The truth of this statement is especially tragic when it comes to heritage trees.

Heritage trees are those that are important because of their great size, notable longevity, unusual form, location at the extreme of their natural growing range, or association with history. Some, like those at Mount Vernon planted by George Washington are of national importance. Others have local significance and these are found in virtually every community.

What happens to these trees is often a sad story and one that is all too common. For example, there was an old Bartlett pear tree growing on the campus of a state university. It was the last remnant of what had been a farm before expansion of the campus. Bartlett pears are known for their long life and this one was still in fair condition. It provided shade, species diversity, a little wildlife habitat and luscious pears enjoyed by the students. One day the campus planners decided that its little spot along the street would make a good pull-off bus stop. Despite some objections and opportunities to place the bus stop elsewhere, the tree was cut down. With it went a link with the past and opportunities for interpreting history to the current generation of students. By contrast, we are heartened by stories like the cucumbertree magnolia saved essentially by the actions of a single individual as reported on page 6.

Saving heritage trees extends a link across generations. It helps develop values for things beyond the material, values almost of a spiritual nature. It also reminds us, as expressed by Arbor Day Founder J. Sterling Morton, "Each generation takes the earth as trustees." Passing along a community's special trees is part of that responsibility as temporary stewards.



The lives of heritage trees are often prolonged because concerned individuals, civic groups and tree boards appreciate what they have to offer in the way of inspiration, education and scientific value. Here Rod Covey of North Canton, Ohio, speaks to a group called The Wanderers that came to visit this champion cucumbertree magnolia.

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Published by



**Arbor Day Foundation®**

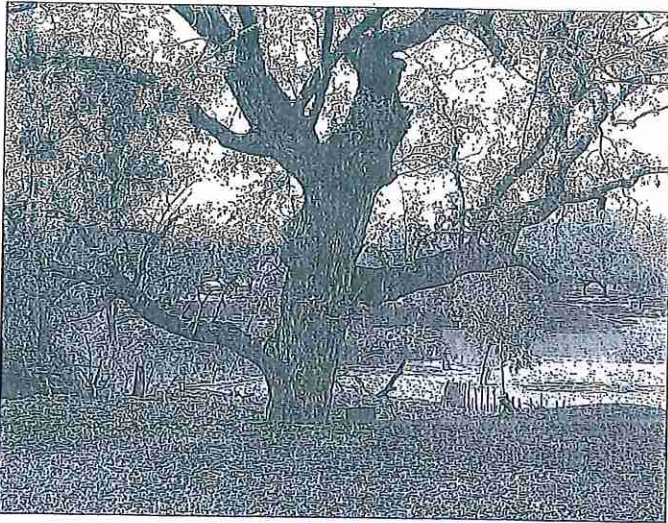
100 Arbor Avenue • Nebraska City, NE 68410



# What is a Heritage Tree?

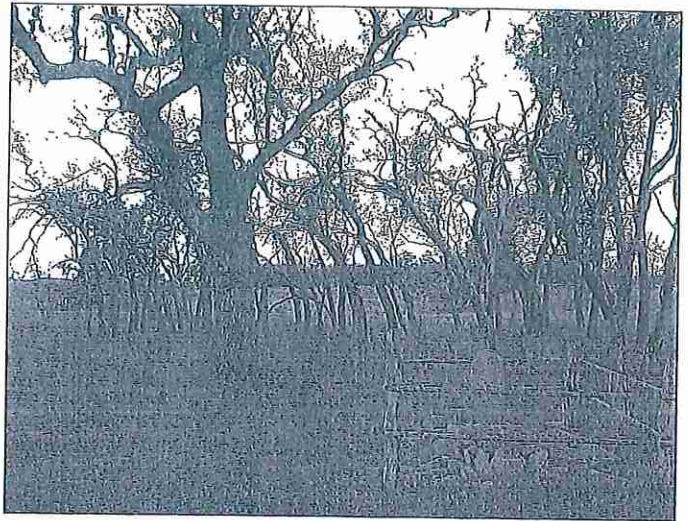
The nature of heritage trees varies widely. Great size is easy to recognize and appreciate. Historical events associated with a tree also qualify it as a heritage tree. Less recognized features may be something like the northern-most palm tree on the Pacific coast, or a tree with genes that somehow enabled it to escape an introduced pest that claimed others of its species. It may be simply a blaze that marked an ancient trail or as subtle as Montana's medicine tree that serves as a sacred shrine to Native Americans.

Famous Trees of Texas, Texas Forest Service



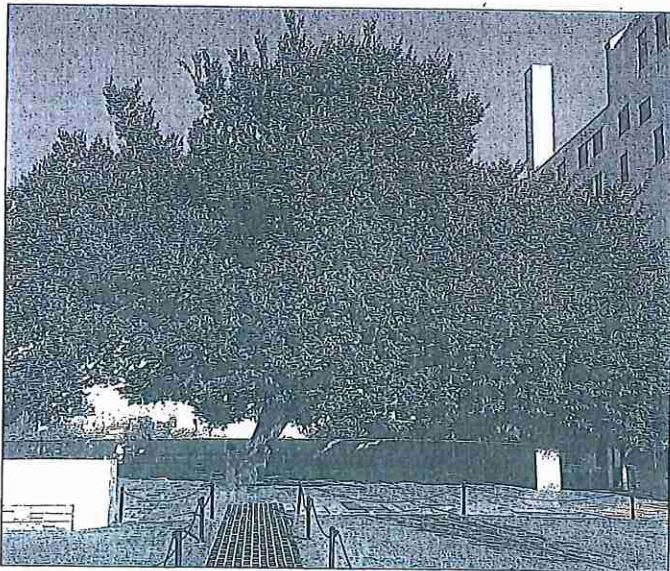
This special tree that grows in San Saba, Texas, was once featured in Ripley's 'Believe it or Not.' Named the Jumbo Hollis, it once produced the largest pecans in the world. In 1919 Jumbo Hollis produced 1,015 pounds of them! Grafts from the tree were budded to other pecan trees throughout the South.

Famous Trees of Texas, Texas Forest Service



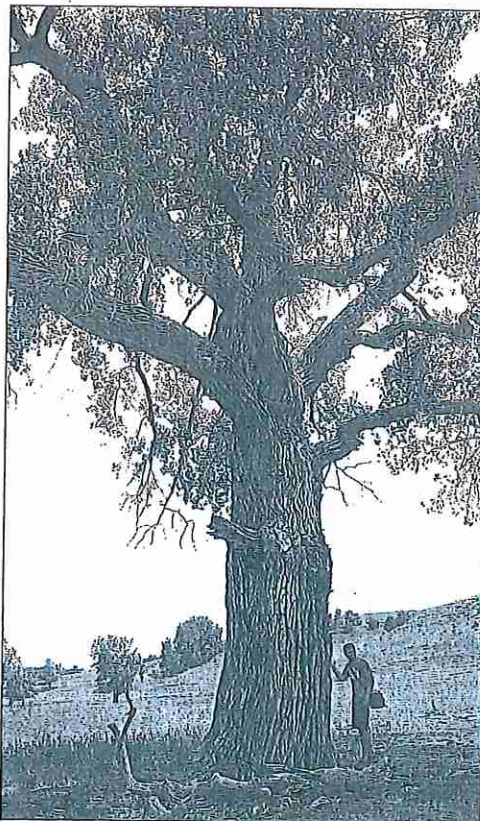
Eight Texans lie in a common grave next to the tree where they were hung by the Confederate cavalry during the Civil War. The Hangman's Tree stands as a living symbol of this unpleasant page in America's history.

Oklahoma City National Memorial & Museum



Oklahoma City's Survivor Tree witnessed the tragic events of April 19, 1995 when a bomb killed 168 innocent people in the Alfred P. Murrah Federal Building. In the days that followed, alert citizens saved the tree from removal and arborists nursed it back to health. The tree stands as symbol of human resilience and an inscription reads: "The spirit of this city and this nation will not be defeated; our deeply rooted faith sustains us."

Arbor Day Foundation



Trees of unusual size are not only an inspiration but may contain genes that contributed to their longevity. Cuttings are sometimes made to provide progeny for research or commercial cultivation. This recently discovered cottonwood near Lindy, Nebraska, may qualify as a state champion for its species.



# Gaining Public Support

Regardless of the reason for being identified as a heritage tree, its survival in the community is dependent on public understanding and support.

## Identifying Special Trees

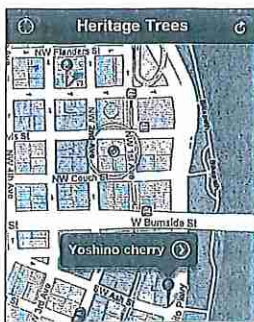
Some heritage trees are well known. Others are yet to be found or named. In some communities, the street and/or park tree inventory is a way to earmark the largest or most unusual trees. Another method is to sponsor a contest in which residents can nominate a tree and explain why it should be listed as a heritage tree. Except in extreme cases, heritage trees on private property require voluntary recognition of the tree. This usually implies the owner does not mind people visiting or observing it from the street. Sometimes it means granting the tree board permission to help with treatments to preserve the tree's health or even granting a conservation easement to legally protect the tree and the space around it. Methods vary, but identification is the first step toward protection – and the more citizen involvement in this process, the greater the chance for long-term support for protection.

## Informing the Public

Trees deserving heritage recognition need to be made known to local residents and visitors. It is akin to the biblical teaching of not hiding one's candle under a bushel. The result is not only enjoyment and education, but the power of public opinion can be a strong deterrent to a tree's destruction. Brochures and printed maps are the most common way to share information about local heritage trees, but the electronic age has provided some new approaches.



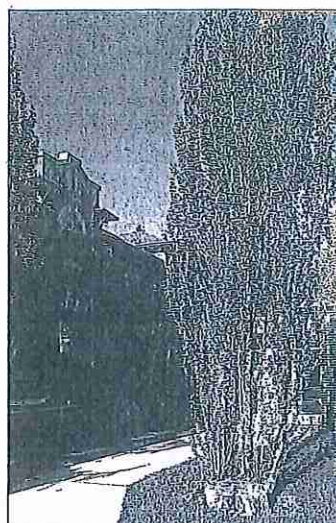
The Coeur d'Alene (Idaho) Urban Forestry Committee and Parks Department, with support from the Washington Water Power Company and the U.S. Forest Service, produced a handsome booklet and location map. Following a general map and introduction, each heritage tree has a page devoted to it. This includes a more detailed location map, a picture of the species' leaf, and information about the tree. The name of the person who nominated it is also shown.



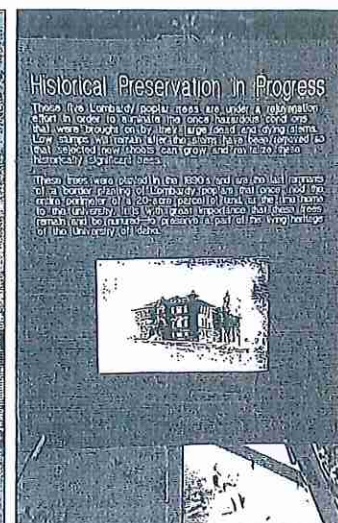
Technology now makes it faster to update heritage tree information and make it available in formats the current generation finds convenient. These include websites and even apps for mobile devices. For example, more than 281 heritage trees have been identified in Portland, Oregon. Using a free app developed by Portland resident Matt Blair, it is possible to:

## Explanations Can Defuse Trouble

No tree lives forever and eventually it may become so unsafe that there is no alternative to removal. And while this may be obvious to tree people, the thought of removing a heritage tree is often a red flag to the general public. Rather than simply placing a red X on the trunk or making an announcement about a tree's impending removal, it is far better to provide an explanation of why it must go, what might be done to make good use of its wood, and – when possible – how and when the tree will be replaced.



James R. Fazio



David Rauk

Campus arborist David Rauk knew there would be an outcry when it became known that several historic trees were to be removed. In an exemplary move from the standpoint of public relations, David made a weatherproof sign and placed it in the lawn near the trees. The sign acknowledged the trees' historic importance, explained that their dangerous condition made removal necessary, and promised that regeneration from the stumps would be used to 'rejuvenate' the historic trees. Not a word of protest was expressed by students or faculty!

- Search for heritage trees and see them on a map.
- Tap a pin to see the name and view details for that particular tree.
- Take and upload a photo of a heritage tree you are visiting.
- View photos of the tree taken by other tree enthusiasts.
- Email a friend about the tree.
- Read more about the species at Wikipedia, without leaving the app.





# Protecting Our Heritage

'Leave it alone' is not the approach that will save heritage trees. Instead, it is important to identify them, document the reasons they are special, and then provide protective care.

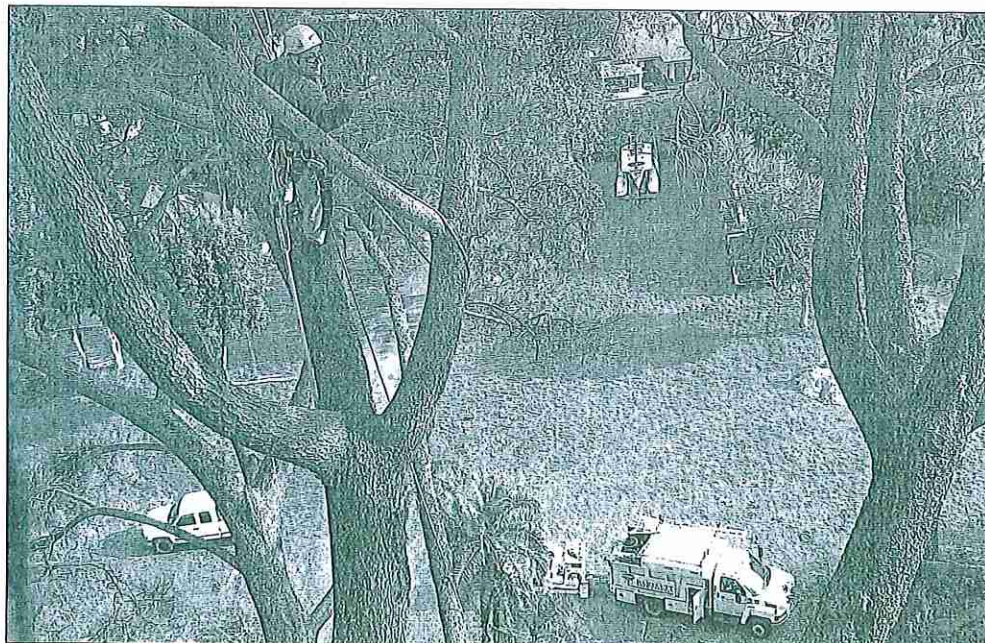
## Maintenance Needs

The first step in maintenance of a mature tree is to have it inspected by a qualified, certified arborist. He/she can then

prescribe treatment that is either corrective or preventative. Some of the common problems and treatments include:

<b>Soil Compaction</b>	Preventative action includes fencing and/or organic mulch. Correcting compacted soil is more difficult but is possible with aeration or 'vertical mulching' (holes drilled at intervals and filled with gravel).
<b>Dead Branches</b>	Broken stubs are like 'candy sticks' for wood-decaying fungi. These need to be pruned off using proper cutting techniques to facilitate sealing that enables the tree to compartmentalize the wound and prevent the inward spread of decay organisms. Similarly, unbroken dead branches should be removed with pruning saws.
<b>Special Pruning Needs</b>	Expert help should be enlisted if pruning is needed for line clearance or if the tree is in conflict with nearby buildings, walks, etc.
<b>Competition</b>	Sometimes understory shrubs or grass need to be controlled in order to reduce competition for soil moisture and nutrients. In some cases, shade-tolerant trees may be thriving and may eventually overtake and out-compete the heritage tree. Removal must be done carefully to avoid chemical or mechanical damage to roots of the tree being saved.
<b>Insect and Disease Pests</b>	Expert inspection is needed to determine when and if control action is necessary.
<b>Lightning</b>	Lightning protection is expensive but warranted in the case of special trees. Installation is a job for arborists who have training and experience in this procedure. Periodic inspection and adjustment of installed devices is also necessary.

*An arborist works in the top of Santa Barbara, California's 130-foot Torrey pine. After a large branch failure, deadwood was removed and large thinning cuts were made to reduce branch weight. This local heritage tree was planted in 1888 in what is said to have been a contest to see who could grow the most unusual plants. The pine has certainly won, now the tallest of its species anywhere in the world. Torrey pine is a rare species, native only to a small portion of California.*



© Bartlett Tree Experts



## Protective Ordinances

As with any provision in a tree ordinance, one that addresses heritage trees must be written to be compatible with the needs and the public will of the community. Nonetheless, the identification and protection of heritage trees should be

considered by tree boards and city officials in municipalities of all sizes. Below are examples from two of the more restrictive ordinances.

### Definition/Designation

#### *Menlo Park, California*

- ...historical significance, special character or community benefit...designated by city council.
- Native oaks 10" dbh or more.
- Other trees 15" dbh or more.

#### *Portland, Oregon*

- The City Forester must annually prepare a list of trees that "because of their age, size, type, historical association or horticultural value" are of special importance to the city.
- Upon recommendation of the Urban Forestry Commission, the City Council may designate a tree as a Heritage Tree provided the tree's health, aerial space, and open ground area for the root system have been certified as sufficient.

### Protection

Any person who owns, controls, has custody or possession of any real property within the city shall use reasonable efforts to maintain and preserve all heritage trees located thereon in a state of good health...Any person who conducts any grading, excavation, demolition or construction activity...shall do so in such a manner as to not threaten the health or viability or cause the removal of any heritage tree. Any work performed within an area ten (10) times the diameter of the tree...shall require submittal of a tree protection plan for review and approval by the director of community development...prior to issuance of any permit for grading or construction. The tree protection plan shall be prepared by a certified arborist and shall address issues related to protective fencing and protective techniques to minimize impacts associated with grading, excavation, demolition and construction. The director of community development or his or her designee may impose conditions...

No tree on private property can be designated without the consent of the property owner. This consent binds all successors, heirs, and assigns. The ordinance further states that it is unlawful for any person, without a prior written permit from the Forester, to remove, destroy, cut, prune, break or injure any Heritage Tree. No Heritage Tree can be removed without the consent of the Urban Forestry Commission and the Portland City Council.

## Safety First

A difference between a traditional forester and an arborist is that a forester prescribes harvest cuts at an economically optimal period in the life of a stand of trees. The job of an arborist is to extend serviceable life of individual trees as long as possible. This means that arborists and others who care for mature and over-mature heritage trees have an added duty to protect people and property from falling limbs or failure of the entire tree. It is often a delicate balancing act of trying to preserve aged trees while at the same time safeguarding the public. In addition to regular risk monitoring and pruning and other proper maintenance of the tree itself, some common practices to achieve public safety include:

- Fencing
- Landscape design that keeps walkways and vehicles away from the tree
- Landscaping with hedges or plants that discourage foot traffic
- Warning signs (ideally in combination with another technique)



James R. Fazio

*Heritage trees are precious, but so are people and their property. Supports beneath aged branches or leaning heritage trees may sometimes be needed, but should be used in combination with fencing or other methods to keep people from climbing on or going under the tree.*



# Setting a Good Example

*Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has.*  
— Margaret Mead

## One Man's Story – And a Tree Saved

Rod Covey was shocked when he received a one-page notice that a large cucumbertree magnolia was to be removed "within the next few days." Rod lived about 75 yards from the old tree in a corner of the 34-acre Auburn Knolls development in North Canton, Ohio. He soon learned that condominium association officials were nervous because two limbs broke off during a storm. They claimed the limbs were "mushy" and promised to leave the stump "as a memorial" to the deceased giant.

That was in September, 2000. Today, more than a decade later, hundreds of visitors have come to admire the old giant that has more than 400 birthdays under its bark. In addition, more than 2 million people have heard about the tree through mass media coverage. It is recognized in the *National Register of Big Trees* as the largest of its species in the entire world. And with every additional year that the tree survives, visitors and media audiences learn not only about the tree's impressive statistics, but also about the benefits of trees in general and why they deserve to be protected.

None of this would be possible had it not been for the quick and forceful action of Rod Covey. At a meeting of the condominium association, Rod pleaded for the tree to be spared. To make his point that the fallen limbs were not "mushy," he brought one to the meeting and pounded it on the podium. No mush issued from the solid wood! "Sometimes a little theatrics work," he later told a reporter. And

they did. The removal order was rescinded and a symbolic representation of the tree now adorns the Auburn Knolls logo. Advertisements feature the harmony of luxury condominiums and the trees that surround them, a place 'Where you make a statement without saying a single word.' It is because of people like Rod Covey who do speak up that many of our wooded neighborhoods and our nation's heritage trees still exist.



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*Rod Covey provides information about North Canton's cucumbertree magnolia (*Magnolia acuminata*) that he saved from premature destruction. The ancient tree is 79 feet tall with a diameter of nearly 8 feet. It was alive as a sapling when the Pilgrims landed at Plymouth Rock.*

## Savannah's Candler Oak – A Witness to History

Savannah, Georgia, has a long history of protecting its special trees. It all began with the city's founder, General James Oglethorpe, in 1733. This good gentleman from England was a humanitarian who sought a better life for the downtrodden in his homeland. When he came to America, he laid out a street pattern in the new colony that made Savannah one of the first planned cities in the new land. There were 120 residents at that time and the struggles of settlement in the wilderness must have been intense. Nonetheless, the town trustees set aside a 10-acre central square and open spaces in each quarter of the new city. But they went even further. It is said that they carefully left old trees in their midst and started a nursery to provide trees for the future. And they had a motto: "Not for themselves, but for others."

The city's Candler Oak is evidence that the founding spirit lives on in Savannah. This live oak (*Quercus virginiana*) is not the largest of its species, but it is part of local history. It was already a large tree in 1791 when the land around it was dedicated for use as a seaman's hospital. The Savannah Poor House was also built there and this

evolved into a medical college. During the Civil War, the site was captured by General Sherman and a barricade was constructed around the tree to confine wounded Confederate prisoners. In 1930, the Warren A. Candler Hospital was constructed and operated for the next 50 years. By 1982, the old tree was showing the effects of stress and neglect. It was that year that the Savannah Tree Foundation came forward to make saving this oak its first preservation project.

In 1982, the land was in private ownership but the developer generously donated a 6,804 sq. ft. conservation easement around the tree now known as the Candler Oak. That was the first step toward saving it from the path of development. Next came rehabilitation. Asphalt was removed from the root zone and a comprehensive schedule of maintenance was developed by tree experts. Included were soil tests, watering, mulching and fertilizing. With care and monitoring by the Savannah Tree Foundation, the tree rebounded and continues to charm tourists and provide eco-benefits to the residents of Savannah.



## The Live Oak Society

In 1934, Dr. Edwin Stephens, president of what is now the University of Louisiana in Lafayette, had a novel idea. To promote the culture, distribution, preservation and appreciation of the South's iconic live oak trees, he founded the Live Oak Society. But this group is made up only of trees! To be nominated, the tree must have a circumference of 8 feet or greater. The largest one is president. Only one human is permitted in the Live Oak Society, according to the by-laws. That person is the chairman and is responsible for registering and recording the Live Oak Society members. There are currently over 7,000 members in 14 states. Long live the Live Oak Society!



© Louisiana Garden Club Federation, Inc.

*Dr. Edwin Lewis Stephens with wife, Alice, in 1936. His good idea is carried on today by the Louisiana Garden Club Federation.*

## Adopt Your Own Heritage Tree

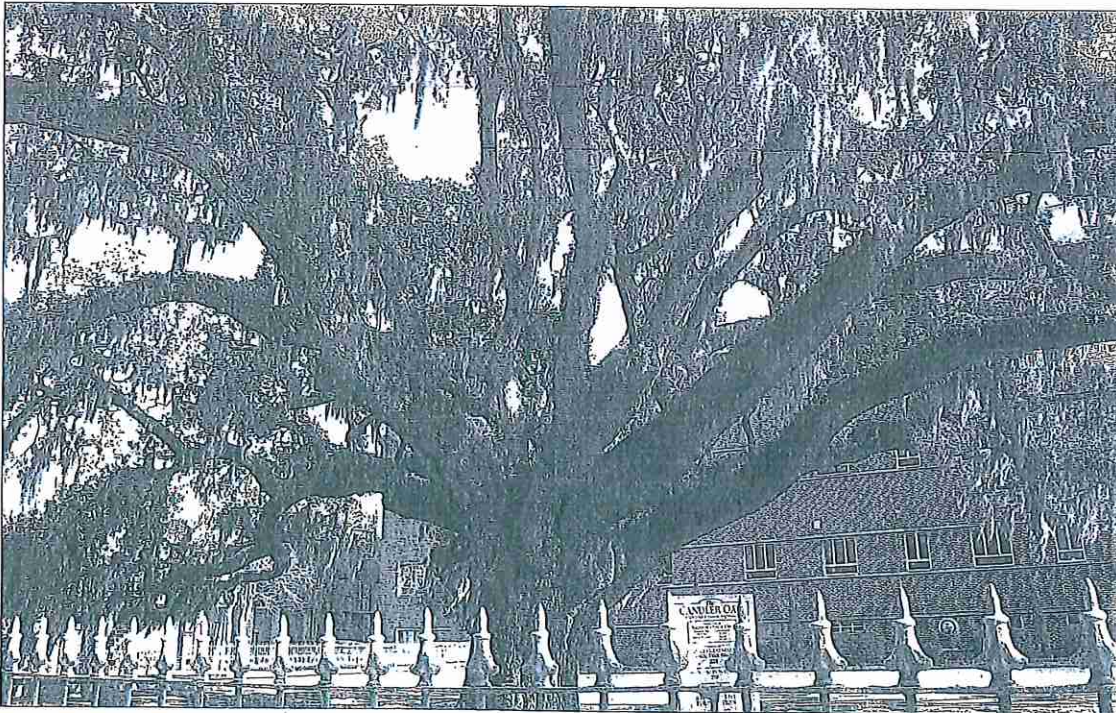
Is there a special tree on your property? Perhaps it was planted by a departed parent, or was a favorite place to play in your youth. Why not adopt it as your own heritage tree. See that it receives good care to preserve its health. Consider adding a small sign or plaque. By all means, record its story as part of your family history.

A good way to help save heritage trees of community-wide importance is to call them to the attention of your city officials and the media. If your city or state has a listing of heritage trees, request that it be added.

Tree boards that create heritage tree programs or publicity can qualify for points toward the Tree City USA Growth Award.



**TREE CITY USA®**



Elizabeth Lynch

*Historic Candler Oak was added to the Georgia Landmark & Historic Tree Register in 2001. Its 107-foot spread sheltered wounded Confederate soldiers and today is under the watchful care of the Savannah Tree Foundation.*





Tree Protection Ordinance Meeting – April 29, 2019  
Present: Gary Stachowicz, Kerry Laycock, Alan Beeker

- Tree Valuation process must be performed by the City Forester and is based on several factors:
  - Age/Size
  - Condition
  - Species
  - Location
    - Funds are placed in a Tree Restitution Fund that is separated into three categories
      - Major Streets
      - Local Streets
      - Parks
- Shade Tree Committee
  - Advisory Committee est. in 1970s around the time the City became a Tree City
  - Discusses distribution of the Tree Restitution Fund
  - Discusses location of new tree plantings
- Planning Commission would like to increase Developer awareness of large trees and the need to protect when possible.
  - In order to maintain historic character of the City, should maintain mature trees.
  - Update tree inventory?
- Statistics
  - Losing more trees than are being replanted.
    - > 200 trees removed/year
    - < 40 trees planted/year
    - > 5400 trees in City in 1990s
    - < 4000 trees in City currently
    - Removing large canopy trees decreases property value.
    - Well-maintained, mature, large canopy trees can increase property values by as much as 10-20%, heating/cooling savings as much as 25-50%.
- Rippon Ave. Project
  - The goal was to try and save sidewalk and mature trees on west side of street
  - The grant included sidewalk replacement on both sides.
- Future Review Process
  - Include Shade Tree Committee as part of site plan review process.
- Permits
  - Create a permitting process for tree removal.
    - ATF (After The Fact) penalties if contractor does not apply for and receive permit prior to removal.
  - Developer required to submit inventory of existing trees as part of Site Plan Review.
- Ordinance Amendments
  - Shade Tree Committee should be listed in ordinance
    - Define purpose and authority
    - Review landscape plans & site plans

- Create By-laws
  - Outline Committee makeup.
  - No more than five members
  - No staff on committee

## TREE REMOVALS 2006

Date:

1-16-2006: Westwood Dr. Split ash tree. Damaged by wind  
1-25-2006: Corner of Budlong and Sharp St. blue spruce owned by Mike Parney.  
2-03-2006: 155 S. West St. big silver maple, rotten at 5.0 ft  
2-22-2006: Owens Park. 6 willow, 1 scotch pine, 2 black cherry and 2 oaks. Dead  
4-06-2006: Owens Park. 1 willow  
4-12-2006: Owens Park, 1 cottonwood.  
4-13-2006: Owens Park, 1 cottonwood, 3 willows.  
4-26-2006: 303 Scenic Dr. 1- Norway maple  
4-27-2006: 337 N. West St. Large Sugar Maple  
5-2-2006: Fayette St. just w of West St. 1 dead sapling.  
5-4-2006: 130 Marion St. Large Silver Maple  
5-8-2006: 83 River St., 1 Hackberry  
5-8-2006: Across from 7 Monroe St south side. 1 crabapple  
5-8-2006: Ferris St. behind church parking lot, 1 maple  
5-15-2006: 69 Griswold St. 1-Maple  
5-15-2006: Across from 110 N. Norwood St., removed sugar maple  
5-16-2006: 112 N. Norwood St, 1 Sugar maple  
5-16-2006: 157 Westwood Dr. 1 maple  
5-16-2006: 174 Westwood Dr. 1 Norway maple  
5-16-2006: Sandy Beach, 1-dead elm  
5-25-2006: 11 Westwood St. 2- sugar maples  
6-9-2006: Owens Park, 4 oaks and 1 elm  
6-12-2006: Owens Park, 2 oaks and 2 aspen  
6-16-2006: 32 N. Norwood St, 2 maples  
6-16-2006: 26 W. Bacon St, honeylocust  
6-16-2006: 29 W. Bacon St, 2 maples  
6-16-2006: 59 Westwood St, (Rippon St frntg.) oak tree  
6-16-2006: 36 S. West St, maple  
6-16-2006: 4 Waldron St, cottonwood  
6-20-2006: 154 Westwood Dr, ash tree  
6-20-2006: 265 Spring St, silver maple  
6-20-2006: 219 N. West St, crimson king maple  
6-20-2006: 71 State St, silver maple  
6-20-2006: 76 Oak St, Norway maple  
6-23-2006: 200 Lynwood St (Howell St frntg) silver maple  
6-23-2006: 111 S Howell St, silver maple  
6-23-2006: 94 S. Manning St, sugar maple  
6-23-2006: 113 Hillsdale St, maple  
6-29-2006: 118 Hillsdale St, maple  
6-29-2006: 54 Union St, small dogwood

6-29-2006: across from 186 N. Manning St, ash tree  
6-29-2006: Fayette St. 1 block east of Manning, in front of grey house, crimson king  
7-21-2006: N. Manning St (Jenkins Pre-school) sugar maple  
8-04-2006: 105 S. Manning St, sugar maple  
8-04-2006: 107 S. Manning St, sugar maple  
8-04-2006: 152 S. Manning St, sugar maple  
8-04-2006: 174 W. St. Joe St, boxelder  
8-29-2006: 106 Oak St. (Howder St. Frntg) sugar maple  
8-29-2006: 139 Union St. sugar maple  
8-29-2006: 152 Hillsdale St. sugar maple  
8-29-2006: 157 Hillsdale St. sugar maple  
8-29-2006: 150 Union St. sugar maple  
8-29-2006: 77 N. Norwood St. American elm  
8-29-2006: 215 S. Howell St. sugar maple  
8-29-2006: Oak Grove Cemetery, sugar maple  
8-29-2006: Lake View Cemetery, silver maple  
9-08-2006: Bacon St. 5-Boxelder  
10-05-2006: Monroe St, south side 4 small maple trees  
10-06-2006: Mechanic St., 8 sugar maples  
10-09-2006: 245 Bacon St, sugar maple  
10-13-2006: 37 Salem St, sugar maple  
10-13-2006: 13 Vine St, sugar maple  
10-13-2006: 350 N. West St, silver maple  
10-19-2006: 200 N. Manning St (Fayette St. Frntg), sugar maple  
10-19-2006: 75 S. Howell St (South St Frntg), sugar maple  
10-23-2006: 108 S. West St., sugar maple  
11-07-2006: 25 Galloway Dr. sugar maple and Norway maple  
11-07-2006: 108 S. West St. sugar maple  
11-07-2006: 91 W. Hallett St. willow  
11-07-2006: Sandy Beach Park. Willow  
11-30-2006: 64 Norwood St., small oak  
11-30-2006: 29 W. South St, dead maple  
11-30-2006: 387 N. West St, maple  
11-30-2006: 108 S. Manning St (Sharp St. Frntg) maple  
11-30-2006: 66 Rippon St, maple  
12-04-2006: 10 Willow St, maple, storm damaged  
12-07-2006: 246 E. South St., sugar maple

## TREE REMOVAL LIST (2007)

### DATE

1. 1-04-2007: 172 Hillsdale St. rotten maple tree.
2. 1-04-2007: 20 Budlong St., silver maple
3. 1-05-2007: 209 E. South St. rotten maple tree.
4. 1-05-2007: College St., sugar maple
5. 1-08-2007: College St. east of Hillsdale St., large rotten maple.
6. 1-08-2007: 100 Budlong St. Norway maple.
7. 1-10-2007: 46 Marion St. ½ dead sugar maple
8. 1-10-2007: 106 Marion St., large silver maple
9. 1-11-2007: 40 E. Lynwood St., large silver maple
10. 1-11-2007: East side of alley way east of 64 Barry St. Large, ½ dead maple (ASPLUNDH)
11. 1-22-2007: Lakeview Cemetery, Large rotten silver maple.
12. 1-29-2007: Waterworks Park, 2 willow trees leaning over the water.
13. 1-29-2007: Owens Park, 1 black cherry, 1 oak, 4 basswoods, 1 sassafras
14. 1-25-2007: Lakeview Cemetery, Silver maple with rotted limbs
15. 2-20-2007: Sandy Beach, Willow
16. 2-20-2007: Waterworks Park, Black oak
17. 2-20-2007: Lakeview drive, Norway maple
18. 2-26-2007: 30 N. West St, School, rotten ash tree, across from 17 N. West Ave.
19. 2-27-2007: Owens Park, 1 Sassafras, 3 red oak (DPS).
20. 2-28-2007: 159 E. South St., maple
21. 2-28-2007: 190 N. West St., SW corner of West and Fayette St. rotten maple
22. 2-28-2007: 263 Union St: ½ dead maple
23. 3-06-2007: Meyer Park, large willow
24. 3-06-2007: 267 Union St., sugar maple
25. 3-14-2007: 76 W. Bacon St., crabapple
26. 3-15-2007: 262 Union St., silver maple
27. 3-15-2007: Across from 267 Union St., silver maple
28. 3-16-2007: NW corner of West and Montgomery St., sugar maple
29. 3-16-2007: Cold Spring Park, large white oak (dead)
30. 3-23-2007: 147 S. Howell St., sugar maple
31. 3-26-2007: Across from 129 N. Manning St., silver maple
32. 3-26-2007: 244 E. Bacon St., sugar maple
33. 3-29-2007: 204 E. Bacon St, crabapple
34. 3-30-2007: 45 River St, large sugar maple
35. 4-13-2007: 41 Oak St. small columnare maple
36. 4-16-2007: 105 Lumbard St., rotten silver maple
37. 5-23-2007: 29 Marion St.(Salem Frntg), 2 trees, 1 sugar and 1 silver maple
38. 5-23-2007: Salem St. (Carriage Inn apartments) 1 sugar maple
39. 5-23-2007: 106 Park St., Silver maple
40. 5-29-2007: 399 Summit St. Chinese elm

41. 6-01-2007: 8 Waldron St., flowering pear
42. 6-01-2007: 4 N. West St., tulip poplar (small)
43. 6-04-2007: 382 Barber Dr., Large white oak
44. 6-05-2007: 53 Salem St., flowering dogwood
45. 6-05-2007: 61 Salem St., flowering dogwood
46. 6-05-2007: 82 Sharp St. (Budlong Frntg), small sweetgum
47. 6-08-2007: 39 Griswold, large silver maple
48. 7-24-2007: City Hall, 1 juniper and 1 cedar removed due to new sidewalk.
49. 8-14-2007: Sandy Beach, 2 American elms, dead.
50. 8-21-2007: Island on Hillcrest Dr., unknown exotic, removed in house.
51. 8-21-2007: 119 Orchard Ridge, American elm, removed in house.
52. 8-23-2007: 107 S. Howell St, sugar maple.
53. 8-23-2007: 196 Rea St (Warren Frntg), little leaf linden.
54. 8-24-2007: 95 Rippon St., Norway maple
55. 8-29-2007: Alleyway b/w South St and Barry St, (two- 5.0 inch mulberry).
56. 9-12-2007: 95 S. West St. small maple tree
57. 9-12-2007: Oak Grove Cemetery, sugar maple
58. 9-14-2007: Stock's Park, black walnut
59. 9-24-2007: 131 Union St, small red maple, vandalized
60. 9-17-2007: 37 S. Howell St, ½ dead maple tree
61. 9-17-2007: 42 S. Howell St, dead maple tree
62. 9-17-2007: 60 S. Howell St, ½ dead maple
63. 9-17-2007: 14 Ludlam St, large ½ dead silver maple
64. 9-17-2007: Lakeview cemetery, dead spruce
65. 9-28-2007: 93 S. West St, large sugar maple
66. 9-25-2007: 55 Spring St, ½ dead sugar maple
67. 9-28-2007: Oak Grove Cemetery, large sugar maple
68. 10-01-2007: 45 Morry St, Walnut St. frntg. oak
69. 10-01-2007: 9 Waldron St, Hedge maple
70. 10-12-2007: Waterworks Park, ½ dead maple
71. 10-12-2007: Owens Park, ½ dead oak
72. 10-19-2007: N. of 204 Hillsdale St, west side of street, silver maple
73. 10-19-2007: 15 Goodrich St, ½ dead silver maple
74. 10-22-2007: 74 S. Norwood St, little leaf linden
75. 10-31-2007: 48 Reading Ave, rotten sugar maple
76. 11-05-2007: 38 Park St, ½ dead and rotten sugar maple
77. 11-05-2007: Vacant lot on S. side b/w Park and McClellan, 3 stemmed black locust
78. 11-13-2007: 112 College St, Union St frntg. dead maple
79. 11-13-2007: 86 Oak St, Mead St frntg, dead maple.
80. 11-15-2007: 216 N. Manning St, large ½ dead sugar maple
81. 11-20-2007: 267 E. Bacon St, large basswood
82. 11-20-2007: 129 Marion St, silver maple
83. 11-20-2007: 117 State St, sugar maple
84. 11-20-2007: Stocks Park, 2- black locust, leaning trees over old mill race.
85. 11-27-2007: Across from 298 Hillsdale St, silver maple
86. 11-27-2007: 352 Hillsdale St, silver maple

## 2007 SIDEWALK TREE REMOVALS

### DATE

1. 6-14-2007: 4 Spring St, large silver maple, BFS on 6-19-2007
2. 6-14-2007: 68 Rippon Ave, Norway maple
3. 6-19-2007: 42 Waldron St., maple (In house by Jake)
4. 6-19-2007: 64 Rippon Ave, maple
5. 7-03-2007: 30 Rippon Ave, Norway maple, backfilled and seeded on 7/11/2007
6. 7-05-2007: 20 Rippon Ave, Norway maple, backfilled and seeded on 7/11/2007
7. 7-05-2007: 14 Rippon Ave, Norway maple, backfilled and seeded on 7/11/2007
8. 7-25-2007: 160 S. Manning St, sugar maple
9. 8-2007: The small island between Spring St and N. West St, crabapple tree





## **EMERALD ASH TREE REMOVALS**

1. 6/22/2007: 68 N. Norwood St., 2 white ash
2. 6/27/2007: 400 N. Hillsdale St, Key Opportunities, white ash.



87. 11-29-2007: SE corner of Salem and State St, rotten sugar maple
88. 12-04-2007: 44 College St, Park St frntg., ½ dead sugar maple
89. 12-06-2007: 22 Budlong St, Hawthorne
90. 12-13-2007: 107 S. West St. (Sharp St frntg), Ash tree-Asplundh



## 2008 TREE REMOVALS

1. 1-10-2008: 30 N. West St, Westwood St frontage, 3 silver maple and 2 Norway maple.
2. 1-23-2008: 258 Union St. Silver maple.
3. 10-28-2008: 101 W. Hallet St, 8.0 inch hickory
4. 10-31-2008: 44 Highland Ave, 35.0 inch cherry
5. 10-31-2008: 75 Barr St, 12, 18 and 21 inch silver maple
6. 10-31-2008: 89 Barr St, 16 inch silver maple
7. 12-03-2008: 90 E. Hallet St, 30 inch black locust



## 2008 SIDEWALK TREE REMOVALS (Johnny's Tree Service)

1. 7/21/2008: 51 Budlong St, 29 inch sugar maple
2. 7/21/2008: 65 Budlong St, 26 inch sugar maple
3. 7/21/2008: 67 Budlong St, 26 inch sugar maple
4. 7/22/2008: 71 Budlong St, 20 inch sugar maple
5. 7/22/2008: 71 Budlong St, 28 inch sugar maple
6. 7/22/2008: 109 Budlong St, 31 inch sugar maple
7. 7/23/2008: 111 Budlong St, 25 inch Norway maple
8. 7/23/2008: 115 Budlong St, 24 inch Norway maple
9. 7/23/2008: 115 Budlong St, 26 inch Norway maple
10. 7/24/2008: 125 Budlong St, 25 inch Norway maple
11. 7/24/2008: 22 W. St Joe St, 26 inch Norway maple
12. 7/24/2008: 22 W. St Joe St, 21 inch Norway maple
13. 7/24/2008: 22 W. St Joe St, 21 inch Norway maple
14. 7/25/2008: 48 W. St Joe St, 24 inch silver maple
15. 7/25/2008: 48 W. St Joe St, 30 inch silver maple
16. 7/25/2008: 50 W. St Joe St, 38 inch silver maple
17. 7/30/2008: 70 W. St Joe St, 35 inch silver maple
18. 7/30/2008: 85 Budlong St, 28 inch silver maple
19. 7/31/2008: 82 Sharp St (Budlong frntg), 28 inch silver maple
20. 7/31/2008: 131 Union St., 28.0 inch silver maple





## TREE REMOVAL LIST

### DATE:

1. 1-09-2008: 39 Salem St, 4.0 inch crabapple.
2. 1-16-2008: 174 Westwood Dr. 14.0 inch Ash tree
3. 1-16-2008: 63 Charles St, Ash tree (3 stems- 1 fractured)
4. 2-08-2008: Stock Park, 14.0 inch black cherry
5. 2-18-2008: 18 Howder St. 29.0 inch Basswood
6. 2-18-2008: 64 Salem St, 14.0 inch Norway spruce (wind damaged)
7. 2-18-2008: 61 Salem St, 12.0 inch red pine
8. 2-18-2008: 39 Salem St, silver maple
9. 2-19-2008: Stocks Park, 25.0 inch Scotch pine
10. 2-19-2008: Oak Grove Cemetery, Aspen
11. 2-22-2008: 19 N. Norwood St, large silver maple
12. 3-03-2008: Oak Grove cemetery, Catalpa
13. 3-07-2008: Stocks Park, spruce, wind damaged
14. 3-07-2008: Stocks Park, Aspen
15. 3-07-2008: Oak Grove Cemetery, silver maple
16. 3-10-2008: Oak Grove Cemetery, sugar maple
17. 3-10-2008: 41 Oak St. (Marion frontage) Hedge maple
18. 3-12-2008: 19 State St. Silver maple
19. 3-12-2008: 15 Westwood St., Silver maple
20. 3-12-2008: 116 S. Manning St (Sharp St frontage) ½ dead maple
21. 4-23-2008: 43 River St. ½ dead silver maple
22. 4-23-2008: 43 Westwood St. silver maple
23. 4-23-2008: 43 Westwood St. ash
24. 4-23-2008: 49 Westwood St. silver maple
25. 4-23-2008: 22 Westwood St. silver maple
26. 4-28-2008: 247 Union St. sugar maple
27. 4-29-2008: 254 Union St. silver maple
28. 4-29-2008: 200 S. Howell St. (Lynwood frntg) silver maple
29. 5-05-2008: 47 Mead St, 3.0 inch, sugar maple
30. 5-05-2008: 15 W. Sharp St, crabapple
31. 5-05-2008: 33 Charles St, red maple
32. 5-05-2008: 47 Willow St, black locust (2)
33. 5-07-2008: 18 Ludlam St, white ash (EAB)
34. 5-07-2008: 20 Ludlam St, white ash(EAB)
35. 5- 07-2008: Stocks Park, silver maple
36. 5-08-2008: E. Bacon St, crabapple
37. 5-08-2008: 83 River St, red oak
38. 5-08-2008: 111 S. Howell St, sugar maple
39. 5-08-2008: Just north of 10 Walnut St, sugar maple
40. 5-08-2008: 15 Goodrich St, silver maple
41. 5-08-2008: 157 Westwood Dr, swamp white oak

42. 5-09-2008: Waterworks Park, Red oak
43. 5-12-2008: N. Hillsdale St, b/w church and sorority house, sugar maple
44. 5-12-2008: 266 E. Bacon St, ½ dead sugar maple, 25.0 inch, (Drew's Place)
45. 5-13-2008: 244 E. Bacon St, 25.0 inch sugar maple
46. 5-28-2008: 287 E. Bacon St, 20.0 inch Tree of Heaven
47. 5-28-2008: 188 E. Bacon St, 12.0 inch Norway maple
48. 6-04-2008: 121 Budlong St., 6.0 inch ginkgo
49. 6-04-2008: 144 Westwood Dr., two White Ash 5.0 and 10.0 inch (EAB)
50. 6-04-2008: 29 Westwood St., (Norwood frntg) White Ash 8.0 inch (EAB)
51. 6-05-2008: Stocks Park, 10 inch silver maple
52. 6-09-2008: 9 E. South St, 20 inch Norway maple
53. 6-10-2008: 122 Marion St, Hedge maple
54. 6-11-2008: College St just east of Manning St., 12.0 inch white ash
55. 6-18-2008: SE corner of Bacon St and Howell St (CNB), little leaf linden
56. 6-18-2008: 32 N. Manning St, 4 inch tulip poplar
57. 6-25-2008: 120 Williams Ct, 8.0 inch birch
58. 7-02-2008: 232 E. South St near water tower, stump sprouts of a maple variety
59. 7-07-2008: Stocks Park, 15 inch black locust.
60. 7-09-2008: 31 Waldron St, 12.0 inch Crimson King maple (CNB)
61. 7-09-2008: S. Howell St along hospital frontage, (2) 12.0 inch sugar maple
62. 7-09-2008: Waterworks Park, 12.0 inch sugar maple
63. 7-09-2008: Sandy Beach, 9.0 inch ash
64. 7-09-2008: SW corner of Galloway and Park St, 30 inch oak.
65. 7-10-2008: 108 Williams Ct, 14.0 inch ash
66. 7-17-2008: 319 E. Bacon St, 12.0 inch sugar maple and 9.0 inch blue spruce.
67. 7-31-2008: 30 S. Norwood St, 19 inch Norway maple
68. 7-31-2008: 60 N. Norwood St, 13 inch Ash
69. 7-31-2008: 64 N. Norwood St, 14 inch Norway maple
70. 7-31-2008: 74 N. Norwood St, 23 inch Sugar maple
71. 8-01-2008: 249 N. West St (College St frntg), 10,13 and 13 inch Ash (clump)
72. 8-01-2008: 173 Hillsdale St, 11 inch Ash
73. 8-01-2008: 204 Hillsdale St, 12 inch Ash
74. 8-01-2008: 259 Hillsdale St, 17.0 inch Ash
75. 8-05-2008: 12 Charles St, 40 inch silver maple
76. 8-05-2008: 82 S. Howell St, 3 inch Shingle oak (3 stemmed)
77. 8-06-2008: 12 Charles St, 26 inch silver maple
78. 8-06-2008: 16 W. Sharp St, 21 inch sugar maple
79. 8-06-2008: 16 W. Sharp St, 18 inch sugar maple
80. 8-06-2008: 93 S. Manning St, 17 inch English oak
81. 8-06-2008: 107 S. Howell St (Sharp St frntg), 17 inch sugar maple
82. 8-08-2008: 13 W. Sharp St, 25 inch Norway maple
83. 8-08-2008: 59 Reading Ave, 32 inch sugar maple
84. 8-11-2008: 40 S. Manning St, 18 inch oak
85. 8-11-2008: 60 Reading Ave, 32 inch sugar maple
86. 8-11-2008: 200 N. Wolcott St, 37 inch sugar maple
87. 8-11-2008: 318 E. Bacon St (Wolcott frntg), 15 inch Chinese elm

88. 8-11-2008: 318 E. Bacon St (Wolcott frntg), 16 inch Chinese elm
89. 8-11-2008: Owens Park, 11.0 inch Aspen
90. 8-11-2008: 79 Hillsdale St, 8.0 inch Sugar maple
91. 8-11-2008: 105 Hillsdale St (Howder St frntg) 16.0 inch Sugar maple
92. 8-12-2008: 108 S. West St, 23 inch sugar maple
93. 8-12-2008: 70 Logan St (Marion frntg), 28 inch sugar maple
94. 8-13-2008: 180 N. WolcottSt, 27 inch sugar maple
95. 8-13-2008: 37 Greenwood St, 20 inch red maple
96. 8-13-2008: 180 N. Wolcott St, 36 inch sugar maple
97. 8-15-2008: 9 Armstrong St, 15 inch white ash
98. 8-29-2008: 126 Hillsdale St (River frntg), sugar maple
99. 9-08-2008: 337 N. West St, 3.0 inch red oak
10. 9-08-2008: 350 N. West St, 5.0 inch European alder
11. 9-08-2008: 130 State St, 2.0 inch crabapple
12. 9-08-2008: Griswold St. (two) 2.0 inch crabapple
13. 9-25-2008: 91 Glendale Ave, 3 stemmed Chinese elm
14. 9-25-2008: 212 Wolcott, 14 inch sugar maple
15. 9-25-2008: 15 Armstrong St, 13 inch ash
16. 9-25-2008: 30 Leroy St, 9 inch callery pear
17. 9-29-2008: 101 Stoney Ridge (Spring St frntg). 27 inch sugar maple
18. 9-29-2008: 101 Stoney Ridge (Spring St frntg). 30 inch sugar maple
19. 9-30-2008: Bacon St just west of Heathcliff Dr. 12, 13 and 14 inch ash trees.
20. 9-30-2008: 15 Highland Ave, (alley). 17 inch ash tree.
21. 9-30-2008: 100 Cold Spring Circle, 13 inch ash tree
22. 9-30-2008: 102 Cold Spring Circle, 10 and 12 inch ash trees
23. 9-30-2008: 115 Cold Spring Circle, 10 and 11 inch ash trees.
24. 10-01-2008: Across from 115 Cold Spring Circle, 12 and 13 inch ash trees.
25. 10-02-2008: Waterworks Park: 18 and 21 inch black oak. 17 inch basswood. 22 inch white oak.
26. 10/3/2008: 363 N. West St. (two trees), 28 and 33 inch sugar maples
27. 10/16/2008: 364 N. West St, 26 inch sugar maple
28. 10/16/2008: 358 N. West St, 28 inch sugar maple
29. 10/22/2008: 358 N. West St, 28 inch sugar maple
30. 10/23/2008: 66 S. Howell St, 40 inch sugar maple
31. 10/28/2008: 106 Oak St, 18.0 inch sugar maple
32. 10/28/2008: 113 Oak St, 17 and 27 inch sugar maples.
33. 10/29/2008: 103 Lombard St, 20 inch honeylocust
34. 10/30/2008: 115 Williams Ct, 17 inch ash
35. 10/30/2008: 75 E. Fayette St. 28 inch silver maple
36. 12/05/2008: 30 W. Lynwood St, 18 inch ash
37. 12/29/2008: 120 Oak St (River St frntg). 20 inch blue spruce. Wind-throw.



## STORM DAMAGED TREE REMOVALS

1. 2/12/2009: 29 Monroe St (Manning St frntg) 20 plus inch maple. Wind damaged.
2. 2/25/2009: 116 College St, 28 inch sugar maple.
3. 4/7/2009: 28 Reading Ave, (Frisbee St frntg). 6.0 inch crabapple.
4. 4/7/2009: 57 Barry St, 8.0 inch hedge maple.
5. 4/7/2009: 206 Union St, 4.0 inch hawthorne.
6. 4/7/2009: 145 N. West St, 7.0 inch hedge maple.
7. 4/7/2009: 132 Union St (River St frntg) unknown 5.0 inch tree.
8. 4/7/2009: 63 Oak St, 3.0 inch hawthorne.
9. 4/13/2009: 46 Broad St, (Barry St frntg). Two 5.0 inch hedge maple.
10. 4/22/2009: 147 N. Manning St, River St frontage. 14.0 inch ash.
11. 5/5/2009: 33 Reading Ave, 14.0 inch Norway maple



### TREE BID REMOVALS (FALL 2009)

1. 11/17/2009: Cold Spring Park, 28 and 30 inch ash
2. 11/17/2009: 210 W. Bacon St, 10.0 inch ash
3. 11/17/2009: 3 Sumac Dr., 16.0 inch ash
4. 11/18/2009: 25 Rippon St, 14.0 inch ash
5. 11/18/2009: 31 Rippon St, 17.0 inch ash
6. 11/18/2009: 59 Westwood St (Rippon frntg) 14.0 inch ash
7. 11/18/2009: 53 Rippon St, 11.0 and 20.0 inch ash
8. 11/18/2009: 78 Westwood St, 15.0 inch ash
9. 11/18/2009: 63 Rippon St, 19.0 and 21.0 inch Norway maple
10. 11/18/2009; 50 Spring St, 15.0 inch ash
11. 11/19/2009: 55 S. Norwood St, 19.0 inch Norway maple
12. 11/19/2009: 102 W. Hallet St (Reading frntg), 17.0 inch ash
13. 11/19/2009: 188 Rea St, 24.0 inch ash
14. 11/19/2009: 37 Greenwood St, 16.0 inch ash
15. 11/19/2009: 28 Ludlam St, 22.0 and 23.0 inch ash
16. 11/23/2009: 102 Lombard St, 30.0 inch silver maple
17. 11/23/2009: 7 Garden St, 29.0 inch silver maple
18. 11/23/2009: 91 Hillsdale St (Garden frntg), 16.0 inch ash
19. 11/23/2009: 33 Mead St, 17.0 inch ash
20. 11/23/2009: 107 Union St (Howder frntg), two 12.0 inch ash
21. 11/23/2009: 50 Howder St, 19.0 inch ash
22. 11/23/2009: 34 State St (Salem frntg), 11.0 inch ash
23. 11/24/2009: 106 Marion St (Superior frntg), 29.0 inch ash
24. 11/24/2009: 199 Griswold St, 12.0, 13.0 and 19.0 inch ash
25. 11/24/2009: 149 Waterworks Ave, 23.0 inch ash
26. 11/30/2009: 80 College St (Hillsdale frntg), two 13.0 inch ash
27. 11/30/2009: 373 N. Hillsdale St, 19.0 inch ash
28. 12/01/2009: 258 N. West St, 27.0 inch sugar maple
29. 12/01/2009: 40 Barry St, 27.0 inch sugar maple
30. 12/02/2009: 121 Reading Ave, 22.0 inch hickory
31. 12/03/2009: 42 Willow St, 18.0 inch ash
32. 12/03/2009: 31 Willow St, 19.0 and 24.0 inch ash
33. 12/03/2009: 158 N. Hillsdale St, 19.0 inch ash
34. 12/03/2009: 45 E. Hallet St, 21.0 inch ash

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### TREE BID REMOVALS

1. 6/23/2009: 108 S. HOWELL ST (SHARP ST FRNTG), 24.0 INCH NORWAY MAPLE
2. 6/24/2009: 284 SPRING ST, 35.0 INCH BUR OAK
3. 6/24/2009: 186 N. MANNING ST, 28.0 INCH SUGAR MAPLE
4. 6/25/2009: 52 BUDLONG ST (SOUTH ST FRNTG), 29.0 INCH NORWAY MAPLE
5. 6/25/2009: 137 OAK ST, 27.0 INCH SILVER MAPLE
6. 6/26/2009: 118 OAK ST, 16.0 INCH SUGAR MAPLE
7. 6/26/2009: 160 OAK ST, 18.0 INCH SILVER MAPLE
8. 6/26/2009: 29 S. NORWOOD ST, 23.0 INCH ASH
9. 6/26/2009: 16 N. NORWOOD ST, 21.0 INCH ASH
10. 6/26/2009: 16 N. NORWOOD ST, 27.0 INCH ASH
11. 7/01/2009: 107 NORWOOD ST, 28.0 INCH SILVER MAPLE
12. 7/01/2009: 33 RIPPON ST, 46.0 INCH SILVER MAPLE
13. 7/02/2009: 172 WESTWOOD DR, 18.0 INCH ASH
14. 7/02/2009: 37 WESTWOOD ST, 18.0 INCH ASH
15. 7/02/2009: 42 WESTWOOD ST, 17.0 INCH ASH
16. 7/02/2009: 44 WESTWOOD ST, 14.0 INCH ASH
17. 7/02/2009: 54 WESTWOOD ST (RIPPON FRNTG) 8.0 INCH ASH
18. 7/02/2009: 18 W. LYNWOOD ST, 25.0 INCH SILVER MAPLE
19. 7/02/2009: 73 N. WEST ST (ALLEY), 13.0 INCH ELM
20. 7/02/2009: 73 N. WEST ST (ALLEY), 16.0 INCH ELM
21. 7/06/2009: 90 E. HALLET ST (CHARLES ST), 30.0 INCH BLACK LOCUST
22. 7/06/2009: 90 E. HALLET ST (CHARLES ST), 35.0 INCH BLACK LOCUST
23. 7/06/2009: 33 Budlong St (Barry frntg), 28.0 inch Sugar maple
24. 7/07/2009: 38 COLLEGE ST, 26,32 AND (TWO) 33 INCH SUGAR MAPLES
25. 7/10/2009: 30 ARMSTRONG ST, 28.0 INCH SUGAR MAPLE
26. 7/14/2009: 103 SHARPE ST, 23.0 INCH SUGAR MAPLE
27. 7/15/2009: 354 N. WEST ST, 18.0 INCH SUGAR MAPLE
28. 7/15/2009: 201 N. MANNING ST, 25.0 INCH SUGAR MAPLE
29. 7/15/2009: 268 UNION ST, 22.0 INCH SUGAR MAPLE
30. 7/15/2009: 17 HOWDER ST, 28.0 INCH SILVER MAPLE
31. 7/16/2009: 118 OAK ST (HOWDER FRNTG) TWO 16.0 INCH SUGAR MAPLE
32. 7/16/2009: 9 MEAD ST, 22.0 INCH SILVER MAPLE
33. 7/22/2009: OAK GROVE CEMETERY, 25.0 INCH HICKORY
34. 7/22/2009: 103 WILLIAMS CT, 15.0 INCH ASH
35. 7/22/2009: 107 WILLIAMS CT, 19.0 INCH ASH
36. 7/22/2009: 109 WILLIAMS CT, 14.0 AND 19.0 INCH ASH
37. 7/23/2009: COLD SPRING PARK, 22.0 INCH SILVER MAPLE
38. 7/23/2009: COLD SPRING PARK, 27.0 INCH ASH
39. 7/28/2009: STOCKS PARK, 14.0 INCH SCOTH PINE AND 26.0 INCH NORWAY MAPLE
40. 7/28/2009: 70 LOGAN ST (MARION FRNTG), 18.0 INCH SUGAR MAPLE

41. 7/28/2009: 81 E. COLLEGE ST, 29.0 INCH SUGAR MAPLE
42. 7/29/2009: OAK GROVE CEMETERY, 25.0 INCH AUSTRIAN PINE
43. 7/29/2009: 79 E.COLLEGE ST, 20.0 INCH ASH
44. 7/29/2009: 400 N. HILLSDALE ST, 26.0 INCH ASH
45. 7/30 2009: 187 N WEST ST, 20.0 INCH NORWAY MAPLE
46. 7/30/2009: 81 E. COLLEGE ST, 26.0 AND 30.0 INCH SUGAR MAPLES
47. 8/13/2009: OWENS PARK, 13.0 AND 15.0 INCH ASPEN. 27.0 INCH WILLOW AND 15, 17, 19 inch boxelder.
48. 8/13/2009: 231 N. HILLSDALE ST, 28.0 INCH SUGAR MAPLE

## 2010 SIDEWALK REMOVALS

1. 6/8/2010: 47 Willow St, 14.0 inch little leaf linden
2. 6/15/2010: 15 Garden St, 14.0 inch ash
3. 6/15/2010: 15 Mead St, 20.0 inch silver maple
4. 6/16/2010 : 9 Mead St, 27.0 inch silver maple
5. 6/17/2010: 291 Hillsdale St 18.0 inch red maple
6. 6/25/2010: 59 Willow St, 35.0 inch Chinese elm
7. 6/25/2010: 59 Willow St, 18.0 and 25.0 inch Chinese elm
8. 6/28/2010: 57 Willow St, 25.0 and 28.0 inch Chinese elm
9. 6/29/2010: 55 Willow St, 15.0 and 20.0 inch Chinese elm
10. 6/29/2010: 53 Willow St, 34.0 inch Chinese elm



### **STORM DAMAGED REMOVALS FROM 6/2010 WINDSTORM (Wickham)**

1. 6/23/2010: 130 Budlong St, 18.0 inch maple
2. 6/19/2010: 27 McClellan St, 27.0 inch silver maple
3. 6/23/2010: 147 S. Howell St, 30.0 inch sugar maple
4. 6/23/2010: 168 S. Howell St, 35.0 inch sugar maple
5. 6/23/2010: 85 Reading Ave, 9.0 inch sugar maple
6. 6/24/2010: 55 Barnard St (Wolcott frntg) 12.0 inch sugar maple
7. 6/28/2010: 180 Reading Ave, two 20.0 inch boxelder
8. 6/28/2010: 67 W. Hallett St, 10.0 and 13.0 inch Norway maple
9. 7/6/2010: 130 Budlong St (Hallet frntg) 30.0 inch sugar maple
10. 7/5/2010: Lakeview Cemetery, 35.0 inch white oak
11. 7/12/2010: 35 Barry St, 36.0 inch sugar maple
12. 7/12/2010: 22 W. Sharp St, 34.0 inch sugar maple
13. 7/14/2010: 30 W. Hallet St (Rea frntg) 25.0 inch silver maple
14. 7/14/2010: 53 Goodrich St, 24.0 inch silver maple
15. 7/14/2010: 107 S. West St (Sharp frntg) 25.0 inch sugar maple
16. 7/16/2010: 118 Budlong St, 18.0 inch Norway maple
17. 7/20 2010: 91 E. Sharp St, 26.0 inch silver maple
18. 7/20/2010: 153 Hillsdale St, 32.0 inch basswood
19. 7/28/2010: 188 N. Hillsdale St, 32.0 inch sugar maple (wind damaged 7/28/2010)
20. 7/29/2010: 189 N. Hillsdale St, 9.0 inch ash (wind damaged 7/28/2010)

### **STORM DAMAGE REMOVALS FROM 10/27/2010 WINDSTORM (Lonnie's)**

1. 10/27/2010: 34 W. Bacon St (Norwood frntg) 28.0 inch Norway maple (\$750)
2. 10/27/2010: 52 Westwood St, 28.0 inch Norway maple ( (\$750)
3. 10/27/2010: 58 Rippon St, 18.0 inch Norway maple(\$250)
4. 10/29/2010: 9 Rippon St, 21.0 inch Norway maple (\$250)



## TREE REMOVALS FROM 2010 SUMMER BID (LONNIES)

1. 9/7/2010: 38 College St, 16.0 inch ash
2. 9/7/2010: 75 College St, 18.0 inch ash
3. 9/7/2010: 275 N. Hillsdale St, 15.0 inch ash
4. 9/7/2010: 188 Union St, 16.0 inch ash
5. 9/7/2010: 225 Union St, 23.0 inch ash
6. 9/7/2010: 68 Union St (Garden frntg), 12.0 inch ash
7. 9/8/2010: 389 N. Hillsdale St, 16.0 inch ash
8. 9/8/2010: 130 N. Hillsdale St, 21.0 inch ash
9. 9/8/2010: 10 Garden St, 17.0 inch ash
10. 9/9/2010: 86 N. Hillsdale St, 25.0 inch ash
11. 9/9/2010: 88 N. Hillsdale St, 18.0 inch ash
12. 9/9/2010: 91 N. Hillsdale St, 16.0 inch ash
13. 9/9/2010: 91 N. Hillsdale St (Garden frntg), 16.0 inch ash
14. 9/10/2010: 139 N. Hillsdale St, 23.0 inch sugar maple
15. 9/10/2010: 7 W. Montgomery St, (two) 22.0 inch sugar maples
16. 9/10/2010: 340 Summit St (Division frntg), 28.0 inch sugar maple
17. 9/11/2010: 7 W. Montgomery St, 22.0, 24.0, 27.0 and 28.0 inch sugar maples
18. 9/11/2010: 150 State St, 23.0 inch sugar maple
19. 9/11/2010: 44 W. Lynwood St, 16.0 and 18.0 inch ash
20. 9/11/2010: 24 Goodrich St, 14.0 inch ash
21. 9/13/2010: 36 Goodrich St, 12.0 inch ash
22. 9/13/2010: 81 W. Lynwood St, 25.0 inch sassafras
23. 9/15/2010: 29 Charles St, 24.0 inch Norway maple
24. 9/15/2010: 35 Charles St, 26.0 inch Norway maple
25. 9/15/2010: 63 Charles St, 24.0 inch ash
26. 9/15/2010: 60 Charles St, 21.0 inch ash
27. 9/15/2010: 145 S. West St, 18.0 inch ash
28. 9/15/2010: 175 S. Howell St, 16.0 inch sugar maple
29. 9/15/2010: 163 S. Howell St, 25.0 inch Norway maple
30. 9/15/2010: 64 E. Hallet St (Howell frntg), 16.0 and two 17.0 inch Norway maple
31. 9/16/2010: 87 Rippon St, 20.0 inch English oak
32. 9/16/2010: 70 Westwood St, 15.0 inch ash
33. 9/15/2010: Cold Spring Park: 22.0 inch ash
34. 9/16/2010: 32 N. Norwood St, 24.0 inch Norway maple
35. 9/16/2010: 21 Westwood St, two 16.0 inch Norway maple
36. 9/17/2010: 601 Heathcliff Dr (Across from 201 W. Bacon St) 8.0 and 17.0 inch ash
37. 9/17/2010: 40 Glendale St (Highland frntg), 12.0 inch elm
38. 9/18/2010: 45 W. Bacon St, 19.0 inch English oak
39. 9/18/2010: 27 S. Norwood St, 15.0 inch English oak
40. 9/18/2010: 45 S. Norwood St, 18.0 inch ash



41. 9/18/2010: 65 S. Norwood St, 18.0 inch ash
42. 9/18/2010: 60 N. Manning St (North frntg) 16.0 inch ash
43. 9/18/2010: 20 S. Manning St (Waldron frntg) 16.0 inch silver maple
44. 9/20/2010: 166 Westwood Dr, 18.0 inch ash
45. 9/20/2010: 15 Highland St (alleyway) 20.0 and 22.0 inch ash
46. 9/21/2010: 308 Wolcott St, 18.0 inch ash
47. 9/21/2010: 126 Dickerson: 37.0 inch silver maple
48. 9/21/2010: 26 N. Norwood St, 15.0 inch ash
49. 9/22/2010: 65 Reading Ave (Armstrong frntg) 22.0 inch white pine and 27.0 inch sugar maple
50. 9/22/2010: 180 W. Mechanic St, 27.0 inch sugar maple
51. 9/23/2010: 86 Budlong St, 21.0 inch ash
52. 9/23/2010: 31 S. Howell St (Waldron frntg), 14.0 inch crimson king maple
53. 9/23/2010: 46 Broad St (Barry frntg), 23.0 inch silver maple
54. 9/24/2010: 26 W. Sharp St, 8.0 inch ash
55. 9/24/2010: 24 S. West St, 10.0 inch ash
56. 9/27/2010: 15 Barnard St, 28.0 inch silver maple
57. 9/27/2010: 106 Oak St (Howder frntg), 27.0 inch sugar maple
58. 9/27/2010: 112 Marion St, 28.0 inch silver maple
59. 9/28/2010: 152 S. Manning St, 24.0 inch Norway maple
60. 9/28/2010: 151 S. Manning St, 26.0 inch Norway maple
61. 9/28/2010: 157 S. Manning St, 17.0 inch ash
62. 9/29/2010: 3 E. Lynwood St (S. West frntg), 28.0 inch silver maple
63. 9/29/2010: 160 S. West St, 28.0 inch silver maple
64. 9/29/2010: 100 W. Hallet St, 19.0 inch ash
65. 9/30/2010: 101 S. Howell St, 28.0 inch sugar maple
66. 9/30/2010: 211 S. Howell St, 19.0 inch ash
67. 10/01/2010: 30 S. Manning St, 26.0 inch white oak
68. 10/9/2010: 64 Barry St, 29.0 inch silver maple
69. 10/9/2010: 12 W. Sharp St, 24.0 inch sugar maple
70. 10/9/2010: 45 N. Manning St, 28.0 inch sugar maple

### ADDITIONAL TREE WORK (2010)

1. 9/8/2010: 130 N. Hillsdale St, 23.0 inch ash (\$450)
2. 9/22/2010: 180 W. Mechanic St, deadwood trim large sugar maple (\$150)
3. 9/22/2010: 18 Armstrong St, 9.0 inch ash (\$100)
4. 9/23/2010: 31 S. Howell St(Waldron frntg) 14.0 inch crimson king (\$125)
5. 9/24/2010: 26 W. Sharp St, 8.0 inch ash (\$125)
6. 9/24/2010: 24 S. West St, 10.0 inch ash (\$125)
7. 9/29/2010: 100 W. Hallet St, 19.0 inch ash (\$225)
8. 9/25/2010: 154 Barnard St, 30.0 inch ash (\$550)
9. 10/01/2010: 168 S. Howell St, deadwood trim large sugar maple (\$150)
10. 9/30/2010: 96 S. Howell St, deadwood trim large sugar maple (\$100)
11. 9/2010: 5 Reading Ave, trim off large rotten limb off of 30 plus inch sugar maple(\$150)
12. 9/27/2010: 112 Marion St, 28.0 inch silver maple (\$225.00)
13. 9/27/2010: 101 Dickerson St (deadwood trim large silver maple \$100)
14. 9/2010: 132 Arbor Ct (grind stump-\$25)
15. 9/2010: S. Howell St- Parking lot "A" (grind two stumps-\$25each)
16. 9/29/2010: 4 W. Lynwood St (deadwood trim large silver maple-\$100)
17. 9/2010: Waterworks Park: (grind stump-\$25)
18. 10/6/2010: 18 Frisbee Ct, deadwood 26.0 inch silver maple(\$150)
19. 10/7/2010: Stocks Park, remove 19.0 inch willow (\$300)
20. 10/7/2010: 8 W. Lynwood St, deadwood two large silver maple (\$350)
21. 10/11/2010: Oak Grove Cemetery. Remove 12.0 inch ash(\$125) and oak tree trim (\$100)
22. 10/15/2010: Sandy Beach Park. Four oak, two hickory and two cedar (\$300)
23. 10/20/2010: 167 S. West St, two 28.0 inch silver maple (\$1,000.00)
24. 10/21/2010: 127 Oak St, 20.0 inch silver maple (\$150)
25. 10/22/2010: 167 S. West St, 18.0 inch silver maple (free-damaged by contractor)
26. 10/22/2010: 43 Westwood St, 9.0 inch ash (\$150)
27. 10/27/2010: 34 W. Bacon St (Norwood frntg) 28.0 inch Norway maple (\$750)
28. 10/27/2010: 52 Westwood St, 28.0 inch Norway maple, (\$750)
29. 10/27/2010: 58 Rippon St, 18.0 inch Norway maple (\$250)
30. 10/27/2010: 196 Rea St, trim large silver maple (\$100)
31. 10/29/2010: 9 Rippon St, 21.0 inch Norway maple (\$250)

TOTAL = \$7,500.00



## TREE REMOVALS 2011 (Not associated with storm damage)

1. 1/14/2011: 10 E. Lynwood St (Elm frntg) 12.0 inch silver maple (Asplundh)
2. 2/03/2011: 132 S. Howell St, 3.0 inch crabapple (vehicle damage)
3. 5/13/2011: Owens Park along the lake, 4 stemmed red maple (8, 9, 11, and 14 inch).
4. 5/17/2011: Bike trail b/w Fayette & West St (two 14.0 inch willow)
5. 5/17/2011: City Center parking lot, 7.0 inch ash
6. 5/18/2011: Bike trail b/w Barnard St and Sandy Beach, 13.0 inch silver maple
7. 5/19/2011: Bike trail b/w Logan and Oak St, 12.0 inch boxelder and 14.0 inch silver maple
8. 5/25/2011: 131 Union St (River frntg) 2.0 inch sweetgum
9. 6/06/2011: Waterworks Park, 18.0 inch Chinese elm and 5.0 inch ash
10. 6/13/2011: 128 S. Manning St, 9.0 inch ash
11. 6/13/2011: 121 S. West St, 19.0 inch English oak
12. 6/16/2011: 29 Monroe St (Manning frntg), 24.0 inch Norway maple
13. 6/24/2011: Sandy Beach Park, 2.5 inch crabapple
14. 6/28/2011: Spillway along mill race b/w dam and South St. two 5.0 inch and two 8.0 inch ash
15. 7/13/2011: 65 Rippon Ave, 3.0 inch serviceberry
16. 7/13/2011: 73 Rippon Ave, 3.0 inch serviceberry
17. 7/13/2011: 68 Reading Ave, 3.5 inch flowering pear
18. 7/15/2011: Stocks Park: 7.0 and 11.0 inch ash
19. 7/29/2011: 90 Fayette St, 3.0 inch ash
20. 7/29/2011: 273 Union St, 2.0 inch bur oak
21. 7/29/2011: 32 N. Manning St, 2.0 inch bur oak
22. 8/10/2011: Owens Park, 18.0 inch aspen
23. 8/16/2011: Sandy Beach Park: clump of five ash
24. 8/19/2011: 176 N. Hillsdale St, 11.0 inch ash
25. 8/22/2011: Owens Park, 8.0 inch sassafras
26. 9/08/2011: 229 Wolcott St, two 8.0 inch Hedge maple
27. 9/20/2011: Owens Park, 15.0 inch black oak and 26.0 inch ash
28. 9/21/2011: Owens Park, 20.0 inch black cherry
29. 10/5/2011: 265 Spring St, 5.0 inch crabapple (**vehicle accident**)
30. 10/6/2011: 273 Union St, 2.0 inch Bur Oak
31. 11/14/2011: 7 Buena Vista, 22.0 inch Chinese elm
32. 11/14/2011: 105 Riverdale (Buena Vista frntg) 18.0 inch catalpa
33. 12/02/2011: 92 N. Hillsdale St, 14.0 inch ginkgo
34. 12/22/2012: 48 Marion S (Logan frntg) three stemmed elm (iavg. 16.0 inches)
35. 12/29/2011: Bike trail b/w Oak and Union St, 3 stemmed elm (avg. 15.0 inches)
36. 12/29/2011: Bike trail b/w Oak and Union St, 10.0 inch boxelder



## WICKHAM CONTRACT TREE REMOVALS 2011

1. 9/9/2011: Owens Park, 14.0, 16.0, 23.0 aspen.
2. 9/9/2011: Owens Park: 15.0, 16.0, 17.0, and 37.0 inch ash
3. 9/9/2011: Sandy Park: 30.0 inch ash and 17.0 inch elm
4. 9/13/2011: 9 State St, 27.0 inch silver maple
5. 9/13/2011: 13 State St, 23.0 and 25.0 inch sugar maple
6. 9/13/2011: 15 State St, 33.0 inch sugar maple
7. 9/13/2011: 65 State St, 25.0 inch sugar maple
8. 9/14/2011: 43 State St, 25.0 and 29.0 inch sugar maples
9. 9/14/2011: 117 State St (Buena Vista frntg), 20.0 inch red maple
10. 9/14/2011: 123 State St, 28.0 inch sugar maple
11. 9/15/2011: 125 State St, 27.0 inch silver maple
12. 9/15/2011: 133 State St, 30.0 inch Norway maple
13. 9/15/2011: 400 N. Wolcott St, 24.0 inch Norway maple
14. 9/15/2011: 107 Dickerson (Fairfield frntg), 30.0 inch sugar maple stub
15. 9/16/2011: 148 N. Manning St, 32.0 inch silver maple
16. 9/16/2011: 120 N. Manning St, 25.0 inch Norway Maple
17. 9/20/2011: 123 N. Manning St, 25.0 inch silver maple
18. 9/20/2011: 84 N. Hillsdale St, 32.0 inch ash
19. 9/20/2011: 12 Vine St, 24.0 inch sugar maple
20. 9/20/2011: 33 Oak St, 21.0 inch silver maple
21. 9/22/2011: 318 E. Bacon St (Wolcott frntg), 21.0 inch Chinese elm
22. 9/22/2011: 287 E. Bacon St, 14.0 inch ash
23. 9/22/2011: 214 E. Bacon St (Griswold frntg), 27.0 inch silver maple
24. 9/26/2011: 99 Rippon Ave, 27.0 inch Chinese elm
25. 9/26/2011: 4 Rippon Ave (Bacon frntg), 40.0 inch silver maple
26. 9/27/2011: 122 Spring St, 38.0 inch willow
27. 9/27/2011: 9 Frisbee, 18.0 and 25.0 inch silver maple
28. 9/27/2011: 36 Reading Ave (Frisbee frntg)32.0 inch silver maple
29. 9/27/2011: 18 W. Lynwood St, 26.0 inch silver maple
30. 9/27/2011: 4 W. Lynwood St, 37.0 inch silver maple
31. 9/27/2011: 34 E. Lynwood St, 27.0 inch silver maple
32. 10/4/2011: 41 Leroy St, 25.0 inch ash
33. 10/5/2011: 41 Leroy St, 23.0 inch ash
34. 10/5/2011: 41 Leroy St (Grace frntg), 25.0 inch ash
35. 10/6/2011: 69 S. Howell St, 28.0 inch sugar maple
36. 10/6/2011: 39 S. Howell St, 22.0 inch sugar maple
37. 10/6/2011: 34 W. Bacon St ( Norwood frntg), 26.0 inch Norway maple
38. 10/6/2011: 7 W. Bacon St, 22.0 inch English oak

39. 10/14/2011: 285 N. Hillsdale St ( Barber Dr frntg )30.0 inch Chinese elm
40. 10/14/2011: 116 College St (Oak frntg) 25.0 inch Norway maple
41. 10/14/2011: 156 Oak St, 24.0 inch Norway maple
42. 10/17/2011: 16 College St, 25.0 inch sugar maple
43. 10/17/2011: 224 N. West St, 26.0 inch Chinese elm
44. 10/17/2011: 28 Park St, 28.0 inch Chinese elm
45. 10/17/2011: NE corner of Fayette and West St, 24.0 inch sugar maple
46. 10/17/2011: 18 Montgomery St, 23.0 inch sugar maple
47. 10/18/2011: 158 N. Hillsdale St, 29.0 inch sugar maple (tree swapped in place of two willow trees at Sandy Beach Park)
48. 10/18/2011: 385 N. West St (Division St frntg), 28.0 inch sugar maple
49. 10/18/2011: 7 W. Montgomery St, 20.0 and 21.0 inch sugar maple
50. 10/18/2011: 131 W. Fayette St, 33.0 inch sugar maple

## **SPECIAL ASSESSMENT REMOVALS 2011**

The following addresses are where trees may need to be removed due to new sidewalks being put in. These locations are in a block they may be special assessed and not part of the State St grant.

1. 117 State St, 26.0 inch sugar maple
2. 123 State St, 23.0 inch sugar maple and 30.0 inch sugar maple
3. 125 State St, 27.0 inch silver maple
4. 129 State St, 26.0 inch Norway maple
5. 133 State St, 30.0 inch Norway maple





## TREE REMOVALS (CONTRACTOR)

1. 6/6/2012: 34 State St (Salem frntg), 13.0 inch sugar maple
2. 6/6/2012: 150 State St, 24.0 inch sugar maple
3. 6/6/2012: 420 Summit St, 16.0 inch sugar maple
4. 6/6/2012: 419 N. West St (Summit frntg), 14.0 inch sugar maple
5. 6/6/2012: 374 N. West St, 22.0 inch sugar maple
6. 6/7/2012: 160 N. Manning St, 22.0 inch silver maple
7. 6/7/2012: 117 State St (Buena Vista frntg), 18.0 inch Norway maple
8. 6/7/2012: 101 McClellan St, 10.0 and 11.0 inch elm
9. 6/7/2012: 341 E. Bacon St, 24.0 inch silver maple
10. 6/7/2012: 25 Galloway Dr, two 18.0 inch ash (double stemmed)
11. 6/8/2012: 64 Spring St, 18.0 inch boxelder
12. 6/8/2012: Across from 66 Spring St, 20.0 inch silver maple
13. 6/22/2012: 92 Howell St, 30.0 inch sugar maple
14. 6/22/2012: 107 S. Howell St, 28.0 inch sugar maple
15. 7/18/2012: Owens Park, 30.0 inch black oak and 18.0 inch black oak
16. 7/30/2012: 38 Budlong St, 31.0 inch sugar maple
17. 8/15/2012: Bike trail b/w Fayette and West, 40 plus inch cottonwood (Johnny's Tree Service)
18. 8/15/2012: Bike trail b/w Fayette and West , two 28.0 inch willow (Johnny's Tree Service)
19. 8/22/2012: 12 W. Lynwood St, 28.0 inch silver maple (Johnny's Tree Service)
20. 8/22/2012: 206 N. Manning St, 25.0 inch sugar maple (Johnny's Tree Service)
21. 8/30/2012: 141 Budlong St, 21.0 inch red maple (Johnny's Tree Service)
22. 8/30/2012: Oak Grove Cemetery, 38.0 inch sugar maple(Johnny's Tree Service)

23. 8/30/2012: Oak Grove Cemetery, 18.0 inch elm (Johnny's Tree Service)
24. 11/06/2012: 168 S. Howell St, 33.0 inch sugar maple (Wickham)
25. 12/18/2012: 25 W. Fayette St, 22.0 inch Norway maple
26. 12/18/2012: 59 S. Manning St (Barry frntg), 21.0 and 22.0 inch sugar maples
27. 12/18/2012: 76 S. Howell St, 22.0 inch sugar maple

## WICKHAMS TREE REMOVALS (CONTRACT)

1. 9/24/2012: 62 S. Manning St, 21.0 inch Norway maple
2. 9/24/2012: 68S. Manning St, 24.0 inch sugar maple
3. 9/24/2012: 68 S. Manning St, 26.0 inch sugar maple
4. 9/24/2012: 116 S. Howell St, 21.0 inch silver maple
5. 9/28/2012: 111 Rippon (Spring frng) 24.0 inch silver maple
6. 9/28/2012: 290 Spring St, 20.0 inch hickory
7. 9/28/2012: 65 Reading Ave, 27.0 inch sugar maple
8. 9/28/2012: 7 W. Montgomery St (Oak Grove Cem)29.0 inch silver maple
9. 10/3/2012: 104 McClellan, 38.0 inch black oak
10. 10/3/2012: 36 Rippon Ave, 28.0 inch Norway maple
11. 10/3/2012: 200 N. Manning St (Fayette frntg) 27.0 inch sugar maple
12. 10/3/2012: 190 N. West St, 24.0 inch Norway maple
13. 10/4/2012: 82 N. Norwood Ave, 23.0 inch sugar maple
14. 10/4/2012: 99 Westwood St, 14.0 inch Norway maple
15. 10/4/2012: 18 Westwood St, 22.0 inch sugar maple
16. 10/5/2012: 57 Union St, clump of three elm (8.0 inch avg)
17. 10/5/2012: 157 N. Hillsdale St (Fayette frntg) 20.0 inch silver maple
18. 10/5/2012: 118 Oak St, 20.0 inch sugar maple
19. 10/5/2012: 245 Union St, 23.0 inch sugar maple
20. 10/5/2012: 7 W. Montgomery St (Oak Grove Cem) 21.0 and 22.0 inch blue spruce
21. 10/8/2012: 203 N. Hillsdale St, 31.0 inch sugar maple
22. 10/8/2012: 311 N. Hillsdale St, 31.0 inch silver maple
23. 10/8/2012: 134 Oak St, 25.0 inch sugar maple
24. 10/9/2012: Owens Park, 21.0 inch black cherry
25. 10/9/2012: Sandy Beach Park, 19.0 and 34.0 inch willow
26. 10/18/2012: 46 Charles St, 28.0 inch sugar maple (add on after bid)
27. 10/22/2012: 108 S. Howell St (Sharp frntg) 22.0 inch Norway maple (add on after bid)
28. 10/23/2012: 119 Oak St (River frntg) 26.0 inch red maple (add on after bid)



The following city trees on State St. are being removed at the expense of Asplundh per BPU request because BPU will be relocating there utility poles into the center of the terrace on the south side of State St. The remaining trees are being removed as part of (BPU'S) line clearance program.

**ASPLUNDH TREE REMOVALS (BPU)**

1. 2/3/2012: 10 State St, 29.0 inch silver maple
2. 2/3/2012: 28 State St, 35.0 inch silver maple
3. 2/3/2012: 82 State St, 31.0 inch Norway maple
4. 2/3/2012: 108 State St, 25.0 inch sugar maple
5. 2/15/2012: 187 Uran St, two 14.0 inch maples
6. 2/15/2012: 215 Uran St, 10.0, 11.0 and three 12.0 inch maples
7. 2/24/2012: 104 McClellan St (Galloway frntg) 10.0 and 11.0 inch black locust and 11.0 inch walnut.



## TREE REMOVALS 2012

1. 1/04/2012: 48 S. Manning St (Barry frntg) 13.0 inch ash
2. 1/04/2012: 56 S. Manning St (Barry frntg) 13.0 inch ash
3. 1/04/2012: 14 Barry St, 2.5 inch hawthorne
4. 2/07/2012: 258 N. West St, two 10.0 inch boxelder
5. 2/07/2012: Across from 104 McClellan St, 12.0 inch boxelder
6. 2/16/2012: 357 Summit St, 7.0 inch ash
7. 3/23/2012: 3 N. Broad St (Cook St frntg), 18.0 inch little leaf linden
8. 3/23/2012: 3 N. Broad St (Ferris St frntg), 13.0 inch Norway maple
9. 3/23/2012: Owens Park, 15.0 inch pear
10. 4/25/2012: 16 Armstrong St, two 4.0 inch flowering pear
11. 4/25/2012: 77 Reading Ave, 3.0 inch flowering pear
12. 4/25/2012: 68 Reading Ave, 3.0 inch flowering pear
13. 4/25/2012: 99 Budlong St, 3.0 inch flowering pear
14. 4/25/2012: 149 Waterworks Ave (Griswold frntg) 4.0 inch flowering pear
15. 4/26/2012: 105 Lombard St, 8.0 inch ash
16. 4/26/2012: 173 N. Hillsdale St, 9.0 inch sugar maple
17. 4/26/2012: 373 N. Hillsdale St, 10.0 inch flowering pear
18. 4/27/2012: 20 S. West St, 4.0 inch ash
19. 4/27/2012: 58 S. West St, 3.0 inch pear
20. 4/27/2012: 307 N. Wolcott St, 14.0 inch spruce
21. 5/02/2012: Union St next to Post Office, 9.0 inch tree of lilac
22. 5/02/2012: 419 N. West St (Summit frntg), 2.0 inch flowering pear
23. 5/29/2012: 10 Willow St, 3.0 inch kousa dogwood
24. 5/29/2012: bike trail b/w Carleton and Oak St, 2.0 inch dogwood
25. 5/31/2012: 11 Westwood St, 4.0 inch alder
26. 6/01/2012: Across from 88 West Bacon St, 14.0 inch English oak
27. 6/06/2012: 338 N. West St, 14.0 inch English oak
28. 6/07/2012: 98 Marion St, 12.0 inch ash
29. 6/07/2012: 247 Union St, 10.0 inch English oak
30. 6/15/2012: 197 Union St, 3.0 inch serviceberry
31. 6/15/2012: 85 Budlong(Sharp St frntg), 3.0 inch flowering pear
32. 6/22/2012: Spring St just east of Stoney Ridge, 17.0 inch hickory and 3.0 inch sugar maple
33. 6/22/2012: 68 Budlong St, 9.0 inch sugar maple
34. 6/26/2012: 221 N. Hillsdale St, 10.0 inch sugar maple
35. 6/26/2012: 210 W. Bacon St, 15.0 inch ash
36. 7/06/2012: 134 N. Hillsdale St, 7.0 inch sugar maple
37. 7/13/2012: Galloway Dr (west of McClellan) 20.0 inch boxelder
38. 7/18/2012: Stocks Park, 23.0 inch mulberry



39. 8/10/2012: 34 Vine St, 12.0 inch hedge maple
40. 8/13/2012 62 Charles St, 14.0 inch ash
  
41. 8/13/2012: 93 S. Howell St, 18.0 inch sugar maple
42. 8/13/2012: 14 Charles St, 3.0 inch red oak
43. 8/14/2012: 63 Westwood St (Rippon frntg) 12.0 inch ash
44. 8/14/2012: 210 W. Bacon St, 8.0 inch ash
45. 8/14/2012: Owens Park, 8.0 inch crabapple
46. 8/29/2012: 116 College St, 10.0 inch sugar maple
47. 10/03/2012: 59 S. West St, 3.5 inch crimson king maple (vandalism)
48. 10/25/2012: 97 Budlong St, 2.0 inch black gum (vandalized)
49. 12/13/2012: 76 S. Howell St (South frntg), 6.0 inch pear

## TREE REMOVALS (CONTRACTOR)

1. 4/16/2013: 41 Goodrich St, 32.0 inch silver maple(Wickham)
2. 4/17/2013: Stocks Park, two-22.0, one 18.0 and one 16.0 inch blue spruce(Wickham)
3. 4/19/2013: 85 Budlong St (Sharp frntg), 19.0 inch shagbark hickory(Wickham)
4. 5/7/2013: 86 E. College St, 27.0 inch sugar maple(Wickham)
5. 5/7/2013: Oak Grove Cemetery, 34.0 inch Norway maple(Wickham)
6. 5/22/2013: 149 Waterworks Ave, 9.0 inch white spruce (Wright Tree Service)
7. 5/31/2013: 374 N. West St, 36.0 inch sugar maple (Lonnie's Tree Service)
8. 6/10/2013: Lakeview Cemetery, 26.0 inch Norway spruce and two 29.0 inch silver maple
9. 6/13/2013: 18 Armstrong St, 27.0 inch Norway maple
10. 6/13/2103: 24 Armstrong St, 24.0 inch Norway maple
11. 6/14/2013: 9 S. West St, 36.0 inch silver maple
12. 6/14/2013: 74 E. South St, 24.0 inch sugar maple
13. 6/14/2013: 16 Charles St, 26.0 inch silver maple
14. 6/14/2013: 9 S. Norwood St, 25.0 inch Norway maple
15. 6/17/2013: 7 W. Montgomery St, 19.0 inch sugar maple
16. 6/17/2013: 87 S. Manning St, 25.0 inch Norway maple
17. 6/17/2013: 56 W. South St, 37.0 inch silver maple
18. 6/27/2013: 69 S. West St, 28.0 inch sugar maple
19. 6/27/2013: 104 S. Manning St, 27.0 inch sugar maple
20. 6//27/2013: 30 N. West St, 20.0 inch buckeye
21. 6/27/2013: 54 Westwood St (Rippon frntg) 27.0 inch silver maple
22. 7/01/2013: 104 Oak St, 27.0 inch silver maple
23. 7/16/2013: 122 Marion St, 47.0 inch silver maple

24. 7/18/2013: 35 Barry St, 28.0 inch sugar maple
25. 7/22/2013: 31 W. Hallet St, 27.0 inch silver maple
26. 8/16/2013: 38 E. Lynwood St, 41.0 inch silver maple (sidewalk removal)
27. 8/16/2013: 36 E. Lynwood St, 27.0 inch silver maple (sidewalk removal)
28. 9/23/2013: Owens Park, 30.0 inch elm
29. 9/23/2013: Waterworks Park, 14.0 inch sugar maple
30. 9/24/2013: Sandy Beach Park, 42.0 inch willow
31. 9/24/2013: Lakeview Cemetery: 29.0 inch Norway spruce
32. 9/25/2013: Stocks Park, 21.0 inch Norway spruce and 29.0 inch boxelder
33. 9/25/2013: 147 S. Manning St, 26.0 inch catalpa
34. 9/26/2013: 100 Park St, 38.0 inch silver maple
35. 9/27/2013: 107 Lombard St, 23.0 inch silver maple
36. 9/27/2013: 171 State St, 26.0 inch silver maple
37. 9/28/2013: Oak Grove cemetery, 25.0 inch silver maple
38. 9/28/2013: 322 N. Hillsdale St, 20.0 inch Norway maple
39. 9/28/2013: 365 N. Hillsdale St, 28.0 inch silver maple
40. 9/30/2013: 230 N. Manning St, 23.0 inch sugar maple
41. 10/1/2013: 361 N. West St, 28.0 inch sugar maple
42. 10/1/2013: 30 S. Norwood St, 19.0 inch Norway maple
43. 10/2/2013: 81 N. West St, 22.0 and 24.0 inch silver maple
44. 10/2/2013: 62 Barry St, 34.0- inch Norway maple
45. 10/2/2013: 85 E. South St, 24.0 inch Norway maple
46. 10/3/2013: 23.0 inch Norway maple
47. 10/4/2013: 30 N. West St, 23.0 inch Norway maple
48. 10/4/2013: 72 S. West St, 30.0 inch sugar maple

49. 10/8/2013: 185 W. Fayette St, 31.0 inch sugar maple
50. 10/8/2013: 48 Reading Ave, 28.0 inch sugar maple
51. 10/8/2013: 100 S. Manning St, 25.0 inch sugar maple
52. 10/9/2013: Oak Grove cemetery: 18.0 inch blue spruce
53. 10/8/2013: 180 S. Manning St (Lynwood frntg) 23.0 inch silver maple
54. 10/14/2013: 73 Rippon Ave, 34.0 inch silver maple
55. 10/15/2013: 65 S. Howell St, 34.0 inch sugar maple
56. 10/16/2013: 43 Budlong St, 31.0 inch sugar maple
57. 10/18/2013: 150 Union St (Hillsdale frntg) 28.0 inch sugar maple
58. 10/22/2013: 26 Charles St, 17.0 inch ash
59. 10/22/2013: 12 Charles St, 2.0 inch shumard oak
60. 11/8/2013: 24 Charles St, 26.0 inch Norway maple
61. 11/8/2013: 32 Charles St, 16.0 inch sugar maple
62. 11/8/2013: 34 Charles St, 28.0 inch silver maple
63. 11/8/2013: 35 Charles St, 23.0 inch Norway maple
64. 11/11/2013: 98 Sharp St (Charles frntg),14.0 and 18.0 inch sugar maple
65. 11/11/2013: 98 Sharp St, 28.0 inch sugar maple
66. 11/20/2013: 41 Salem St, 20.0 inch silver maple (Wright Tree Service)
67. 11/21/2013: 71 Salem St, 4.0 inch serviceberry and 4.0 inch sugar maple (Wright Tree Service)
68. 11/21/2013: 91 Hillsdale St, 15.0 inch London planetree (Wright Tree Service)
69. 11/27/2013: 16 Vine St, 4.0 inch red maple (Wright Tree Service)
70. 11/21/2013: 364 E. Bacon St, 20.0 inch boxelder (Wright Tree Service)
71. 12/19/2013: 65 Salem St, 29.0 inch silver maple (Wright Tree Service)



## TREE REMOVALS

1. 1/4/2013: Oak Grove cemetery, 22.0 inch silver maple
2. 1/4/2013: 38 College St, 20.0 inch Norway maple
3. 2/5/2013: Cold Spring Park, 18.0 mulberry and 6.0 inch apple
4. 2/12/2013: 19 Vine St, 16.0 inch Norway maple. (wind damaged)
5. 2/12/2013: Owens Park, 15.0 inch ash
6. 2/13/2013: 52 Highland Ave (Spring frntg) 21.0 inch silver maple
7. 3/05/2013: 17 S. Manning St, 5.0 inch Turkish filbert
8. 3/12/2013: 308 Summit St, 8.0, 11.0 and 12.0 inch blue spruce
9. 3/13/2013: 107 Fairview Ave, 9.0 inch ash
10. 3/14/2013: 36 E. Fayette St, 20.0 inch Norway maple
11. 4/3/2013: 35 W. Hallet St, 2.0 inch tulip poplar
12. 4/4/2013: 9 Waldron St: 2.5 flowering pear
13. 4/8/2013: 219 N. West St, 3.0 inch red oak
14. 4/8/2013: 33 Oak St (Marion frntg) 2.0 inch red maple
15. 4/9/2013: 103 Union St, 2.0 inch sugar maple
16. 4/9/2013: 43 Howder St, 2.0 inch black gum
17. 4/9/2013: 17 Howder St, 2.0 inch red maple
18. 4/9/2013: 104 Riverdale St, 2.5 inch red maple
19. 4/9/2013: 266 E. Bacon St, 3.0 inch kwanzan cherry
20. 4/25/2013: 36 Goodrich St, 24.0 inch white cedar
21. 4/30/2013: 143 N. Manning St, 16.0 inch sugar maple
22. 5/9/2013: 8 Spring St, 2.0 inch sugar maple
23. 5/9/2013: 129 Marion St, 2.0 inch red maple.
24. 5/21/2013: 300 E. Bacon St, 6.0 and 8.0 inch crabapple
25. 5/21/2013: 23 Broad St (Ferris frntg) 11.0 inch Norway maple
26. 5/21/2013: NE corner of W. St Joe and South St, 5.0 inch crabapple
27. 5/21/2013: 101 Union St, 3.0 inch flowering pear
28. 5/21/2013: 14 Rippon St, 2.0 inch red maple
29. 5/21/2013: 36 Charles St, 2.0 inch tulip poplar
30. 6/26/2013: 10 Budlong St, 28.0 inch sugar maple (wind down)
31. 6/26/2013: 47 S. Manning St, 24.0 inch sugar maple (wind down)
32. 6/26/2013: Stoney Ridge , 4.0 inch tulip poplar (wind blown)
33. 6/26/2013: Sandy Beach Park, 6.0 inch crabapple (wind blown)
34. 6/26/2013: 41 S. Howell St, 7.0 inch flowering pear (wind blown)
35. 6/26/2013: 135 S. Manning St, 20.0 inch silver maple (wind blown)
36. 6/26/2013: Owens Park, 22.0 inch black cherry (wind blown)
37. 6/26/2013: Owens Park, 24.0 inch black oak (wind blown)
38. 6/26/2013: Waterworks Park, 30.0 inch black oak (wind blown)
39. 6/26/2013: Waterworks Park, 17.0 inch black oak (wind blown)
40. 6/26/2013: 99 Oak St, 4.0 inch pear (wind blown)

41. 7/1/2013: 9 Elm St, 20.0 inch Norway maple (wind blown)
42. 7/10/2013: 31 S. Norwood St, 5.0 inch hawthorne
43. 7/15/2013: Meyer Park: 40 plus inch willow (wind blown)
44. 8/20/2013: 36 E. Lynwood St, 15.0 inch linden
45. 8/20/2013: 45 Charles St, 14.0 inch sugar maple
46. 8/20/2013: 319 E. Bacon St, 13.0 inch crabapple
47. 8/30/2013: 160 Westwood Dr, 3.0 inch service berry
48. 8/30/2013: 70 Rippon St, 2.0 inch service berry
49. 9/03/2013: Montgomery St (Oak Grove expansion) 16.0 and 18.0 inch elm
50. 9/09/2013: Stocks Park, 14.0 inch Norway maple
51. 9/16/2013: 52 W. Bacon St, 9.0 inch crabapple
52. 10/10/2013: 103 Union St, 2.0 inch sugar maple (needs to be replaced)
53. 10/10/2013: 219 N. West St, 2.0 inch red oak (needs to be replaced)
54. 10/16/2013: 139 Hillsdale St, 2.0 inch red oak (vandalism)
55. 10/16/2013: 12 Charles St, 2.0 inch shumard oak (removed as part of reconstruction)
56. 10/24/2013: 4 E. Bacon St, 18.0 inch little leaf linden

## TREE REMOVALS (CONTRACTOR)

1. 1/30/2014: 52 S. Broad St (Barry frntg) 26.0 inch sugar maple(Stidham)
2. 2/10/2014: 40 N. Norwood St, 22.0 inch Norway maple(Stidham)
3. 2/25/2014: 129 Budlong St (Hallet frntg), 33.0 inch sugar maple (Lonnies)
4. 2/25/2014: 223 N. Manning St, 35.0 inch sugar maple (Lonnies)
5. 4/7/2014: 52 Charles St, 24.0 inch Chinese elm (Wickham)
6. 4/8/2014: 155 N. West St, 18.0 inch Norway maple(Wickham)
7. 4/8/2014: 190 N. West St (Fayette frntg) 25.0 inch Norway maple(Wickham)
8. 4/10/2014: 38 Westwood St (Norwood frntg) 27.0 inch sugar maple (Stidham)
9. 4/10/2014: 22 N. Manning St (McCollum St frntg) 29.0 inch Norway maple (Stidham)
10. 5/12/2014: Along bike trail b/w Griswold and Barnard St, 18.0 and 22.0 inch tree of heaven's (Wickham)
11. 5/16/2014: 74 S. Broad St(South frntg) 23.0 and 26.0 inch Norway maple(Wickham)
12. 5/21/2014: 74 S. Broad St(South frntg) 27.0 inch Norway maple(Wickham)
13. 5/21/2014: 90 E. South St, 27.0 inch Norway maple(Wickham)
14. 5/22/2014: 19 Monroe St, 25.0 inch Norway maple (Wickham)
15. 5/22/2014: 23 Monroe St, 18.0 inch Norway maple (Wickham)
16. 5/22/2014: 101 Dickerson, 18.0 inch mulberry (Wickham)
17. 5/22/2014: 130 Dickerson, 23.0 inch silver maple (Wickham)
18. 5/23/2014: 122 S. West St, double stemmed 20 plus inch sugar maple (Wickham)
19. 5/28/2014: 116 S. Howell St, 20.0 inch sugar maple (Wickham)
20. 6/24/2014: 180 Rea St( Goodrich frntg) 20.0 inch silver maple (Stidham)
21. 6/24/2014: Oak Grove Cemetery, 23.0 inch sugar maple (Stidham)
22. 6/24/2014: Oak Grove Cemetery, 30.0 inch silver maple (Stidham)
23. 6/24/2014: Oak Grove Cemetery, 38.0 inch white oak (Stidham)
24. 6/24/2014: 7 W. Montgomery St, 22.0 inch sugar maple (Stidham)
25. 6/25/2014: 150 Union St, 20.0 inch Norway maple (Stidham)
26. 6/25/2014: 273 Union St, 23.0 silver maple and 24.0 inch Norway maple (Stidham)
27. 6/26/2014: 423 N. West Ave, 30.0 inch Chinese elm (Stidham)
28. 6/27/2014: 202 Union St, 35.0 inch sugar maple (Stidham)
29. 9/5/2014: 245 Union St, 19.0 inch sugar maple
30. 9/5/2014: 148 N. Manning St, 27.0 inch sugar maple
31. 9/5/2014: 155 N. Manning St ( River frntg), 23.0 inch silver maple
32. 9/11/2014: 43 S. Howell St, 20.0 inch Norway maple
33. 9/12/2014: 45 N. Manning St (North frntg) 20.0 inch sugar maple
34. 9/12/2014: 3 North St (N. West frntg) 20.0 inch sugar maple
35. 9/12/2014: 53 Budlong St (South frntg) 26.0 inch sugar maple
36. 9/12/2014: 85 E. South St, 21.0 inch Norway maple
37. 9/12/2014: 5 Reading Ave, 30.0 inch sugar maple
38. 9/30/2014: 156 Oak St, 25.0 inch Norway maple
39. 9/30/2014: Lakeview cemetery, 33.0 inch silver maple



40. 10/8/2014: 11 Ellen St, 24.0 inch sugar maple
41. 11/24/2014: 58 Rippon St, 22.0 inch Norway maple
42. 12/4/2014: Stocks Park, 20.0 inch Norway spruce and 30 plus inch willow

## IN HOUSE REMOVALS (2014)

1. 4/3/2014: Sandy Beach Park, 32.0 inch willow
2. 4/7/2014: 55 N. Broad St, 2.0 inch linden
3. 4/17/2014: 159 S. Howell St, 14.0 inch Norway maple
4. 4/17/2014: 12 Griswold St, 15.0 inch sugar maple
5. 4/25/2014: 300 N. West St, two 3.0 inch dogwoods
6. 5/1/2014: 1S. Howell St, 6.0 inch linden
7. 5/1/2014: 1 S. Howell St (Bacon frntg) 8.0 inch linden
8. 5/5/2014: 139 Budlong St, 5.0 inch red maple
9. 5/13/2014: Along bike trail on Carleton (east of Oak St) 3.0 inch kwanzan cherry
10. 5/20/2014: Along bike trail b/w St. Joe St's, two 5.0 inch and one 8.0 inch crabapple trees
11. 5/20/2014: 298 Hillsdale St, 8.0 inch redbud
12. 5/21/2014: 30 S. Howell St, 5.0 inch flowering pear (vehicle accident)
13. 6/5/2014: 38 E. Fayette St, 11.0 inch honeylocust
14. 6/5/2014: 195 N. Manning St (Fayette frntg) 10.0 inch English oak
15. 6/5/2014: 200 N. Manning St (Fayette frntg) 8.0 inch sugar maple
16. 6/11/2014: Owens Park, 14.0 inch apple tree
17. 6/17/2014: 24 N. Norwood St, two 11.0 inch crabapple trees
18. 6/17/2014: 5 Azalea Ct, 7.0 and 11.0 inch norway maple
19. 6/17/2014: 17 S. Manning St, 14.0 inch Norway maple
20. 6/17/2014: 39 Barry St, 12.0 inch Turkish filbert
21. 6/17/2014: 160 Westwood Dr. 10.0 inch Turkish filbert
22. 6/24/2014: 59 Barry St, 4.0 inch hedge maple
23. 6/24/2014: 139 Hillsdale St (Union frntg) 2.0 inch crimson king
24. 6/24/2014: 273 Union St (Barber frng) 2.5 inch hawthorne
25. 6/24/2014: 108 Williams Ct, 2.0 inch pear
26. 6/24/2014: 252 N. West St, 4.0 inch serviceberry
27. 7/8/2014: 167 N. Manning St, 3.0 inch London planetree (loader)
28. 7/8/2014: 171 N. Manning St, 2.0 inch tulip poplar (loader)
29. 7/15/2014: 64 Hillsdale St (Monroe frntg), 13.0 inch Norway maple
30. 7/15/2014: 38 E. College St, 18.0 inch sugar maple
31. 7/24/2014; 29 Warren Ave (Rea St frntg) 2.5 inch flowering dogwood
32. 7/30/2014: 8 Reading Ave, 14.0 inch flowering pear
33. 8/12/2014: 2 W. Sharp St, (S. West St frntg) two 8.0 inch ginkgo
34. 8/12/2014: 43 S. Howell St, 10.0 inch sugar maple
35. 8/21/2014: Ferris St parking lot, 10.0 inch crabapple
36. 8/22/2014: 122 Orchard Ridge, 10.0 inch little leaf linden
37. 10/8/2014: 20 Ludlam St, 3.5 inch London planetree (wind damaged)
38. 12/3/2014: Cold Spring Park, 17.0 inch silver maple
39. 12/3/2014: 7 W. Montgomery St, 21.0 inch sugar maple



## TREE REMOVALS BY VARIOUS CONTRACTORS

1. 3/20/2015: 318 Summit St, 18.0 inch Norway maple (Wright Tree Service)
2. 5/6/2015: 7 W. Montgomery St, 15.0 inch sugar maple
3. 5/6/2015: 6 E. Montgomery St, 24.0 inch Norway maple
4. 5/6/2015: 22 N. Manning St, 20.0 inch double stemmed hemlock (Mitchell bldg.)
5. 5/6/2015: 105 Fairview Ave, 16.0 inch tree of heaven
6. 6/22/2015: 17 Westwood St, 18.0 inch Norway maple (Wickham)
7. 6/22/2015: 51 Westwood St, 15.0 inch Norway maple (Wickham)
8. 6/22/2015: 52 Westwood St, 28.0 inch Norway maple (Wickham)
9. 6/22/2015: 24 Leroy St, 24.0 inch Norway maple (Wickham)
10. 6/23/2015: 7 W. Montgomery St, 21.0 inch sugar maple (Wickham)
11. 6/23/2015: 7 W. Montgomery St, 31.0 inch sugar maple (Wickham)
12. 7/22/2015: 52 Highland Ave (Spring St frntg) 23.0 inch silver maple (Wickham)
13. 8/04/2015: 83 W. Lynwood St, two sassafras (15.0 and 18.0 inch) (Ultimate Tree Service)
14. 8/05/2015: 11 W. Lynwood St, 21.0 inch silver maple (Ultimate)
15. 8/05/2015: Owens Park, 20.0 aspen (Ultimate)
16. 8/06/2015: 132 S. Manning St, 27.0 inch sugar maple (Ultimate)
17. 8/06/2015: 359 E. Bacon St, 15.0 inch elm (Ultimate)
18. 8/06/2015: 364 E. Bacon St, 15.0 inch black cherry (Ultimate)
19. 8/11/2015: 72 E. South St, 21.0 inch sugar maple (Ultimate)
20. 8/11/2015: 33 McCollum St, 22.0 inch Norway maple (Ultimate)
21. 8/20/2015: 20 Elm Hill, 16.0 inch Norway maple (Ultimate)
22. 8/24/2015: Oak Grove cemetery, 16.0 inch crimson king maple (Ultimate)
23. 8/24/2015: Oak Grove cemetery: 24.0 inch sugar maple (Ultimate)
24. 8/25/2015: St. Anthony cemetery ( Within R.O.W. of Steamburgh Rd), 33.0 inch hickory (Ultimate)
25. 8/26/2015: 141 Budlong St, 20.0 inch Norway maple (Ultimate)
26. 9/02/2015: 374 N. West St, 28.0 inch elm (Ultimate)
27. 9/03/2015: 29 Monroe St (N. Manning frntg) 28.0 inch Norway maple. (Ultimate)
28. 9/08/2015: 33 College St (Galloway frntg) 39.0 inch sugar maple and 14.0 inch red cedar(Ultimate)
29. 9/23/2015: 33 College St, 25.0 inch sugar maple (Wickham)
30. 9/28/2015: 33 College St (Galloway frntg) 23.0 inch sugar maple (Wickham)
31. 11/18/2015: 47 S. West St (Barry frntg) 21.0 inch sugar maple (Wickham)
32. 11/18/2015: 37 S. Norwood St, 20.0 inch linden (Wickham)
33. 11/19/2015: 2020 Barr St, 20.0 inch oak (Wickham)



## TREE REMOVALS BY CONTRACTORS

1. 01/15/2016: 163 Oak St, 22.0 inch sugar maple (UTS)
2. 01/15/2016: 73 Spring St, 18.0 inch silver maple (UTS)
3. 01/21/2016: 56 Howder St, 22.0 inch silver maple (UTS)
4. 01/21/2016: 375 N. West St, 21.0 inch sugar maple (UTS)
5. 01/22/2016: Stocks Park: 30 plus inch silver maple (UTS)
6. 01/26/2016: 7 McCollum St, 28.0 inch sugar maple (UTS)
7. 04/25/2016: Lakeview cemetery: two 23.0 inch silver maple, two 25.0 inch and one 27.0 inch silver maple (UTS)
8. 05/05/2016: 46 Salem St, 35.0 inch plus Norway maple (UTS)
9. 05/09/2016: two 20 plus inch sycamore (UTS)
10. 05/16/2016: 101 McClellan St, 15.0 inch elm (UTS)
11. 05/17/2016: 108 S. Howell St (Sharp frntg), 37.0 inch Norway maple (Wickham)
12. 05/17/2016: 38 Sharp St, 29.0 inch Norway maple (Wickham)
13. 05/27/2016: 78 Westwood St, 19.0 inch Norway maple (UTS)
14. 06/01/2016: 90 E. Fayette St, 20.0 inch sugar maple (UTS)
15. 06/09/2016: 32 N. Manning St(McCollum ftng) 26.0 inch sugar maple (UTS)
16. 06/21/2016: 80 E. College St, 16.0 inch sugar maple (UTS)
17. 06/21/2016: 32 Howder St, 18.0 inch Norway maple (UTS)
18. 06/21/2016: 53 E. Hallet St, 15.0 inch sugar maple (UTS)
19. 07/05/2016: 19 W. South St, 28.0 inch red maple (UTS)
20. 07/13/2016: 374 N. West St, 30 plus inch sugar maple (UTS)
21. 07/13/2016: 93 E. Fayette St (Union frntg) 24.0 and 30.0 inch Norway maple (UTS)
22. 07/19/2016: 27 Rippon Ave, 24.0 inch Norway maple (Carl's Tree Service)
23. 07/20/2016: 29 Rippon Ave, 27.0 inch sugar maple (Carl's Tree Service)
24. 07/20/2016: 10 Rippon Ave, 24.0 inch Norway maple (Carl's Tree Service)
25. 07/21/2016: 70 N. Norwood St, 23.0 inch sugar maple (Carl's Tree Service)
26. 07/22/2016: 144 Spring St (Glendale frntg)25.0 inch Norway maple (Carl's Tree Service)
27. 07/28/2016: 7 W. Montgomery St, 28.0 inch sugar maple (Carl's Tree Service)
28. 08/02/2016: Oak Grove cemetery, 30.0 and 34.0 inch black oak (Carl's Tree Service)
29. 09/20/2016: 28 Ludlam St (Griswold frntg), 15.0 inch hedge maple (UTS)
30. 09/20/2016: 280 Spring St, 18.0 inch hickory (UTS)
31. 10/03/2016: 184 Oak St, 24.0 inch sugar maple (UTS)
32. 10/03/2016: 188 Oak St, 9.0 inch red maple (UTS)
33. 10/11/2016: 116 S. Manning St (Sharp frntg), 26.0 inch sugar maple (UTS)
34. 11/09/2016: 94 S. Howell St, 29.0 inch sugar maple (Carl's Tree Service)
35. 11/10/2016: 100 S. Howell St, 31.0 inch sugar maple (Carl's Tree Service)
36. 11/11/2016: 99 S. Howell St, 31.0 inch silver maple (Carl's Tree Service)
37. 12/8/2016: 15 Westwood St, 28.0 inch silver maple(wind damaged)
38. 12/9/2016: Oak Grove cemetery: 30 plus inch Norway spruce (wind damaged)



## TREE REMOVALS IN HOUSE

1. 1/5/2016: 320 River St: 18.0 inch black locust
2. 1/6/2016: Owens Park, 15.0 inch black oak, 20 plus inch willow and 17.0 inch cherry
3. 3/24/2016: 200 Arch Ave, 16.0 inch sugar maple (wind damaged)
4. 3/28/2016: 81 Budlong St, 14.0 inch sugar maple (outgrew growing space)
5. 4/08/2016: 15 Howder St, 2.0 inch red maple
6. 4/08/2016: 219 N. West St, 2.0 inch red maple
7. 5/04/2016: 108 State St, 2.5 inch crabapple
8. 5/11/2016: 16 Marion St, 4.0 inch red maple
9. 5/11/2016: 78 Marion St, 14.0 inch hedge maple
10. 5/11/2016: 179 State St (Wolcott frntg) 9.0 inch Norway spruce
11. 5/11/2016: 282 E. Bacon St, 6.0 inch crabapple
12. 5/26/2016: 49 Westwood St, 3.0 inch hedge maple
13. 06/03/2016: Bike trail across from 14 W. St. Joe St, 6.0 inch crabapple
14. 06/23/2016: 143 Union St, 10.0 inch sugar maple
15. 06/23/2016: 9 W. Sharp St, 5.0 inch crabapple
16. 06/23/2016: 15 W. Sharp St, 4.0 inch serviceberry
17. 06/24/2016: 17 S. Manning St (Waldron frntg) 13.0 inch Norway maple
18. 06/24/2016: 51 S. Howell St (Barry frntg) 10.0 inch hedge maple
19. 06/24/2016: 11 E. Bacon St (Manning frntg) 17.0 inch Norway maple
20. 08/10/2016: 267 Spring St, Korean sun pear (run over by vehicle with no accident report)
21. 10/07/2016: 27 W. Hallet St, 12.0 inch sugar maple
22. 12/27/2016: 15 Monroe St, 10.0 inch flowering pear





## TREE REMOVALS BY CONTRACTORS

1. 1/13/2017: 25 Vine St, 13.0 inch Norway maple (Carl's Tree Service)
2. 1/13/2017: 31 Vine St, 19.0 inch Norway maple (Carl's Tree Service)
3. 1/13/2017: 28 Westwood St, 19.0 inch Norway maple (Carl's Tree Service)
4. 1/13/2017: 114 E. Fayette St, 25.0 inch Norway maple (Carl's Tree Service)
5. 1/13/2017: 79 E. Fayette St, 27.0 inch Norway maple (Carl's Tree Service)
6. 1/16/2017: 30 S. Manning St (Waldron frntg) 11.0 inch sugar maple (Carls Tree Service)
7. 1/18/2017: 9 E. South St, 26.0 inch Norway maple (Carl's Tree Service)
8. 1/18/2017: 75 S. West St (South frntg), 33.0 inch Norway maple (Carl's Tree Service)
9. 1/19/2017: Oak Grove cemetery, 31.0 inch silver maple (Carl's Tree Service)
10. 1/21/2017: Lakeview cemetery, 23.0 inch silver maple (Carl's Tree Service)
11. 1/21/2017: 123 State St, 35.0 inch sugar maple (Carl's Tree Service)
12. 2/16/2017: 85 Barr St, 16.0 inch Norway maple (Wickham)
13. 2/16/2017: 14 Walnut St, 35.0 inch Norway maple (Wickham) storm damaged
14. 2/16/2017: 260 Barber Dr., 40 plus inch boxelder (Wickham)
15. 3/21/2017: 19 S. Norwood St, 30.0 inch silver maple (Wickham) storm damaged
16. 3/20/2017: 15 Goodrich St, 26.0 inch silver maple (Wickham) storm damaged
17. 4/5/2017: 81 E. College St north side b/w Union and Hillsdale St's, 33.0 inch sugar maple (Wickham)
18. 4/5/2017: 258 N. West St, 28.0 inch sugar maple (Wickham) storm damaged
19. 4/11/2017: Carriage Park apts (State St-Salem frntg) remove 26.0 inch sugar maple (Wickham)
20. 4/11/2017: Lakeview cemetery, 26.0 inch silver maple (Wickham) storm damaged
21. 5/4/2017: 100 Spring St, 16.0 inch Siberian elm (Wickham)
22. 5/25/2017: 340 Summit St, 30 plus inch red maple (Wickham)
23. 6/01/2017: 47 S. Manning St (Barry frntg) 38.0 inch sugar maple (Wickham)
24. 6/19/2017: Lakeview Cemetery, 19.0 inch silver maple (Wickham)
25. 6/19/2017: Cold Spring Park, 26.0 inch silver maple and two 29.0 inch silver maple (Wickham)
26. 6/20/2017: 268 Union St, one 9.0 inch and two 19.0 inch sugar maple (Wickham)
27. 6/20/2017: 225 N. Hillsdale St, 20.0 inch sugar maple (Wickham)
28. 6/20/2017: 101 N. Hillsdale St, 20.0 inch Norway maple (Wickham)
29. 6/20/2017: Oak Grove cemetery, 26.0 inch sugar maple (Wickham)
30. 6/20/2017: 13 W. South St, 19.0 inch Norway maple (Wickham)
31. 6/21/2017: 10 Armstrong St, 25.0 inch sugar maple (Wickham)
32. 6/21/2017: 40 E. South St, 21.0 inch English oak (Wickham)
33. 6/22/2017: 44 S. West St, 31.0 inch sugar maple and 11.0 inch English oak (Wickham)
34. 6/22/2017: 32 S. West St, 31.0 inch silver maple (Wickham)
35. 6/23/2017: 229 N. Wolcott St, 10.0 inch and 15.0 inch Siberian elm (Wickham)
36. 8/09/2017: 320 River St, 20.0 inch black locust (Wright Tree Service) line clearance
37. 8/09/2017: 312 River St (Lumbard frntg) 12.0 inch white pine (Wright Tree Service)

38. 9/06/2017: 73 Union St, 24.0 inch sugar maple (Wickham)
39. 9/18/2017: 9 S. West St, 26.0 inch sugar maple (UTS)
40. 9/20/2017: 211 N. Manning St, remove 14.0 and 24.0 inch sugar maple (UTS)
41. 10/02/2017: Stocks Park, double stemmed 18.0 inch elm (UTS)
42. 10/02/2017: 48 Marion St (Logan frntg) 13.0 inch black locust (UTS)
43. 10/03/2017: Sandy Beach Park, 26.0 inch black oak (UTS)
44. 10/03/2017: 135 Union St, 20.0 inch Norway maple (UTS)
45. 10/03/2017: Waterworks Park, 16.0 inch sugar maple (UTS)
46. 10/09/2017: 178 N. Manning St, 25.0 inch sugar maple (UTS)
47. 10/10/2017: Oak Grove cemetery: 23.0 inch sugar maple
48. 12/03/2017: 151 S. West St, 17.0 inch Norway maple (UTS)
49. 12/03/2017: 30 W. Bacon St (Norwood frntg) 16.0 inch Norway maple
50. 12/05/2017: 252 N. West St, 15.0 inch sugar maple (Wickham- for Hillsdale Townhome project)
51. 12/08/2017: 151 S. West St, 17.0 inch Norway maple(UTS)
52. 12/08/2017: 30 W. Bacon St (Norwood frntg) 16.0 inch Norway maple (UTS)
53. 12/08/2017: 29 W. South St (Norwood frntg), 38.0 inch sugar maple (UTS)
54. 12/15/2017: 25 W. Galloway Dr. 32.0 inch sugar maple (UTS)

## IN HOUSE TREE REMOVALS (2017)

1. 1/16/2017: 69 E. South St, 15.0 inch hedge maple
2. 1/16/2017: Oak Grove cemetery (section 7), 6.0 inch Alberta spruce
3. 1/18/2017: Alley on north side of Ferris St parking lot, 10.0 inch crabapple
4. 1/18/2017: 11 N. Broad St, (Ferris St frntg), 9.0 inch columnar Norway maple
5. 1/19/2017: Oak Grove cemetery (section 20), 12.0 inch crimson king maple
6. 3/03/2017: Sandy Beach, 14.0 inch black oak
7. 3/07/2017: 74 N. Howell St, 12.0 inch little leaf linden
8. 3/07/2017: 56 N. Howell St, 15.0 inch little leaf linden
9. 3/08/2017: 8 N. Norwood St , 40 plus inch silver maple (wind damaged)
10. 4/13/2017: 148 N. Manning St, 2.0 inch swamp white oak (loader)
11. 4/13/2017: 70 State St, 2.0 inch crabapple (loader)
12. 4/17/2017: 41 Charles St, 15.0 inch red maple (wind damaged)
13. 5/12/2017: Crescent Circle, 10.0 inch crabapple
14. 5/12/2017: 62 Barry St, 10.0 inch hedge maple
15. 5/31/2017: 126 Hillsdale St, 12.0 inch sugar maple
16. 5/31/2017: 173 Hillsdale St, 12.0 inch sugar maple
17. 5/31/2017: 311 Hillsdale St, 10.0 inch sugar maple
18. 6/21/2017: 117 Williams Ct, 20.0 inch Norway maple (wind damaged)
19. 6/21/2017: 11 E. Bacon St (Manning frng) 5.0 inch sugar maple
20. 6/30/2017: 266 E. Bacon St, 6.0 inch crabapple
21. 7/13/2017: Owens Park, multi-stemmed magnolia
22. 9/07/2017: Crescent Circle, 22.0 inch blue spruce (lightning strike)
23. 9/07/2017: 151 Westwood Dr. 20.0 inch Norway maple
24. 9/28/2017: 210 W. Bacon St, 16.0 inch black locust
25. 10/04/2017: 25 Warren St, double stemmed 10.0 inch apple
26. 10/09/2017: 2 N. Norwood St (Bacon frntg) two 7.0 inch crabapple
27. 10/09/2017: 19 S. Norwood St, 16.0 inch silver maple (wind damaged)
28. 12/08/2017: 354 E. Bacon St, 7.0 inch crabapple (wind damaged)
29. 12/18/2017: 11 River St, double stemmed 11.0 inch Norway maple



## CONSTRUCTION RELATED REMOVALS

1. 3/13/2017: 33 E. College St (Galloway frntg). Five (5) trees Hillsdale College had removed by BPU for future construction of Cathedral. A 15.0 and 17.0 inch red maple. A 16.0 inch and two 17.0 inch sugar maple.



## RIPPON AVE TREE REMOVALS (2018)

Trees were removed due to Rippon Ave being totally reconstructed in 2018. Trees were removed by two different contractors. Trees removed by Wickham Tree Service were removed under the "ICE Grant" (Infrastructure Capacity Enhancement Grant) and the trees removed by Ultimate Tree Service were taken down using city funds.

1. 3/23/2018: 11 Rippon Ave, 24.0 inch Norway maple (Wickham)
2. 3/23/2018: 13 Rippon Ave, 20.0 inch Norway maple (Wickham)
3. 3/23/2018: 15 Rippon Ave, 5.0 inch hawthorne (Wickham)
4. 3/23/2018: 19 Rippon Ave, 19.0 inch and 26.0 inch Norway maple (Wickham)
5. 3/23/2018: 54 Westwood St (Rippon frntg) 25.0 inch silver maple (Wickham)
6. 3/23/2018: 83 Rippon Ave, 17.0 inch Norway maple and 24.0 inch English oak(Wickham)
7. 3/24/2018: 95 Rippon Ave, 16.0 inch sugar maple (Wickham)
8. 3/24/2018: 99 Rippon Ave, 22.0 inch Norway maple (Wickham)
9. 3/24/2018: 78 Spring St (Rippon frntg), 13.0 inch Norway maple (Wickham)
10. 3/24/2018: 106 Rippon Ave, 38.0 and 44.0 inch silver maple (Wickham)
11. 3/24/2018: 90 Rippon Ave, 32.0, 30.0 and 11.0 inch silver maple (Wickham)
12. 3/24/2018: 80 Rippon Ave, 25.0 inch silver maple (Wickham)
13. 3/25/2018: 60 Rippon Ave, 26.0 inch sugar maple (Wickham)
14. 3/25/2018: 30 Rippon Ave, 25.0 inch silver maple (Wickham)
15. 3/25/2018: 16 Rippon Ave, 23.0 inch Norway maple (Wickham)
16. 3/28/2018: 15 Vine St, 20.0 inch sugar maple (Wickham)
17. 3/28/2018: 90 Rippon Ave, 26.0 inch silver maple (UTS)
18. 3/28/2018: 88 Rippon Ave, 34.0 inch silver maple and 30.0 inch Siberian elm (UTS)
19. 3/28/2018: 91 Rippon Ave, 27.0 and 34.0 inch silver maple (UTS)
20. 3/29/2018: 79 Rippon Ave, 38.0 inch silver maple (UTS)
21. 3/29/2018: 9 Rippon Ave, 35.0 inch silver maple (UTS)





## TREE REMOVALS 2018

1. 3/27/2018: 30 Monroe St, two 7.0 inch and one 14.0 inch hedge maple
2. 3/27/2018: 145 N. West St, two 12.0 inch Japanese Tree lilac
3. 4/2/2018: 12 Rippon Ave, 4.0 inch European alder
4. 4/3/2018: 111 W. Hallet St, 16.0 inch scotch pine
5. 12/27/2018: Owen Park, 18.0 inch blue spruce

