



October 20, 2011

Acton Conservation Commission  
472 Main Street  
Acton, MA 01720

**RE:** Request to Amend Order of Conditions  
The Residences at Quail Ridge  
354B Great Road, Skyline Drive  
Acton, MA

Dear Members of the Commission:

On behalf of the Applicant, Pulte Homes of New England, LLC (“Pulte Homes”) and the property owner, QR Properties, LLC, request to Amend the Order of Conditions for work at the above referenced project.

An Amended Order of Conditions was issued to Pulte Homes for the above referenced project (DEP File #85-986) on August 5, 2011. The proposed project will require the construction of additional waste water leaching fields in the previously proposed location of Skyline Drive (Sta. 10+50 – 18+38). In order to construct these fields Skyline Drive and detention basin # 22 will need to be relocated. These new locations are shown on the attached “Skyline Drive Revisions” plan prepared by this office.

The proposed relocated road, leaching field, and basin work are outside of resource areas subject to protection under the Wetlands Protection Act. However, a small portion of the proposed grading is within the 200-foot riverfront area. The proposed outfall location for the relocated basin is in the same location as was approved under the Order of Conditions issued for the project.

In addition, modifications to the driveway that accesses an existing golf cart storage barn will need to be performed; this work will be outside of any resources areas. All other work proposed within the resource are has been reviewed and approved by the Commission.

A total of 4,044 square feet of Riverfront Area will be altered due to the proposed modifications. As mentioned above, a Notice of Intent was filed and an Order of Conditions was subsequently issued this project. Under that filing 43,531 square feet (3.3%) of the 1,337,091 square feet of Riverfront Area was proposed to be altered. With these proposed modifications a total of 47,575 square feet (3.6%) of the Riverfront area will be altered. This is still well below the 10% allowable alteration criteria (310 CMR 10.58(2)(b)(vi)). It should be noted that no new impervious surfaces are proposed within the river front area. It is our opinion that the proposed modifications do not negatively impact the resource areas or the environment.

OTHER OFFICE LOCATIONS:

- |                              |                                  |                                |                                     |                                       |                                    |
|------------------------------|----------------------------------|--------------------------------|-------------------------------------|---------------------------------------|------------------------------------|
| • Albany, NY<br>518.438.9900 | • Ronkonkoma, NY<br>631.738.1200 | • Warren, NJ<br>908.668.8300   | • Center Valley, PA<br>610.709.9971 | • Chalfont, PA<br>215.996.9100        | • Philadelphia, PA<br>267.402.3400 |
| • Towson, MD<br>410.821.7900 | • Bowie, MD<br>301.809.4500      | • Sterling, VA<br>703.709.9500 | • Warrenton, VA<br>540.349.4500     | • Fort Lauderdale, FL<br>954.202.7000 | • Tampa, FL<br>813.379.4100        |



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ENGINEERING

We request that the Commission review the attached information and schedule a Public Meeting to allow the Applicant to present the proposed modifications to the Commission. Should the Commission have any questions or comments prior to a scheduled meeting, please do not hesitate contacting the Applicant, Pulte Homes (Mark Mastroianni, Project Manager), at 508-621-0876. Likewise, you may also contact us, Bohler Engineering at 508-480-9900

Very truly yours,

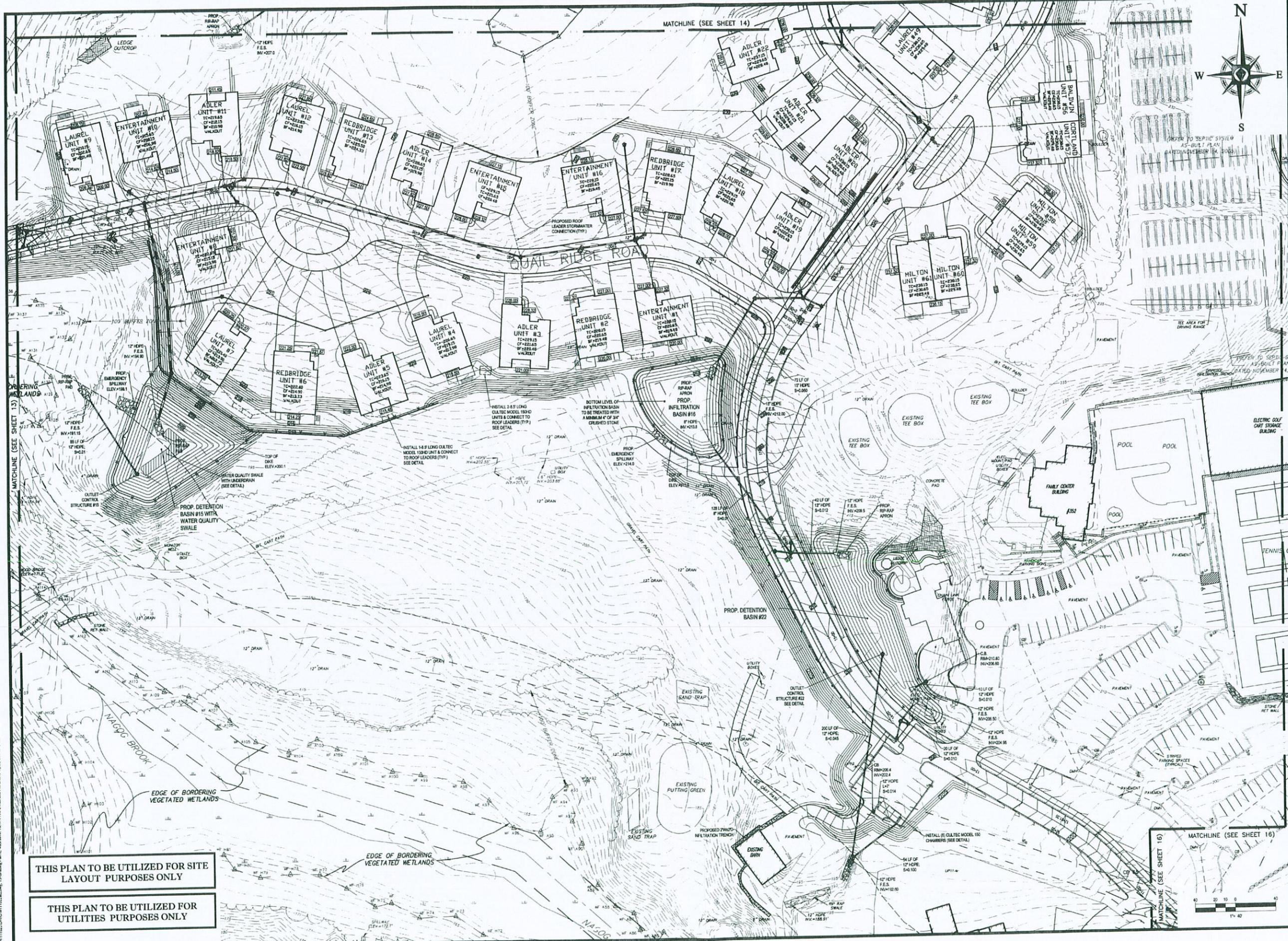
**BOHLER ENGINEERING**

Stephen DeCoursey, P. E.

Attachments

cc: DEP  
Pulte Homes  
QR Properties LLC





**BOHLER ENGINEERING**  
 CONSULTANT OFFICE  
 WARREN, NJ  
 CIVIL & CONSULTING ENGINEERS  
 SURVEYORS  
 PROJECT MANAGERS  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS

CHILMARK, MA  
 SOUTHBOROUGH, MA  
 TOWNSEND, MA  
 ANDOVER, MA  
 CENTER VALLEY, PA  
 TAMPA, FL

**REVISIONS**

REV	DATE	COMMENT	BY
1	07-01-2011	CON COMM SUBMISSION	JAC/CFD
2	08-21-2011	FOR ENGINEERING REVIEW	NRK
3			
4			
5			
6			
7			
8			
9			

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH SURFACE ANYWHERE IN THE STATE (MA, NH, RI, VT, R.I. REG. #2333) (CT 1-800-833-3488) (NY 1-800-962-7962)

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO.: W111022  
 DRAWN BY: CFD  
 CHECKED BY: JAB/SPD  
 DATE: 05/23/2011  
 SCALE: AS NOTED  
 CAD I.D.: #111022a2

**SITE PLAN**  
 FOR  
  
**THE RESIDENCES AT QUAIL RIDGE**  
 LOCATION OF SITE  
 354 B GREAT ROAD & SKYLINE DR.  
 TOWN OF ACTON  
 MIDDLESEX COUNTY, MA

**BOHLER ENGINEERING**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 Fax: (508) 480-9900  
 www.BohlerEngineering.com

**S.P. DELOURSEY**  
 CIVIL ENGINEER  
 LICENSE NO. 11102  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 11102  
 R.I. LICENSE NO. 11102  
 R.I. LICENSE NO. 11102

SHEET TITLE:  
**GRADING AND DRAINAGE PLAN "E"**  
 SHEET NUMBER:  
**15**  
 OF 37  
 REV 2 - 08/21/2011

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

P:\111022\2011\111022a2.dwg, 15-Grading Plan, 6/23/2011, 10:17 AM, AutoCAD, Xref:1510, Inc, Luser:KAC, 15-Grading