



FYI

TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 264-9636
Fax (978) 264-9630

Planning Board

June 22, 2005

Quail Ridge Country Club, LLC
ATT: Dennis Ring
178 Great Road
Acton, MA 01720

RE: Approval of Sign in Skyline Drive

Dear Dennis:

I would like to inform you that the Board of Selectmen has approved the business sign for QRCC and Palmer Kennels in Skyline Drive, as presented.

Please call if you should have any questions.

Sincerely,

Kim DelNigro
Secretary for Planning and Engineering Department

Cc: Don Johnson



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Telephone (978) 264-9636
Fax (978) 264-9630
planning@acton-ma.gov

Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager

Date: *June 16, 2005*
~~January 7, 1999~~

From: Roland Bartl, AICP, Town Planner *R.B.*

Subject: Request to the Board of Selectmen for Approval of Sign in Skyline Drive

I recommend approval of the requested business sign for QRCC and Palmer Kennels, provided that the temporary signs in that Skyline Drive/Great Road intersection area will be removed. Following are the facts and circumstances, and my opinions that lead me to this recommendation:

1. Skyline Drive is a street that the Planning Board approved under the Subdivision Control Law and the Acton Subdivision Rules and Regulations. The Planning Board stipulated with the usual conditions that Skyline Drive must remain a private way, must be maintained privately, and that there will no petitions to Town to the contrary. These restrictions are repeated in a private way covenant and maintenance agreement of record.
2. The approved subdivision plan indicates a business sign in the proposed location, but the Planning Board's plan endorsement did not approve or legalize such a sign. It was shown for information purposes. At the time, I made a mental note that, where proposed, it would not obstruct sight distance. The Skyline Drive subdivision approval left the sign on the plan without further note or discussion allowing QRCC now to pursue whatever options it might have to get the sign approved.
3. The zoning bylaw regulates signs, but zoning does not apply to streets. Streets are under the jurisdiction of the Board of Selectmen (or MassHighway for State roads). Accordingly, the zoning bylaw specifically delegates the authority over advertising signs in streets to the Board of Selectmen:

Zoning Bylaw, section 7.3.3:

7.3.3 Any SIGN ERECTED within or above a STREET or affixed to public property, except for permitted EXTERIOR SIGNS above a sidewalk and except for SIGNS within or above a STREET or affixed to public property for which written approval has been issued by the Board of Selectmen or its designee. The Board of Selectmen may adopt and from time to time amend policies and regulations regarding SIGNS within or above a STREET or affixed to public property.

In effect, the Selectmen as Acton's Road Commissioners have authority, unimpeded by zoning, over any signs in streets. While this construct is intended primarily for public ways owned by the Town of Acton, the zoning bylaw does not distinguish between public and private streets. Therefore, section 7.3.3 brings this matter before the Board of Selectmen.

4. Normally, a business sign could be located on private land next to a street right-of-way or driveway subject to zoning controls. Here, the unique topography of the land makes this

option impossible without a variance for height and/or setbacks from the right-of-way line. The surrounding land falls off very quickly and steeply from the edge of the street (or from behind the sidewalk on Great Road) into adjacent wetlands 10 feet below. Even if variances were granted, the resulting sign would look awkward and out of place. While Skyline Drive is a street, it functions more like a business driveway. The business sign is proposed in a logical and practical location. If built as proposed, it would add a touch of class to the Skyline Drive entrance.

5. The proposed sign meets the by-right dimensional standards for business center signs in accordance with sections 7.8.4 and 7.8.5.2 of the zoning bylaw. Thus, it seeks to fit in with the general context of business signage on Great Road and does not try to stand out more than any other sign on Great Road.

Cc: Planning Board
Building Commissioner

I:\planning\idc tm\qrcc - skyline drive sign.doc

Quail Ridge Country Club, LLC

178 Great Road, Acton, Massachusetts, 01720

Telephone: (978) 263-6166 Fax: (978) 264-4049

COPY

June 9, 2005

Town of Acton Board of Selectmen
472 Main Street
Acton, MA 01720

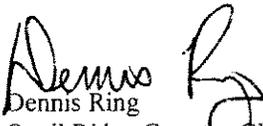
Dear Members of the Board:

In accordance with Section 7.3.3 of the Town of Acton Zoning Bylaws, Quail Ridge Country Club, LLC hereby requests permission to install a sign within the limits of Skyline Drive for the purpose of identifying the location and entrance to Quail Ridge Country Club and Palmer Kennels. Prior to making this request, we consulted both the Town Planner and the Building Commissioner relative to the sign regulations and it was agreed that Section 7.3.3 was the appropriate means to obtain permission to install the requested signage.

The proposed sign will be located within the island at the entrance to Skyline Drive, surrounded by vertical granite curbing as shown on the approved subdivision plan. The size of the sign was designed to reflect the height and area limitations for a Business Center Monument Sign, as defined and allowed by Sections 7.2.3, 7.2.9 and 7.8.5.2 of the Zoning Bylaw. In addition, it is our intention to illuminate the sign in accordance with Section 7.4.3 of the Bylaw.

Attached, please find plans and details of the proposed signage for your review and comment. We look forward to hearing from you regarding your decision on this matter.

Sincerely,


Dennis Ring
Quail Ridge Country Club, LLC

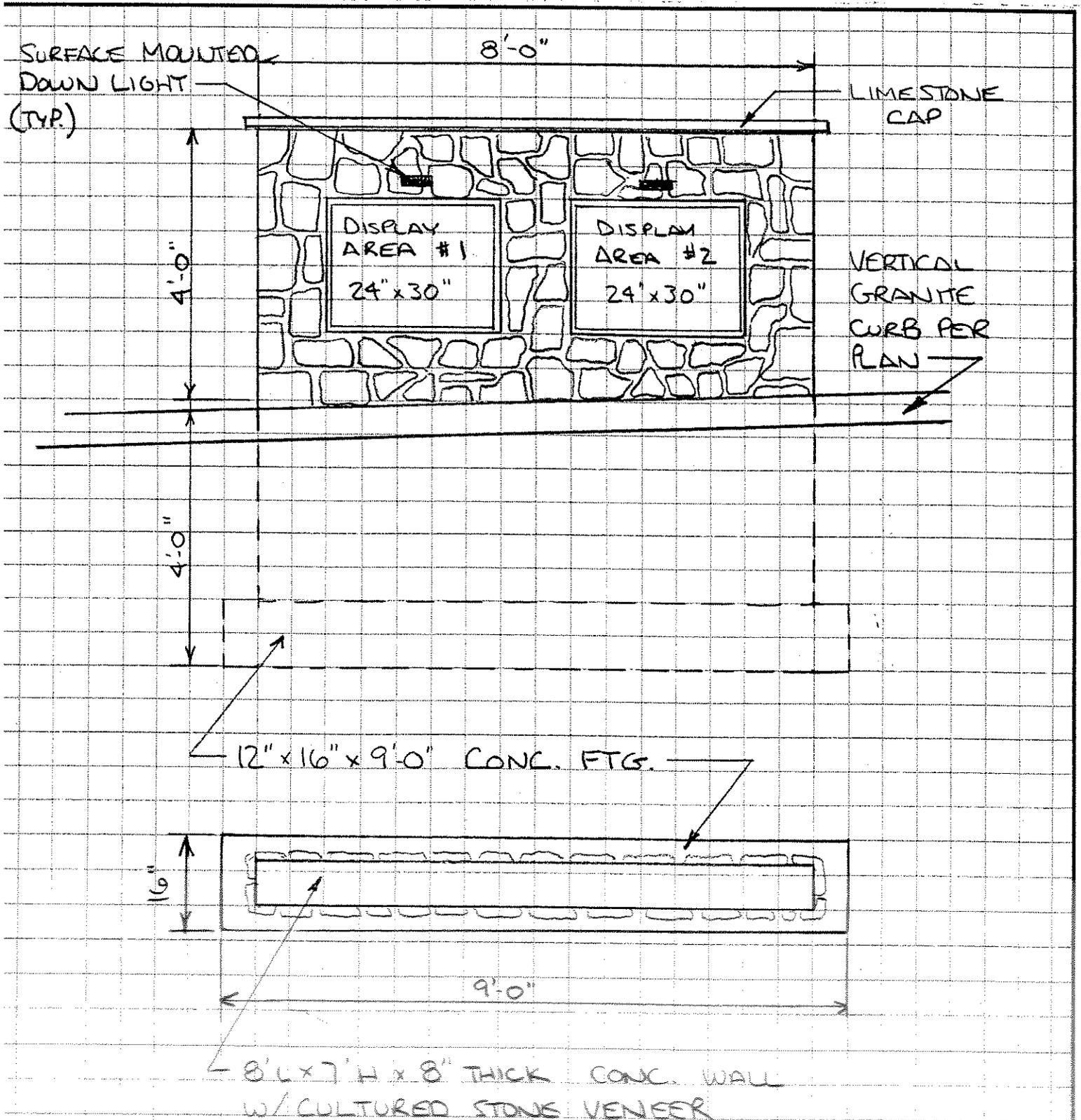
cc: Gary Rhodes – Building Commissioner
Roland Bartl – Town Planner

Quail Ridge Country Club, LLC

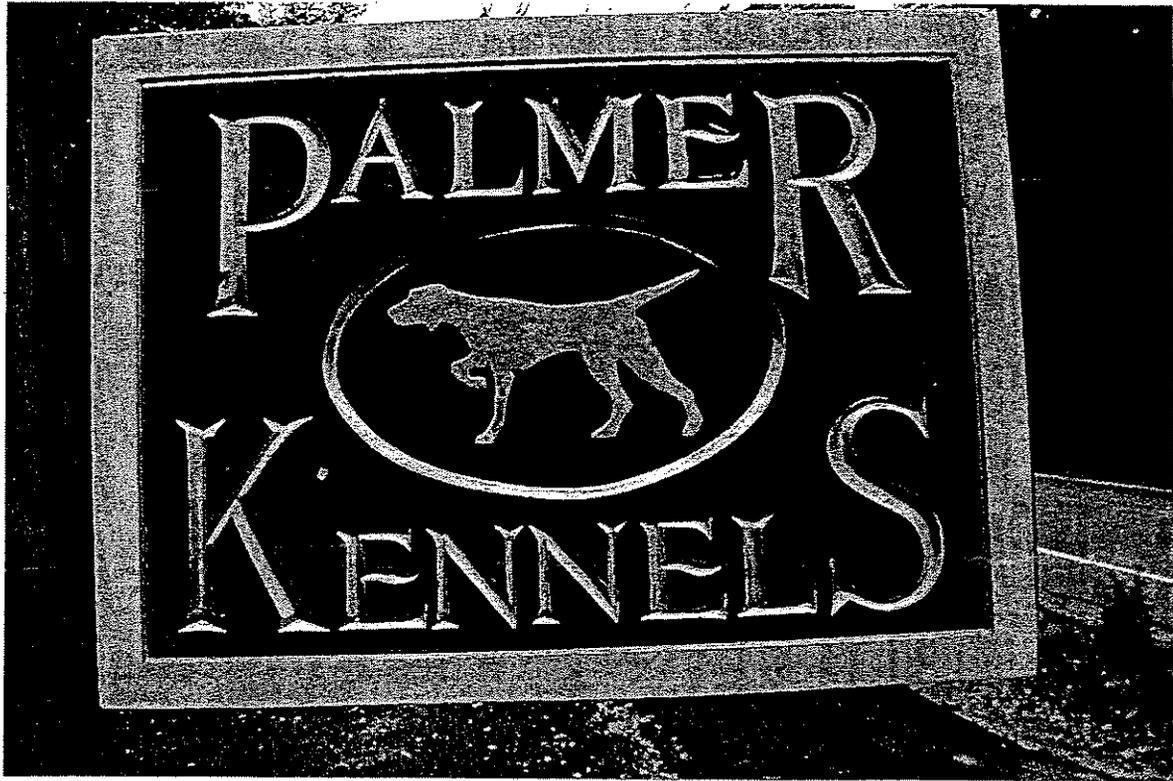
178 Great Road, Acton, Massachusetts, 01720

Telephone: (978) 263-6166 Fax: (978) 264-4049

PROPOSED MONUMENT SIGN & SKYLINE DRIVE 1/2" = 1'-0"



DISPLAY AREA #1 - 24" x 30" BRONZE PLAQUE



DISPLAY AREA #2 * - 24" x 30" BRONZE PLAQUE



* LOGO & FONT SUBJECT TO CHANGE



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1-800-255-1727

Dressed Fieldstone

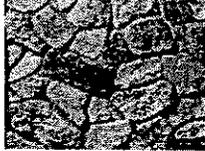
The rugged look of Rough-faced Dressed Fieldstone compliments any natural environment. It can accent, and evokes the look of age old materials, yet lends itself to contemporary applications, the texture, its color variety and its silvery mica sheen.



Aspen



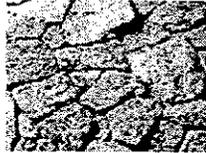
Bucks County



Villa Di Lago NEW



Brandywine



Chardonnay



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* SAME PATTERN & COLOR AS ACCENTS ON FAMILY CENTER

KEEP-RIGHT ISLAND
© SKYLINE DRIVE
ENTRANCE

GREAT ROAD

ROADWAY ENTRANCE DETAIL
1" = 20'

PROPOSED
5' WIDE BITUMINOUS
CONCRETE SIDEWALK

INCREASE SHOULDER
WIDTH TO 10' WITH
TRANSITION FROM STA 0+40

TRAFFIC ISLAND
(SEE DETAIL
ON SHEET
6 OF 11)

PROPOSED
STREET SIGN
SET IN
CONCRETE

PROPOSED
PAINTED DOUBLE
YELLOW CENTER
LINE

12" WIDE LANE
DIVISION LINE TO
BACK OF ISLAND

PROPOSED
PAINTED SINGLE
WHITE LANE LINE

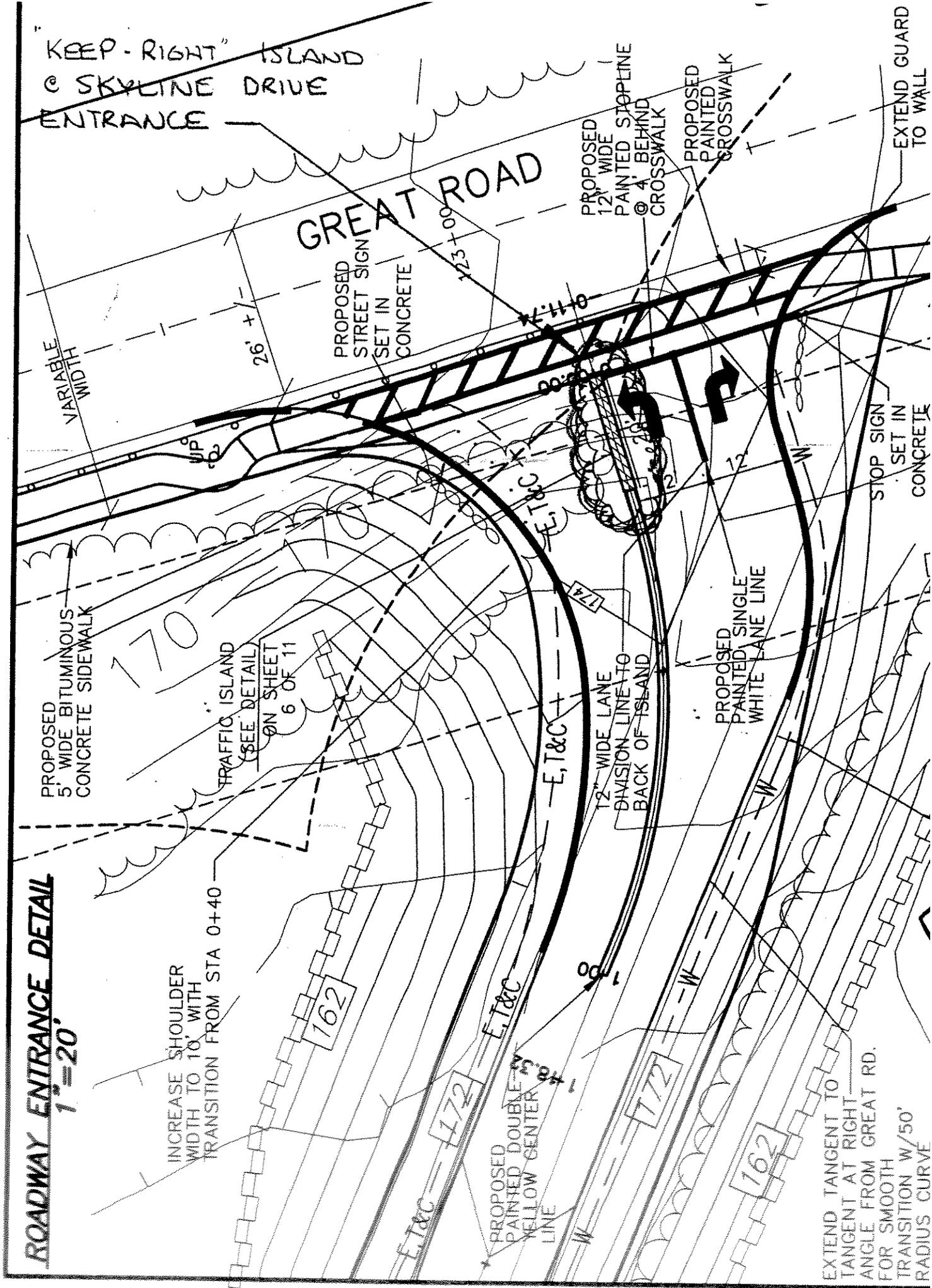
PROPOSED
12" WIDE
PAINTED STOPLINE
© 4' BEHIND
CROSSWALK

PROPOSED
PAINTED
CROSSWALK

STOP SIGN
SET IN
CONCRETE

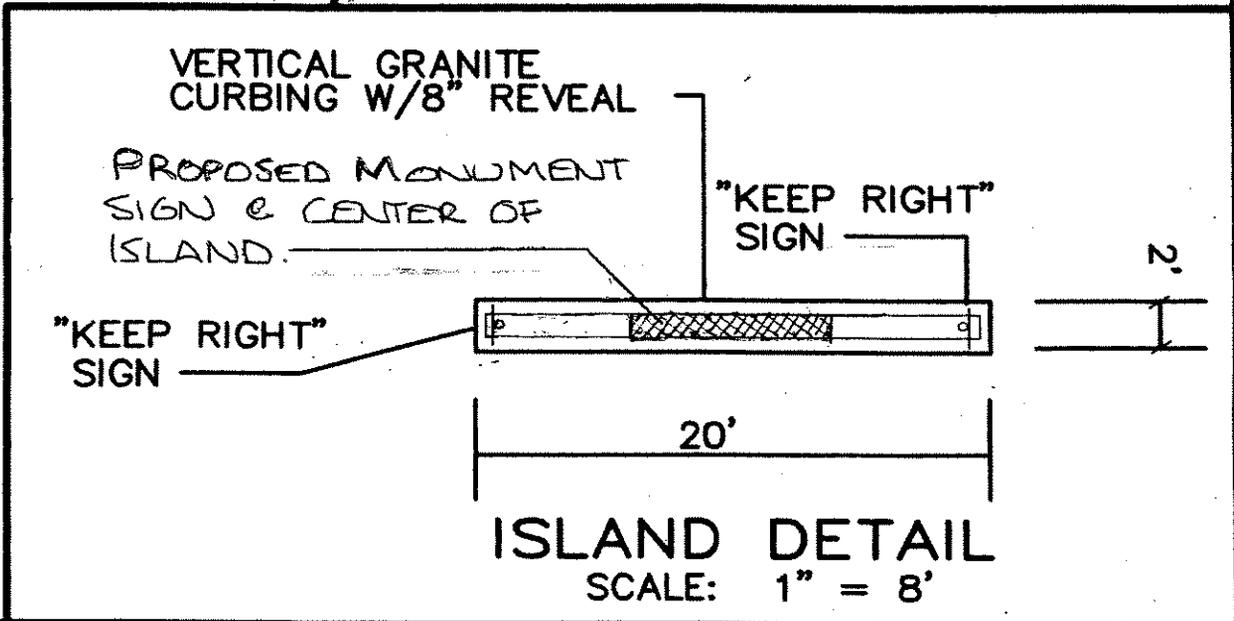
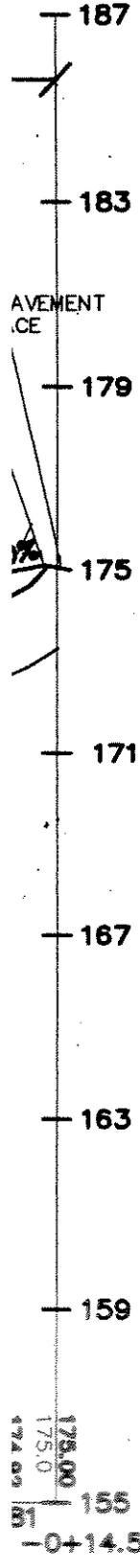
EXTEND GUARD
TO WALL

EXTEND TANGENT TO
TANGENT AT RIGHT
ANGLE FROM GREAT RD.
FOR SMOOTH
TRANSITION W/50'
RADIUS CURVE



DATE

- W — 8" D.I. WATER LINE
- — — GUARD RAIL (EXIST.)
- — — GUARD RAIL (PROP.)
- — — PROP. GRANITE BOUND (4'x6"x6")
- — — EXIST. GRADE 25' LEFT
- — — EXIST. GRADE CENTER
- — — EXIST. GRADE 25' RIGHT
- BEL=161.9 BOTTOM ELEVATION
- * STREET LIGHT



**SKYLINE DRIVE
DEFINITIVE SUBDIVISION
ACTON, MASSACHUSETTS**

PLAN & PROFILE

FOR: QUAIL RIDGE COUNTRY CLUB, LLC
 SCALE: 1"=40' APRIL 14, 2003
 REV.: JUNE 18, 2003

STAMSKI AND MCNARY, INC.
 80 HARRIS STREET ACTON, MASSACHUSETTS
 (978) 263-8585
 ENGINEERING - PLANNING - SURVEYING

