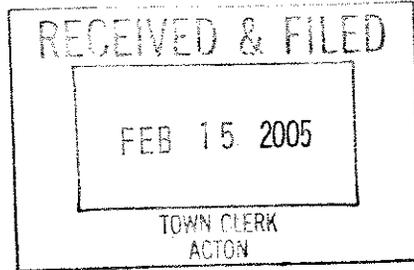


FY 2



Planning Board



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

**AMENDMENT #6
OF DECISION
02-06**

Quail Ridge Country Club

Special Permit for a Golf Course in a Residential District

February 11, 2005

This amends Decision #02-06 of the Planning Board (the Board) issued to NorthWest Development LLC/Quail Ridge Country Club LLC (the Applicant) on May 20, 2002, including Amendments #1 (6/24/02), #2 (2/25/03), #3 (9/25/03), and #4 (3/23/04), and #5 (8/10/04) (together the Original Decision).

This amendment is in response to a request for approving a change in the maintenance building and related parking areas. The Board discussed this amendment at its meeting on February 8, 2005. Board members Gregory E. Niemyski, Stacy S. Rogers, Christopher R. Schaffner, William F. King, Ruth M. Martin and associate member Edmund R. Starzec participated. The minutes of the meeting may be referred to in the Office of the Town Clerk or in the Acton Planning Department.

1 EXHIBITS

- 1.1 A cover letter from Ms. Jennifer Shea, Quail Ridge Country Club, LLC, dated 01/27/05.
- 1.2 A plan entitled "Valet Parking Sketch Plan", by Stamski and McNary, Inc. last revised 01/27/05.
- 1.3 Acton Planning Department memorandum dated 02/04/05.

1 FINDINGS

The Applicant has proposed a redline change that would modify the maintenance and cart storage building from a two-story building to a single story building. The resulting net floor area on the building would be less, but its footprint would be larger. 10 parking spaces, originally located immediately in front of the building, would be relocated alongside the nearby tennis courts. Also, valet parking would be relocated from the lower to upper tennis court with no change in the number of parking spaces. The proposed redline change is consistent in scope and scale with the project as originally approved. This minor plan amendment does not warrant a public hearing.

3 BOARD ACTION

In accordance with section 3.3.5 of the Original Decision, the Board voted unanimously on February 8, 2005 to approve the requested redline change subject to the following modifications:

- 3.1 Directly recharge roof run-off from the maintenance building into the ground. The proposed change increases impervious cover and run-off. Recharging roof runoff ensures that the site's drainage system does not get overcharged.

- 3.2 Add perimeter landscaping designation at the sides of the relocated parking lots to comply with ZBL section 6.7.6. Landscaping materials shall be equivalent to those on the originally approved plan.
- 3.3 Submit to the Planning Department a revised red-line plan that shows these modifications.

Except as modified herein, the Original Decision, and the Plan approved thereunder, shall remain in effect.

Signed on behalf of the Acton Planning Board -



Roland Bartl, AICP, Town Planner

Copies to:

Applicant
Engineering Administrator
Natural Resource Director

Building Commissioner
Municipal Properties Director
Town Manager

Board of Health
Town Clerk

i:\planning\planning board\decisions\02-06 ch6, qrcc special permit.doc