

**Kim DelNigro**

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**From:** Roland Bartl  
**Sent:** Friday, September 01, 2006 1:01 PM  
**To:** Planning Board  
**Subject:** QRCC - Request for Bond Release

Hi:

We have received a request for a release of the erosion and sedimentation control bond at the Quail Ridge Country Club. ENSR (the environmental monitoring consultant) has certified that everything is fully stabilized except for the area around the club house which is in initial stabilization. The latter was of lesser concern to the Planning Board. I have asked Engineering and Natural Resources to verify the information that came along with the request for bond release.

Also, part of the bond is for possible replacement tree plantings along the eastern edge of the course. The applicant states in his release request that the existing buffer that they left in place is sufficient. The special permit decision reads:

Re: obligation - required plan modification:

At the practice range show a minimum 40-foot no-cut / no-grading buffer zone along the Site boundary that abuts Great Road Condominium. Show the netting, which is hereby required to protect the abutting residential complex, along the boundary line to the Great Road Condominium for a length approximately as shown on the Plan at a distance of not less than 40 feet from the boundary line. Specify the maximum installation height of the netting and support poles to be as required to effectively protect the abutting land use but not higher than 75 feet. **Add a plan note that, upon completion of the practice range and the installation of the netting, the Board or its designee may require additional plantings in the buffer zone where the existing vegetation density is sparse.**

Re: bond:

...; plus \$11,000 for 36-37 replacement trees at practice range at \$300 per tree ... to secure the Applicant's obligation to plant additional trees along the practice range, as may be determined by the Board in accordance with this decision

At the time of the decision writing there seemed to be interest among Board member to help determine whether or not additional plantings would be necessary if the existing trees that they saved are sufficient. Now, 4 years later, the bond release request is in and it is time to go take a look. Is any Board member interested in joining me on this inspection - sometime during the day but not before 9/8.

As a side note, there had been issues with golf balls allegedly flying from the driving range over the fence into the Great Road Condo parking lot and property. We received complaints as recently as July. While there may be the occasional stray ball, it appears there were two main sources for this intrusion:

1. Kids picking up golf balls along the base of the netting and taking them to play with. Later adults find them and wrongly believe that they had come flying over. This is a guess, but explains the occasional abundance of balls at Great Roads Condo beyond a number one might ever expect could be flying over.
2. Pranks: A couple of weeks ago the manager caught a group of teenagers who were batting golf balls with an aluminum baseball bat in the direction of the Great Road condos. This has apparently been going on for awhile at nights and during off-hours.

For now, I think the issue has been addressed reasonably well.

Finally, there is the matter of a foot trail from Hazelnut Street to the Nagog Hill conservation land that was to be installed after all work on hole 4 was completed. The special permit decision reads:

9/8/2006

On the Site Development Plan sheets, indicate a proposed trail within a +/-20-foot wide public pedestrian easement or parcel along the northern tier of the Site, connecting the street right-of-way stub off Hazelnut Street in the east with the Nagog Hill Conservation Area in the west. Attach a note stating that the final disposition of the trail easement and location of the trail is subject to the Board's further review and determination after the clearing and grading work for holes #4 and #5 is completed. The Applicant shall notify the Board when this work is done

Does any Board member want to join me on this inspection, which should probably be coordinated with ConCom and/or Tom Tidman?

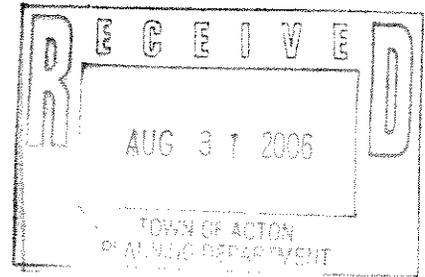
Please let me know.

*Roland Baril, AICP  
Town Planner, Town of Acton  
472 Main Street  
Acton, MA 01720  
978-264-9636*

# Quail Ridge Country Club, LLC

178 Great Road, Acton, Massachusetts, 01720

Telephone: (978) 263-6166 Fax: (978) 264-4049



August 29, 2006

Roland Bartl – Town Planner  
Town of Acton  
472 Main Street  
Acton, MA 01720

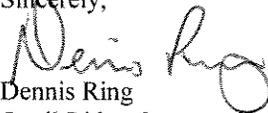
Dear Roland:

On behalf of Quail Ridge Country Club, LLC, I am forwarding the attached inspection report from ENSR. As you can see from the report, ENSR indicates that 100% of the course has been stabilized from erosion. Based on this report, I hereby request a full release of the erosion control bond.

As you know, the current bond amount is \$251,000.00, with \$80,000.00 being secured by a cash deposit, and \$171,000.00 being secured by a bond from Gulf Insurance Group. A portion of the insurance bond, \$11,000.00, is being held for potential tree planting to augment screening along the property boundary of the Great Road Condominiums. In our opinion, the buffer of natural vegetation that was left in this area is more than adequate as screening, and I would be happy to schedule a site visit with you and/or members of the Planning Board to inspect the buffer.

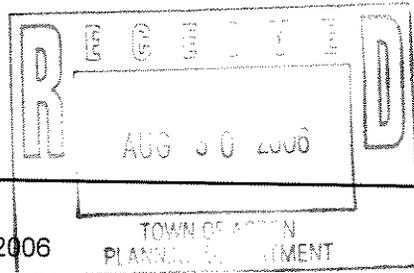
Please contact me if you have any questions regarding the release of the bond.

Sincerely,

  
Dennis Ring  
Quail Ridge Country Club, LLC

cc: RP/RT - QRCC

**Memorandum**



<b>To:</b>	Dennis Ring, Northwest Development	<b>Date:</b>	August 28, 2006
<b>From:</b>	Lauren Caputo, ENSR	<b>File:</b>	10859-001
<b>RE:</b>	Quail Ridge Country Club - Sediment and Erosion Control Tracking	<b>CC:</b>	Mike Toohill, ENSR Lou Bettencourt, QRCC superintendent Tom Tidman, Acton Conservation Commission Roland Bartl, Acton Planning Board George Demakarakos, Stamski & McNary

On Wednesday, August 23, 2006 ENSR performed a site visit to evaluate the sediment and erosion control features at Quail Ridge Country Club. The fairways have been stabilized with full grass cover, and the previous problems of rutting have been corrected. The wetland areas, including the vernal pools, are protected with full grass cover, and wild flowers, plants, ferns, and trees are thriving around the wetlands. As part of ENSR's environmental monitoring at Quail Ridge Country Club, a spreadsheet was compiled tracking the progress of sediment and erosion controls on a hole-by-hole basis. Attached to this memo find a spreadsheet summarizing the progress as of August 23, 2005. 100% of Quail Ridge is stabilized from erosion; the golf course is comprised of 95% "full stabilization" (paved, good grass cover, work complete) and 5% of "initial stabilization" (only minor grading work left) where the club house will be built, although this area is fully stabilized to control erosion. There are two detention basins along the eastern side of the 18<sup>th</sup> fairway that have berms along the tree line. There has been discussion between QRCC superintendent, Lou Bettencourt, and the engineer of record, George Demakarakos of Stamski and McNary, about installing a rip-rapped verse concrete outlet. As of now, no change in design has occurred.

If you have any questions, please call Lauren Caputo at 978-589-3295 or Mike Toohill at 978-589-3226.

QUAIL RIDGE GOLF COURSE, ACTON, MA  
INSPECTION SUMMARY

Inspection Date	Inspector Name(s)	Hole 1	Hole 2	Hole 3	Hole 4	Hole 5	Hole 6	Hole 7	Hole 8	Hole 9	Hole 10	Hole 11	Hole 12	Hole 13	Hole 14	Hole 15	Hole 16	Hole 17	Hole 18	Family Center	Practice Fairway	Entrance Road	Club House	
12-Apr	PL, MT, LC																							
14-Apr	LC, MT	EG	IS																					
21-Apr	LC, SM, MT			IS	EG	EG	EG	EG	IS	IS	EG	IS	EG	IS	IS	IS	IS							
24-Apr	SM, LC	EG	IS	IS	EG	EG	EG	EG	IS	IS	EG	IS	EG	IS	IS	IS	IS							
25-Apr	SM, PL	EG																						
27-Apr	LC, MT																							
29-Apr	LC																							
6-May	SM	EG	IS	IS	EG	EG	EG	EG	IS	IS	EG	IS	EG	IS	IS	IS	IS							
9-May	SM	EG	IS	IS	EG	EG	EG	EG	IS	IS	EG	IS	EG	IS	IS	IS	IS							
20-May	LC	EG	IS	FS	EG	EG	EG	EG	IS	IS	EG	IS	EG	IS	IS	IS	IS							
27-May	LC, SM	EG	IS	FS	EG	EG	EG	EG	IS	IS	EG	IS	EG	IS	IS	IS	IS							
9-Jun	LC, SM	EG	IS	FS	EG	EG	EG	EG	IS	IS	EG	IS	EG	IS	IS	IS	IS							
13-Jun	SM																							
17-Jun	LC																							
29-Jun	SM	EG	FS	FS	EG	EG	EG	EG	FS	FS	EG	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
14-Jul	SM	IS	FS	FS	IS	EG	EG	EG	FS	FS	EG	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
22-Jul	LC	IS	FS	FS	IS	EG	EG	EG	FS	FS	EG	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
29-Jul	SM	IS	FS	FS	IS	IS	IS	IS	FS	FS	EG	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
2-Aug	SM	IS	FS	FS	IS	IS	IS	IS	FS	FS	EG	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
15-Aug	LC	IS	FS	FS	IS	IS	IS	IS	FS	FS	EG	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
25-Aug	SM	IS	FS	FS	IS	IS	IS	IS	FS	FS	EG	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
1-Sep	SM	IS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
9-Sep	LC	IS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
16-Sep	SM	IS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
23-Sep	LC	IS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
4-Oct	SM	FS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
14-Oct	LC	FS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
21-Oct	LC	FS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
27-Oct	LC	FS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
18-Nov	LC	FS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
1-Dec	MT, LC	FS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
5-Jan-06	LC	FS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
3-Apr-06	LC	FS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
9-May-06	LC	FS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
16-May-06	MT	FS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
25-May-06	LC	FS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
7-Jun-06	LC	FS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
30-Jun-06	LC	FS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS
23-Aug-06	LC	FS	FS	FS	IS	IS	IS	IS	FS	FS	IS	FS	FS	IS	FS	FS	FS	FS	FS	IS	IS	IS	IS	IS

Note:  
Shaded cell means issue was identified or is still uncorrected.  
See applicable survey report(s).

Construction Phase:  
ND = No disturbance (no work yet)  
EG = Exposed ground/grading activities/clearing  
IS = Initial stabilization (i.e., just seeded, sparse cover, only minor grading work left)  
FS = Final stabilization (paved, good grass cover, work complete)

MT = Mike Toohill  
LC = Lauren Caputo  
PL = Phil London  
SM = Sharon McKechnie