



Planning Department

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MEMORANDUM

To: Planning Board

Date: October 12, 2011

From: Roland Bartl, AICP, Planning Director

R. B.

**Subject: The Residences at Quail Ridge –
Senior Residence Special Permit, Decision 08-02
Request for 2nd Amendment by Pulte Homes and QR Properties**

Attached is a further plan change request by Pulte Homes in addition to the changes approved in early August of this year.¹

As summarized in the amendment request and shown on the accompanying plans, the requested change is primarily motivated by the desire to accommodate the needed additional wastewater disposal area closer to the proposed houses, as opposed to the systems proposed on the other side of the remaining 9-hole golf course.

The changes that flow from this are:

1. The elimination of the restaurant building.
2. The realignment of Skyline Drive between the noted stations.
3. The reverse naming of large sections of Skyline Drive and Quail Ridge Drive.

I reviewed these changes with Mr. Mastroianni of Pulte Homes. I find them logical and reasonable. The proposed relocated Skyline Drive would meet all SRR design standards. The restaurant, left over from the 18-hole golf course operation, was a big question mark anyhow. The switching of the two street names will require another Engineering Dept. look at and approval of the street numbering system.

I circulated the amendment application to Engineering, Health, and Natural Resources for review and comments. Unless any serious issues emerge from them, which I do not expect, I would recommend approval of the requested amendment, and authorization for me to issue a decision accordingly. I do not see a need for a public hearing.

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¹ For previous documents and plans please view the following Planning Board meeting packages:
<https://doc.acton-ma.gov/dsweb/View/Collection-4343>
<https://doc.acton-ma.gov/dsweb/View/Collection-1494>