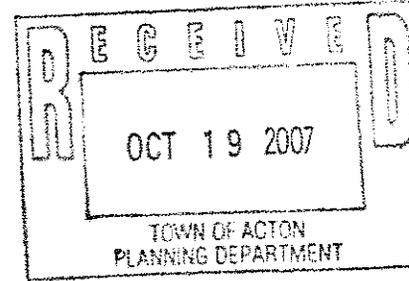


STAMSKI AND McNARY, INC.

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WILLIAM F. McNARY, P.L.S.
JOSEPH MARCH, P.E., P.L.S.

October 19, 2007

Acton Planning Board
472 Main St
Acton, MA 01720

Re: The Residences at Quail Ridge
Senior Residence Special Permit
Response to Staff/Board Comments

Members of the Board,

The following notes have been prepared in response to Interdepartmental Communications from Town Departments, Boards, Commissions and a butter input. The plans for the project have not been revised, but a sketch has been prepared, and is enclosed, to show the effects of the proposed changes. The notes below are outlined to correspond numerically with the respective correspondence when applicable:

Roland Bartl, Town Planner, Memorandum

Date: September 17, 2007

1. Access, Circulation and Traffic Impacts.

- a. *Acorn Park Special Permit*
After extensive public input at the public hearing on September 25th, the applicant has revised the plan for the connections to Acorn Park. The Hazelnut and Palmer Lane accesses are now shown as gated emergency accesses.

- b-g. See memo from Conley Associates.

2. Public v. Private Streets

Given the current proposal with emergency access to Acorn Park, some of the rational for a public street system is no longer applicable. The nature of the development does not lend itself to provide streets in full compliance with the Subdivision Rules. Therefore, a private street system is appropriate.

3. Street Design and Layout

The street system has been modified as follows:

- The width of pavement is now 24 feet in the following locations:
 - a. Skyline Drive from Skyline Drive/Quail Ridge Drive intersection to Skyline Drive/Greenside Lane intersection
 - b. Skyline Drive/Greenside Lane intersection to Greenside Lane/Ryder Path intersection and all of Ryder Path
 - c. Quail Ridge Drive from Skyline Drive/Quail Ridge Drive intersection to Unit 9
 - d. Quail Ridge Drive from Unit 114 to Unit 96
 - e. All of Parkland Lane.

- The cross section of the roads has been revised to provide a 3 foot wide grass strip, a 4 foot sidewalk, and 19.5 feet (min) from the back of the sidewalk to garage doors. Also there will be 19.5 feet available from the garage doors to the back of the proposed curb where no sidewalk is proposed.

4. & 5. Sidewalks

A sidewalk will be designed to extend from the existing parking area to Great Road along Skyline Drive. Greenside Lane has been shortened and proposed with a tee turnaround. Units 77-79 have been eliminated and the associated common driveway has been shortened to provide access to a small parking area. This will result in more contiguous green space as requested.

6. Wastewater Disposal

Though the applicant has not received additional complaints regarding the parking lot issue with Great Road Condominiums over a span of time that has included significant rainfall, the stormwater basin will be lined with a polyethylene liner to prevent future issues. The existing leaching trenches are slated to be utilized for their existing approved capacity with no increase. The increase in effluent will be handled on other portions of the site.

7. Common Land Use and Ownership

8. Senior Residence Deed Restriction

9. Affordable Units

10. Outstanding work under previous permits-existing bonds

11. Foot trail from Hazelnut Street to Nagog Hill Conservation Land

See memo from Graham and Harsip

12. Street Maintenance during marketing phase

The Applicant will pay its proportionate share of street maintenance costs based upon unsold units.

13.-15.

No response needed

Engineering Department, Communication

Date: September 19, 2007

Traffic Study

1. - 4.

See memo from Conley Associates.

Roadway Design

5. A waiver list will be prepared when the final roadway layout has been agreed to by the Board.

Greenside Lane: The length of Greenside Lane has been reduced to allow the driveway for the 12-unit buildings to function as a tee turnaround as suggested.

Pavement and gravel thickness: the typically required thickness of pavement and gravel will be proposed as suggested.

The sidewalk, grass strip and roadway width has been modified as noted above.

1. The Hazelnut Street and Palmer Lane connections are now proposed as emergency access only, as noted above. Therefore, the noted recommendations are not needed. Profiles will be updated to show the emergency access.
2. The gates will be detailed in the final plans.
3. The stationing of Skyline Drive will be adjusted as recommended.
4. The centerline radius will be added to the final plans.
5. Not applicable.

6. The noted changes will alleviate snow storage concerns.
7. The roads have been widened as noted above.
8. No response needed.
9. Units 77-79 and the associated common driveway have been eliminated.

Drainage

10. No response needed.
11. Additional soil testing will be conducted as needed and the results will be represented on the plans.
12. Notes requiring appropriate subdrains will be added to the plans.
13. Double grated catch basins will be added to the recommended locations.
14. Separate diversion manholes will be added in the recommended locations.
15. Traffic rated covers will be specified for the subsurface recharge facilities.
16. The swale along Greenside lane will be labeled.
17. An alternative design will be proposed to avoid stormwater discharge across the Concord Water Plant driveway.
18. A culvert will be proposed under the cartpath downstream on Stormwater Basin # 15 on the final plans.
19. An impervious polyethylene liner will be proposed in the bottom of the detention basin adjacent to the Great Road Condominiums.
20. The outlet structure invert for Stormwater Basin 28 will be labeled on the plans. A field change yielded grading in the basin that differed from the design plan of QRCC but maintained the same volume.
21. A note specifying the Stormceptor locations will be added to the detail.
22. The infiltration and detention basin details will be modified to require the removal of top and sub-soil as requested.
23. The Drainage System Operation and Maintenance Plan will be modified as suggested.

24. The changes requested will be reflected on the final plans.
25. The suggested labels and details will be added to the final plans.
26. A typical water quality swale detail will be added to the final plans.
27. The filter fabric is a requirement of the manufacturer. Also, it was our understanding, at the same seminar, that were layers of soils containing fines above the filter fabric in a water quality swale that contributed to the failure, not the sediments in the runoff. That situation is not similar to the one proposed here.
28. The drainage System O&M plan can be incorporated into the maintenance agreement.

Roadway and Utility Details

29. To be added to final plans.
30. The Fire Chief will be consulted regarding call box locations.
31. No response needed.
- 32-37. To be added to final plans.
38. No response needed.
- 39-40 To be added to final plans.
41. The present proposal is to leave the existing driveway to Hazelenut in its current condition.
- 42-45. To be added to final plans.

Sidewalks & Pedestrian Connections

46. To be added to final plans.
47. No response needed.
48. The driveway to the Concord Water Treatment Plant can now be used for pedestrian access.
49. To be added to final plans.

50. A sidewalk will be added to Skyline Drive for a pedestrian connection to Great Road.
51. No response needed.
52. Pedestrian connections to existing paths and bridges will be added to the final plans.
- 53-55. To be added to final plans.

Additional Comments/Concerns:

- 56-57. To be added to final plans.
58. No response needed.
59. To be added to final plans.

Garry Rhodes Building Commissioner, Communication Date: August 30, 2007

The applicant suggests that the Golf Course Special Permit be abolished upon the issuance of the first building permit for housing.

Dean Charter M.P. Director, Communication Date: August 6, 2007

1. No response needed.
2. No right of way is proposed.
3. The applicant is willing to add plantings in the vicinity of Palmer Lane, behind units 35-37, in response to concerns from an abutter at the public hearing.
4. No response needed.
5. The condominium association will control the lighting on site.
6. The lighting Bylaw is not applicable to this project.

Chris Allen, Water Supply District Manager Date: September 10, 2007

1. Water main sizes will be shown on the final plans.
2. Service isolations will be shown on the final plans.
3. Sizes on residential services will be shown on the final plans.

- 4-9. No response needed, plans will be adjusted where needed.
10. A water impact study will be prepared.
11. The Fire Department has requested flow tests at all new connection points. The applicant will coordinate tests with the AWD.

Tom Tidman, Natural Resources Director

Date: September 10, 2007

1. A Notice of Intent will be filed for the project.
2. The applicability of the current regulations regarding Nagog Brook is presently being investigated. Significant changes to the project are not anticipated in any event.
3. The applicant will review outstanding issues in the existing Order of Conditions with the Director and or Commission.
4.
 - a) A portion of Greenside Lane has been removed in order to provide an un-fragmented upland habitat, as suggested.
 - b) Units 77-79 have been removed, along with the associated common driveway in order to avoid habitat fragmentation, as suggested.
5. An alternatives analysis for the crossing of Nagog Brook will be provided with the Notice of Intent filing.
6. An area for a community garden can be designated for the residents.
7. A 4 space parking area is now proposed in the former location of the common driveway serving Units 77-79. Trails can be modified to access the Nagog Hill Conservation Area.

Paulina Knibbe Sidewalk Committee Chair, Selectman, email

Date: August 27, 2007

- 1) A three foot wide grass strip is now proposed between a four foot wide sidewalk and the back of the proposed curb.
- 2) A sidewalk will be shown along Skyline Drive from the existing parking area to Great Road.

Brent Reagor, Deputy Health Director

Date: August 9, 2007

- 1-2) No response needed.

- 3) The health department will be copied on submittals to the DEP regarding wastewater treatment.
- 4) Recharge of groundwater is proposed through the use of roof runoff infiltration, infiltration basins, and recharge of treated sewage effluent.
- 5) Reference to the DEP will be included in the appropriate places within the Master deed and other documents.
- 6) Individual recycling and private waste pickup will be employed for residential units. The restaurant will be served by a screened dumpster.
- 7) The Concord Water Department has been notified as an abutter.
- 8) The wastewater treatment facility is shown on the plans in the vicinity of the maintenance building.
- 9) Reuse of wastewater is under consideration.
- 10) No response needed.
- 11) Information on the sewage system can be provided in the disclosures.
- 12) Soil testing has been on-going and all information provided to the DEP will be copied to the BOH.
- 13) The Groundwater Discharge Permit application will contain all pertinent design calculations.
- 14) Sewer lines between the treatment plant and effluent disposal fields will be detailed in the plans that accompany the Groundwater Discharge Permit application.
- 15) To be corrected on final plans.
- 16) The applicant is open to discussing an additional surface water quality sampling point.
- 17) To be added on final plans.
- 18) To be corrected on final plans.
- 19) There are no EUA's shown on the plans.
- 20) To be added on final plans.

- 21) To be corrected on final plans.
- 22-23) No response needed.
- 24-28) To be corrected on final plans.
- 29) Manufacturer's recommendations will be followed in the final design of the sewage collection system.
- 30-31) To be addressed on final plans.
- 32) Gravity sewer will be provided between the restaurant and grinder pump and between the 12-unit buildings and grinder pump.
- 33) No outdoor seating is proposed at this time and it would be included in calculations if proposed later.
- 34) Adjustments to the recharge calculations will be made to account for the growing season.
- 35) No response needed.
- 36) Typically, it is the individual homeowner that is responsible for pumps within the units and as is the case here.
- 37) To be added to final plans.
- 38) The condominium association will maintain the pump station for the 12-unit buildings.
- 39) Backup generators can be provided as suggested.
- 40) The restaurant and 12-unit buildings will be provided with outdoor visible and audible alarms.
- 41) Odor control provisions have not been made, but can be made if there is a known problem with air release valve manholes.
- 42) The potential for additional sewage capacity is under consideration.

Jim Snyder-Grant, Chair; Joan Cirillo, ALSC, Letter Date: September 14, 2007

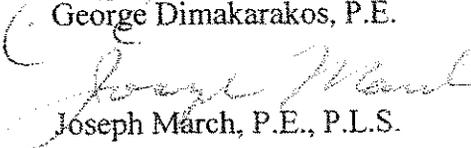
The Applicant is prepared to grant an Easement, in a location to be agreed upon between Applicant, Conservation Commission, and the Land Stewardship Committee, subject to the right to relocate said Easement to accommodate site changes in the event that the Special Permit for RQR is granted. Given current wetlands considerations, it would be best to locate the Easement and complete the grant after a Special Permit is granted, or in the event that one is denied, after such denial. In either case, the Applicant proposes that the grant be completed within six months after the denial or grant of the Special Permit.

We hope that the information provided adequately addresses the concerns of the Board. Please call our office if further information or clarification is needed.

Respectfully yours,

Stamski and McNary, Inc.


George Dimakarakos, P.E.


Joseph March, P.E., P.L.S.

encl.

cc: Quail Ridge Country Club, LLC