

MEMO

TO: Acton Planning Board
FROM: Steven R. Graham
DATE: July 2, 2008
RE: Decision 08-02, The Residences at Quail Ridge
Senior Residence Special Permit
February 12, 2008 ("Decision")

As a condition of the Decision, the Applicant, Quail Ridge Country Club LLC, was required to file a Supplemental Application with the Board for the purpose of enabling the Board to make a final determination regarding a secondary means of access to The Residence at Quail Ridge (the "Site") (Section 3.2.2.1). The Decision required the following assessments/studies:

"A-Regarding the Feasibility and Suitability of Street Access through Great Road Condominium."

"B-Regarding the Feasibility and Risks of Gated Emergency Access Ways versus Full Secondary Access through Acorn Park."

"C-Regarding Full Secondary Street Access Alternatives through Acorn Park."

As part of the Supplemental Application, the Applicant submitted to the Board detailed information with regard to its efforts to determine the feasibility and suitability of street access through the Great Road Condominium (Condition 3.2.2.1(A)). Based upon its communications with the Board of Trustees of the Great Road Condominium and a review of the Zoning By-Law, the Applicant has determined that a secondary access through the Great Road Condominium is not an option. The Applicant feels it has satisfied Condition 3.2.2.1(A) of the Decision.

With regard to the feasibility and suitability of a secondary access through Acorn Park, either full access or emergency access (Conditions 3.2.2.1(B) and 3.2.2.1(C) of the Decision, respectively), the Applicant believes that the information contained in the Traffic Impact Study, dated March, 2007 prepared by Conley Associates which was submitted with the original Application for The Residences at Quail Ridge ("RQR"), together with a supplemental Memorandum to the Town Planner,

Roland Bartl, dated October 19, 2007 and a further Memorandum dated December 4, 2007 to Dennis Ring, with a copy to the Board, (collectively the "TIS") copies of which are attached hereto, adequately support the requirements of the afore-mentioned conditions of the Decision.

The original Application for RQR, and accompanying plans, met the conditions of the By-Law with regard to access to the Site, subject to certain modifications to be made to the streets and ways as provided in the Decision, which the Applicant is undertaking. The TIS and the Board's Decision, in particular the provisions of Section 2.23 through 2.26, support the proposition that a secondary means of access to the Site through Acorn Park is both feasible and suitable from an engineering perspective.

The Applicant, in response to concerns expressed by the residents of Acorn Park, and at the suggestion of the Board and in recognition of the possible implications to the quality of life and safety of residents in Acorn Park, prepared a revised "sketch plan" providing for single access to the Site over Skyline Drive with a proposed emergency access through Acorn Park. The TIS addressed concerns expressed by the Town Planner relative to a single access, with emergency access, and with regard to potential implications to the intersection of Route 2A and Main Street if single access to the Site was via Skyline Drive. The Applicant believes that the TIS, which was in part the basis for the Decision, provides enough information to make an independent judgment for either open secondary access or emergency only access through Acorn Park.

In the event the Board finds that the access through Acorn Park should be emergency only, the Applicant is prepared to submit specific plans delineating the type of emergency access and it believes that it can address the concerns raised by the Town Planner and the Board regarding year-round accessibility (i.e. snow removal) through a maintenance agreement.. The Applicant further believes that emergency access, ungated, with traffic calming devices and appropriate signage restricting the flow through of traffic, will address concerns for the safety of the residents at Acorn Park, while also providing a secondary access for Quail Ridge.

If it is a decision of the Board that access through Acorn Park should be limited to emergency access, the Applicant will work with the Town Planner and emergency responders to design an emergency access acceptable to the Town.