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ACTON CONSERVATION COMMISSION

July 27, 2011

Town of Acton Conservation Commission
472 Main Street
Acton, MA 01720

Dears Commissioners,

Pursuant to the Public Hearing for the Request for Amendment to the existing order of Conditions issued for the Residences at Quail Ridge, we have prepared the attached exhibit. The Exhibit is intended to address those questions and comments that were received from the Commission as well as to outline conditions that were verbally agreed upon by the applicant. The attached Exhibit (Con-com exhibit dated July 26, 2011) includes the following new information.

1. Approximately 300 linear feet of 6' high cedar privacy fence is proposed behind units 91 through 96. This fence will be located one foot outside of the 20 foot wide trail easement and outside of any wetland buffer areas.
2. Approximate limits of the proposed public trail head parking and trail easement have been shown. It leads from Quail Ridge Drive, the trail head and parking area and extends to the existing 20 foot wide trail easement. As discussed during the hearing, the final easement and easement plan will be recorded within 30 days of Pulte homes closing on the purchase of the property.
3. The land area behind units 108 through 111 has been hatched and a note has been added stating that the area be allowed to return to a natural vegetated state.
4. Paved cart path areas within the 100 foot buffer zone that are to be removed have been highlighted/hatched. The area of these cart paths within the 100 foot buffer zone total approximately 0.38 acres. As stated during the hearing, the Applicant has not take credit for the removal of these impervious areas within the buffer zones. When considering the proposed additional 0.08 acres of impervious area within the buffer zone as a result of the Applicants proposal and the removal of the impervious cart paths onsite, a net reduction of 0.30 acres in impervious area within the buffer zone is proposed.

We look forward to continuing to work with the Commission as this project move forwards. Should you have any questions or comments, please do not hesitate contacting me at, 508-480-9900. Thank you.

Sincerely,

James A. Bernardino, P.E.
Cc: Pulte Homes of New England.