



Planning Department

TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630
planning@acton-ma.gov
www.acton-ma.gov

June 3, 2004

Ronald B. Peabody
Quail Ridge Country Club, LLC
178 Great Road
Acton, MA 01720

Re: Quail Ridge Country Club – Documentation Package

Dear Ron:

I have finally found the time to review the latest submission package. Below is my punch list of remaining items to do, questions, clarifications, or things to follow up. This list is preliminary. I have asked Tom Tidman to look things over from a Conservation Commission perspective, and I am awaiting his response. I am also trying to get in touch with Mike Toohill to have him look things over and waive any red-flags at me, if there are any. Therefore, I ask for your patience until this is done. In the meantime, here is the preliminary punch list.

1. Regarding decision sections 3.1.11, 3.2.11 as amended.
Main Street sidewalk: Acton Public Works has concerns about the side of Main Street that was chosen. You may consult with them further. The Planning Board decision is neutral as to what side of Main Street the sidewalk should be located. I have come to the conclusion that a sidewalk on the northwest side of Main Street as proposed on the QRCC plan would be overall safer than on the other side, even if it may be easier to construct on the other side. The primary concern about a sidewalk on the other side would be the crossing of pedestrians mid-block to access the trail head into the F & W land. Allowing pedestrians to cross at Great Road/Main Street intersection with a pedestrian activated signal, and then to walk on the F & W land side of Main Street seems like a safer arrangement.
It remains to be seen how the Town will or can continue the sidewalk towards Brook Street and Post Office Square. There appears to be adequate room and suitable terrain on the northwest side to continue the sidewalk all the way to P.O. Square.
As per decision amendment #1, we will prepare the submittals for Conservation Commission approval of this sidewalk segment and from Main Street to the Nagog Hill Conservation area. This offer did not extend to the sidewalk(s) along Great Road.
2. Regarding decision section 3.2.4 as amended - Independent environmental audit: Audubon Cooperative Sanctuary Program v. Audubon International Signature Program (letter from J. Bresnahan in Section 8). The Board is looking for an outside/independent environmental audit (see decision 2.8, and 3.2.4 as amended in Amendment #1). This seems to be part of the former, whereas the latter relies on self evaluation and Audubon merely checks/files the paperwork. There may be occasional site visits – not sure. You would need Planning Board

approval for this change in direction. As proposed in J. Bresnahan's letter, it is not in compliance with the special permit.

3. Regarding 3.1.12, as amended – Northern tier pedestrian trail: How is the grading and clearing work coming at holes 4 and 5. Is this area ready for the Planning Board to look over? When ready I will try to coordinate a site walk with Planning board and ConCom members and you to see if all can come onto the same page with regard to final trail location. I would ask that you flag the property boundary line along the northern tier before the visit. After that the Board will decide how to proceed, and we will collate the Conservation Commission application documents as necessary. You would have to prepare the trail plan as it may be agreed to at the site visit.
4. 3.1.14 - Is the HMM 1993 plan reference for the Harris Street/Great Road intersection identical to that in MassHighway permit #3-040-96?
5. Regarding 3.2.5 – Great Road Condominium wells: The decision requires a letter from the condominium that their well is no longer used for domestic or emergency supply purposes. I understand the changes with BE-5, but you still want to pump it as a back-up.
Two options:
If you have or can get a letter from the condominium, submit it.
Or, ask the Planning Board for a modification to give you relief from this requirement. This may be appropriate in connection with other decision modifications along the lines suggested by Epsilon in their 5/12/04 letter.
6. Regarding 3.2.6 – It seems the 5/12/04 Epsilon letter attempts to deal with condition 3.2.6, and to a large extent it shows how that would be done in a satisfactory manner. Some observations and questions:
 - In the second paragraph, Tory writes that wells BE-2 and BE-7 were tested in January 2002. The timing does not mesh with the course of events as I know it. In January '02 we were just beginning the hearing process. The Planning Board decision did not come out until May 20, 2002. At that time, there was no word or apparent knowledge of well BE-7 throughout. Please explain!
 - ✓ • The second paragraph refers to pump test records in the Water Management Act Application. I thought I have a complete copy of this application, but I do not find any pump test data sheets. Do you have them and can I have a copy? I may not need or want all individual record, but a summary graph or table for each test sequence is needed for the record.
 - The second to last paragraph indicates that the AWD - Conant 1 Well water level records for the BE-7 pump test would be attached to the letter. They were not. Can you please submit them?
 - The letter makes certain commitments numbered 1.) through 3.) I will suggest to the Planning Board to incorporate them in a special permit decision amendment.
7. Regarding condition 3.2.25 – provide documentation that special permit decision has been recorded with all amendments.

R. B