

PL.B. FYI



**TOWN OF ACTON**  
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Planning Department

July 20, 2005

Mr. Dennis Ring  
Quail Ridge Country Club, LLC  
178 Great Road  
Acton, MA 01720

**Re: Quail Ridge Country Club (QRCC) – Bond Reduction**

Dear Mr. Ring:

You have requested a bond reduction for work completed at QRCC. According to section 3.2.20 of the governing special permit of the Planning Board, the bond is for erosion control, stabilization, and clean up; and for possible additional tree plantings. In the subsequent first amendment to the special permit the bond was set at \$611,000, whereby \$200,000 had to be posted as a cash bond. You have provided \$200,000 in cash and \$411,000 in insurance bond.

With the bond reduction request you have submitted a status report of the work at QRCC. The report was prepared by ENSR, under the direction of Mr. Mike Toohill. It indicates that site work is about 60% completed. No trees covered by the bond have been planted to date. Therefore, I authorize on behalf of the Town of Acton Planning Board a bond reduction as follows:

	Cash Bond	Insurance Bond	
		for erosion control	for tree plantings
current bond amounts	\$200,000.00	\$400,000	\$11,000
authorized reductions	\$120,000.00	\$240,000	\$0
<b>new minimum bond amounts</b>	<b>\$ 80,000.00</b>	<b>\$160,000</b>	<b>\$11,000</b>
New bond total	\$251,000.00		
total bond release	\$360,000.00		

Please advise Gulf insurance Co. of the reduced insurance bond amount of \$171,000. The release of the cash funds will follow regular Town accounting procedures which may take 2-4 weeks for processing.

Looking ahead, please ensure that the matter of stray golf balls at the driving range comes under control. If that is not the case by the time you request another bond reduction, I will forward the request to the Planning Board for considering a re-dedication of the bond, or a portion thereof, towards a construction solution of the problem.

Sincerely,

A handwritten signature in black ink that reads "Roland Bartl". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Roland Bartl, AICP  
Town Planner

cc: Engineering Department  
Planning Board  
Finance Department

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