

FYI



TOWN OF ACTON
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Planning Department

December 1, 2006

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

Re: Quail Ridge Country Club – 3rd 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, Roland Bartl authorized a bond reduction to \$80,000 for the cash bond and \$171,000 for the insurance bond. On October 17, 2006, Roland Bartl authorized a bond reduction to \$51,000 for the cash bond and \$0 for the insurance bond.

On October 24, 2006, staff conducted a site inspection of QRCC. Staff found that the trees and other vegetation located along the driving range provide a sufficient buffer between QRCC and Great Road Condominiums. Additional trees do not need to be planted in this area. Two other issues related to the site still remain: the removal of the wetlands crossings and the continued problem of water breaking out from the retention pond and flooding the Great Road Condo parking lot. The following bond adjustment retains sufficient funds to deal with these matters if necessary –

\$30,000 for the water seepage problem;

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

Therefore, Roland Bartl authorizes on behalf of the Town of Acton Planning Board a bond reduction as follows:

	Cash Bond
	for above 2 items
current bond amounts	\$ 51,000.00
authorized reductions	\$ 11,000.00
new minimum bond amounts	\$ 40,000.00
New bond total	\$ 40,000.00

The release of the \$11,000 cash funds will follow regular Town accounting procedures which may take 2-4 weeks for processing.

Sincerely,

A handwritten signature in black ink that reads "Kristin K. Alexander". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Kristin K. Alexander, AICP
Assistant Town Planner

Cc: Treasurer
Accountant
Planning Board
Engineering
Natural Resources

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