



FYI

TOWN OF ACTON
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Planning Department

October 17, 2006

Mr. Dennis Ring
Quail Ridge , LLC
178 Great Road
Acton, MA 01720

Re: Quail Ridge Country Club – 2nd Bond Reduction

Dear Dennis:

You have requested on August 29, 2006 a further bond reduction for work completed at QRCC. According to section 3.2.20 of the governing special permit of the Planning Board, the bond is for erosion control, stabilization, and clean up; and for possible additional tree plantings. In the subsequent first amendment to the special permit the bond was set at \$611,000, whereby \$200,000 had to be posted as a cash bond. You have provided \$200,000 in cash and \$411,000 in insurance bond. On July 20, 2005 I authorized a bond reduction to \$80,000 for the cash bond and \$171,000 for the insurance bond.

With the most recent bond reduction request you have submitted a status report of the work at QRCC. The report was prepared by ENSR, under the direction of Mr. Mike Toohill. It indicates that site work is essentially completed except for final work to be done around the club house. No trees covered by the bond have been planted to date. A site inspection for that matter was attempted but a date seemed elusive for now. Two other issues remain: The removal of the wetlands crossings and the continued problem of water braking out from the retention pond and flooding the Great Road Condo parking lot. The following bond adjustment retains sufficient funds to deal with the matters if necessary –

\$30,000 for the water seepage problem;

\$10,000 for stabilization / erosion control as needed in connection with wetland crossings removal;

\$11,000 for tree plantings.

It is my preference that the entire remaining amount be held in the cash bond. Therefore, I authorize on behalf of the Town of Acton Planning Board a bond reduction as follows:

	Cash Bond	Insurance Bond (Gulf B21844046)	
	for above 3 items	for erosion control	for tree plantings
current bond amounts	\$ 80,000.00	\$160,000	\$11,000
authorized reductions	\$ 29,000.00	\$160,000	\$11,000
new minimum bond amounts	\$ 51,000.00	\$0	\$0
New bond total	\$ 51,000.00		
total bond release	\$200,000.00		

Please advise Gulf insurance Co. of the release of their entire bond. The release of the \$29,000 cash funds will follow regular Town accounting procedures which may take 2-4 weeks for processing.

Sincerely,



Roland Bartl, AICP
Town Planner

Cc: Treasurer
Accountant
Planning Board
Engineering
Natural Resources

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