

**Sjostedt, Paula**

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**From:** Tara Thiessen Healey <tarathealey@gmail.com>  
**Sent:** Tuesday, August 18, 2026 7:23 PM  
**To:** Planning  
**Cc:** Christin Eigenmann; abigailjmaclean@gmail.com; Sarah Gillis; Nancy Morris; Jenn Gay Smith; michael.m.alfieri@gmail.com  
**Subject:** 22 Howe Street – Public Comment – Reconstructed Pre-Removal Tree Inventory  
**Attachments:** 22 Howe Street — Reconstructed Pre-Removal Tree Inventory - For Planning Board.pdf;  
22 Howe Street — Tree Location Map (A–R) - For Planning Board.pdf

Dear Members of the Planning Board:

We are neighbors of 22 Howe Street and respectfully submit the attached **Reconstructed Pre-Removal Tree Inventory** and **Tree Location Map** for inclusion in the record for the pending Site Plan Review for 22 Howe Street.

As the Board is aware, the applicant removed a significant number of trees from the property on May 22, 2026, before a Tree Protection and Mitigation Plan or tree inventory was presented to the Board for review. Because the Town's tree protection and mitigation requirements take into account the trees that existed prior to development, we believe it would be helpful to provide the Board with as complete a picture of the pre-removal conditions as can now reasonably be established.

To help document those pre-removal conditions, the neighbors have reconstructed a tree inventory using available surveys, Google Street View imagery, photographs taken by neighbors, and photographs taken during the tree removal. The attached inventory documents **18 removed trees totaling 350 inches DBH**, including **14 trees totaling 262 inches DBH that appear to have been located within the Tree Yard**. It also identifies potential overstory, Protected, and Significant Trees. The notes accompanying the inventory explain the sources, methodology, limitations, and qualifications associated with those assessments.

We respectfully submit this inventory for inclusion in the record to assist the Board in establishing the pre-removal tree baseline and evaluating the applicant's Tree Protection and Mitigation Plan and proposed landscaping.

We also suggest that the Landscape Plan's designation "**Existing Tree to Be Removed**" be updated for trees that were removed on May 22. A notation such as "**Existing Tree — Removed Prior to Site Plan Review**" may more accurately reflect their current status and distinguish their prior removal from the actions being considered as part of the current Site Plan Review.

Our intent in providing this information is to assist the Board in developing an accurate record of the property's pre-removal condition so that the applicable tree mitigation and future landscaping requirements can be evaluated against an established baseline that is available for review in the public record.

Thank you for your consideration.

Respectfully submitted,

**Neighbors of 22 Howe Street**

(listed alphabetically)

Michael and Tianna Alfieri, 4 Westview Circle

Anne and Walter Ciovacco, 15 Howe St

Christin and Christoph Eigenmann, 29 Howe St

Sarah Gillis and Tate Isgrig, 26 Howe St

Tara and Peter Healey, 19 Howe St

Abby and Ken Maclean, 16 Howe St

Nancy and Ed Morris, 24 Paige St

Neil Smith and Jennifer GaySmith, 6 Westview Circle

**Attachments:**

1. 22 Howe Street — Reconstructed Pre-Removal Tree Inventory
2. 22 Howe Street — Tree Location Map (A–R)

## 22 Howe St Tree Inventory

| TREE | Site Location / Grouping | Survey DBH  | Est. Pre-Removal Height (Ft) | Best Species Assessment                                  | Photo-Based Condition                          | Visible Basis / Limitation                                                                                                                 | In Tree Yard           | Overstory    | Preliminary Classification             |
|------|--------------------------|-------------|------------------------------|----------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------|----------------------------------------|
| A    | Northwest                | 8"          | 25-40 ft                     | Deciduous tree; species indeterminate                    | Indeterminate                                  | Small tree is distant or obscured; insufficient crown and trunk detail.                                                                    | Yes                    | Possibly     | Potential Protected Tree               |
| B    | Northwest                | 24"         | 45-55 ft                     | Mature deciduous hardwood; maple plausible               | Apparently viable                              | Live, substantially foliated crown; no pronounced decline visible.                                                                         | Yes                    | Yes          | Potential Protected Tree               |
| C    | Northwest                | 36"         | 55-65 ft                     | Mature deciduous hardwood; maple plausible               | Apparently viable                              | Live mature crown; no pronounced decline visible, although upper crown detail is limited.                                                  | Yes                    | Yes          | <b>Potential Significant Tree</b>      |
| D    | West                     | 12"         | 30-40 ft                     | Mature evergreen conifer; spruce or hemlock plausible    | Apparently viable                              | Evergreen foliage appears present and reasonably dense; trunk largely obscured.                                                            | Yes                    | Possibly     | Likely Protected Tree                  |
| E    | West                     | 14"         | 50-60 ft                     | Mature deciduous hardwood; maple plausible               | Apparently viable                              | Live, foliated crown without obvious widespread dieback.                                                                                   | Yes                    | Yes          | Potential Protected Tree               |
| F    | West                     | 36"         | 45-55 ft                     | Mature multi-leader maple; Norway maple most likely      | Apparently viable; multi-leader form           | Large, dense, well-foliated crown. Numerous mature leaders arise from a broad lower structure; condition of unions cannot be determined.   | No                     |              | Outside Tree Yard                      |
| G    | West                     | 16"         | 50-60 ft                     | Mature deciduous hardwood; maple plausible               | Apparently viable                              | Live overstory crown; no pronounced decline identifiable in the available photograph.                                                      | Probably No            |              | Probably outside Tree Yard             |
| H    | West                     | 14"         | 40-50 ft                     | Mature deciduous hardwood; maple plausible               | Apparently viable                              | Live, substantially foliated crown; limited view of trunk and individual branches.                                                         | Yes                    | Yes          | Potential Protected Tree               |
| I    | West                     | 12"         | 50-60 ft                     | Mature deciduous hardwood; ash or maple plausible        | Apparently viable                              | Live overstory crown; no obvious severe decline, but tree is partly obscured by adjacent crowns.                                           | No                     |              | Outside Tree Yard                      |
| J    | East                     | 24"         | 55-65 ft                     | Mature deciduous hardwood; oak plausible                 | Apparently viable; some visible crown deadwood | Predominantly live crown, with several bare upper branches visible. The amount and significance of deadwood cannot be determined reliably. | No                     |              | Outside Tree Yard                      |
| K    | East                     | 12"         | 40-50 ft                     | Mature deciduous hardwood; maple plausible               | Apparently viable                              | Live deciduous crown; no conspicuous widespread dieback visible.                                                                           | Yes                    | Yes          | Potential Protected Tree               |
| L    | East                     | 22"         | 55-65 ft                     | Maple; Norway maple is plausible                         | Apparently viable                              | Live, substantially foliated maple-like crown; trunk and branch unions are not sufficiently visible.                                       | Yes                    | Yes          | Potential Protected Tree*              |
| M    | East                     | 18"         | 50-55 ft                     | Maple; Norway maple is plausible                         | Apparently viable                              | Live, substantially foliated maple-like crown; partially obscured by neighboring trees.                                                    | Yes                    | Yes          | Potential Protected Tree*              |
| N    | East                     | 16"         | 35-45 ft                     | Mature evergreen conifer; cedar-type conifer             | Apparently viable                              | Cedar-type conifer retains a substantial green crown; internal structure and lower foliage are partly obscured.                            | Yes                    | Likely       | Likely Protected Tree                  |
| O    | South                    | 24"         | 60-70 ft                     | Mature deciduous hardwood; oak is plausible              | Apparently viable                              | Large, live, substantially foliated overstory crown; no pronounced decline visible.                                                        | Yes                    | Yes          | Likely Protected Tree                  |
| P    | South                    | 24"         | 60-70 ft                     | Mature deciduous hardwood; species unresolved            | Apparently viable                              | Large, live crown with substantial foliage; tree-specific crown boundaries are somewhat difficult to separate.                             | Yes                    | Yes          | Likely Protected Tree                  |
| Q    | South                    | 30"         | 65-75 ft                     | Mature deciduous hardwood; oak plausible but unconfirmed | Apparently viable                              | Large, live overstory crown; no obvious severe decline visible in the available photographs.                                               | Yes                    | Yes          | <b>Potential Significant Tree</b>      |
| R    | South                    | 8"          | 30-40 ft                     | Deciduous hardwood; species indeterminate                | Indeterminate                                  | Smaller tree is insufficiently isolated or detailed to assess condition responsibly.                                                       | Yes                    | Possibly     | Potential Protected Tree               |
|      |                          | <b>350"</b> |                              |                                                          |                                                |                                                                                                                                            | <b>14 Trees / 262"</b> | <b>11-14</b> | <b>C and Q potentially Significant</b> |

## 22 Howe St Tree Inventory

|                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
| *L and M would not be Protected Trees if confirmed as invasive Norway maples.                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
| <b>NOTES:</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
| 1. Survey DBH values are transcribed from the August 21, 2024 survey of 22 Howe Street for Trees A–N and the February 1, 2022 survey of 16 Howe Street for Trees O–R. No post-removal field measurements were possible.                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |
| 2. Heights and species are preliminary, AI-assisted estimates based on Google Street View imagery, photographs supplied by abutting neighbors, surveys, and photographs taken during removal.                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
| 3. Preliminary visible condition is based solely on the available pre-removal photographs. “Apparently viable” means that the tree displayed a live, substantially foliated crown without obvious widespread decline; it does not establish structural soundness or the absence of disease, decay, root defects, or other concealed conditions. No tree is characterized as hazardous based on the available photographic evidence. |  |  |  |  |  |  |  |  |  |
| 4. Apparent Tree Yard locations are based on visual scaling of the surveys using Hingham’s 10-foot Tree Yard definition. Trees A, B, C, D, E, H, K, L, M, N, O, P, Q and R appear within the Tree Yard, totaling 262 inches DBH. G appears probably outside; F, I and J appear outside.                                                                                                                                             |  |  |  |  |  |  |  |  |  |
| 5. A tree shown as “Potential” or “Likely Protected” remains subject to Hingham’s exclusions. Invasive species, public shade trees, trees on public property, and trees properly certified as hazardous are not Protected Trees.                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
| 6. Blank or unresolved species information does not establish that a tree was invasive or non-invasive. Possible Norway maple identifications are photo-based and require professional confirmation.                                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |
| 7. “Overstory” means a species that generally reaches more than 40 feet at maturity. The table identifies 11 likely and three possible overstory trees within the apparent Tree Yard.                                                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |
| 8. A Significant Tree must first qualify as a Protected Tree and have a DBH of at least 30 inches. C and Q are the two potential Significant Trees identified by the available surveys.                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |
| 9. This inventory is a preliminary reconstruction from available evidence.                                                                                                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |
| 10. The tree location map (provided separately) identifies the approximate locations of Trees A–R for reference purposes. The map is not to scale.                                                                                                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |
| <b>This version foregrounds the principal findings: 18 trees totaling 350 inches, 14 apparent Tree Yard trees totaling 262 inches, 11–14 potential overstory trees, and two potential Significant Trees.</b>                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |

# 22 Howe Tree Map (not to scale)

