

**From:** [Karen Day](#)  
**To:** [Ronald Wolanski](#); [Paul Croce](#); [Bill Di Marco](#)  
**Subject:** Comments from the Tree Commission Concerning 300 Coddington Highway and Wave Pond Motel  
**Date:** Friday, March 29, 2024 2:16:57 PM

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Hello Gentlemen,

The Middletown Tree Commission met March 28, 2024 and reviewed the landscape plans for both the 300 Coddington Highway project and the Wave Pond Motel. These are our comments.

For both projects we would like a stipulation that any substitutions for approved planting species must be approved by the Commission.

#### 300 Coddington Highway

- Reservations about the use of picea glauca were raised. Several years ago, after a mild winter, there was an infestation of conifer aphid because the larvae were not killed by the cold. This risk is increasing with climate change and may need to be reconsidered.
- Pinus strobus foliage can be susceptible to desiccation from salt air which is a concern at this location.
- Planting mix should be modified to reflect a transition from the existing materials to avoid creating a "flower pot" effect which could lead to plant decline over time.
- There are 24 rhus aromatica 'Gro-low' planned. As these can become wide, perhaps the number could be reduced to allow more space between plantings.

#### Wave Pond Motel

- We feel the species selected are appropriate for the site.
- It was difficult to review the landscape plans without have a view of the elevation of the building. It is assumed the building will be elevated but it was difficult to have a sense of the landscaping without the design of the building.
- Two oaks are planned along Wave Avenue and there are wires. How will that be addressed?
- The eastern border shows an ambitious planting plan with many plantings for a fairly small area. We are concerned about all of these plants surviving over time. We are requesting a guarantee that any plantings that do not survive be replaced if this is not addressed in some other way.
- There is a small lawn area along the south border of the property and the property has very sandy soil and an application of fertilizer has been scheduled 4 times per year. With the need to reduce the use of fertilizer in Middletown, especially near the beach and the pond, perhaps this should be given some thought.
- A concrete retaining wall is shown on the plans around some of the parking areas and along the Purgatory Road boundary of the property. There is no information offered about the height and/or design of this wall. As it will be the backdrop for some of the plantings, we are concerned about the aesthetics of the wall if it is simple concrete block. We would hope a facing of natural stone would be considered as there are stone walls in the area and are an important feature throughout Middletown.

Please let us know if you have any questions or concerns.

Karen Day, Chairperson of the Middletown Tree Commission

