

**Roland Bartl**

**To:** Ronald B. Peabody  
**Cc:** Jenn Shea  
**Subject:** QRCC - review documents

Dear Ron:

Thank you for the July 1, 2004 supplemental package. First please know that Tom Tidman has signed off. He writes that "any unfinished business associated with the order of conditions will be handled through the commission. I see no reason from conservations point of view to delay issuing building permits."

Following is my reply on the other points:

1. Main Street sidewalk - status okay.

As for the sidewalk on Main Street, we are in agreement. I wrote a letter to Mass Fish & Wildlife (and copied you) regarding the proposed wetlands replication areas that the sidewalk plan shows on their land. They may or may not allow the replication areas. At this point, however, the status of the Main Street sidewalk is where it should be.

2. Audubon Cooperative Sanctuary/International Signature Program.

I am waiting for Mike Toohill's review comments. I have asked him specifically to advise the Planning Board on the questions about the Audubon Cooperative Sanctuary Program. At this point I am waiting to see what he has to say.

3. Trail along from Hazelnut Street along northern tier - status okay.

Thanks for the update on the trail in the area of holes 4 & 5. I agree that the plan as submitted is sufficient for now. As with the sidewalk on Main Street and the trail from Main Street to the Town conservation land, the occupancy permit will be the next step to check on the status of this trail requirement, in other words - these items must be completed before the issuance of occupancy permits. We have agreed to file with Conservation, but I do not think we can do so until the trail location has been evaluated by the Planning Board. What is your schedule for work in that area of the course relative to the family center construction?

4. Harris Street intersection - status okay.

I did not realize you had received the drawings for the Harris Street intersection from the Town, presumably engineering. I assume then that they are the correct drawings.

5. Great Road Condo Well

Having drafted section 3.2.5 of the decision, I did not consider pool water as domestic. I will discuss the QRCC project status with the Planning Board at their July 20 meeting, and hopefully will remember then to ask the members of their view in this matter. Regardless, you might still try for a letter from the Great Road Condominium. I would accept a letter that states what the water is specifically used for, without necessarily classifying any use as domestic, emergency, or neither of the two. The Board can draw its own conclusions from the letter.

6. Thank you for the clarification on and supplements to the pump test information. I will discuss the irrigation well scheme with the Planning Board on July 20.

7. Recording information - status okay.

Recording information noted. Thank you.

As I mentioned above, I hope to receive review comments from Mike Toohill. For one, I wanted another pair of eyes to look over the materials. Second, I was confused by the information in the water quality monitoring plan (part 3 of the documentation package). The monitoring locations proposed in 2002 do not match the subsequent reporting locations. As a result, important baseline data may be missing. There may be an explanation for it. I have asked Mike to look into it.

7/7/2004

*Roland Barff, AICP  
Town Planner, Town of Acton  
472 Main Street  
Acton, MA 01720  
978-264-9636*