

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

Planning Department

MEMORANDUM

To: Planning Board **Date:** July 22, 2005
From: Roland Bartl, AICP, Town Planner *R.B.*
Subject: QRCC – Sidewalk Obligation on Main Street

Please see the attached correspondence.

Under the special permit for QRCC, as amended, QRCC is required to prepare plans and build a sidewalk on Main Street from Great Road south to the beginning of the wood trail at the Mass. Fish and Wildlife property, and to do so before the issuance of occupancy permits in the golf course. The special permit decisions left up to a later determination by staff to pick the side of Main Street where it would be constructed. The Town was to prepare all permit application and chaperone the sidewalk project through all permits, primarily Conservation hearings.

QRCC had prepared a plan for a sidewalk on the west side of Main Street with the approval and encouragement of this office. The refusal of Mass Fish and Wildlife to allow a trail head parking area and to otherwise be a constructive contributor to the effort of connecting greenway trails, and a reconsideration of the project by the Engineering Department, led to a "Town" decision to relocate the sidewalk to the east side.

As a result, the project was delayed. We had no new plans or permits for QRCC to proceed with construction. Meanwhile QRCC was looking at a July 1 opening, for which it needed occupancy permits.

To allow their opening to go forward, we agreed to accept a \$60,000 cash bond to secure the sidewalk construction.

With the Board's approval, the bond would convert into a donation so that the Town can build the sidewalk, pooling other donations with this one to complete a longer distance, possibly all the way to Post Office Square. This would be the Engineering Department's preference at this point.

I recommend approval of this proposal as yet another small amendment of the special permit. In my judgment, this change does not rise to the significance of requiring a hearing or even the 2/3 majority in favor that the original special permit needed. A simple majority will do. I have placed this item on the consent agenda.

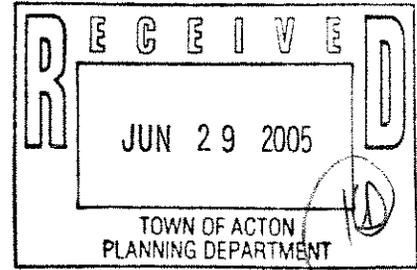
Quail Ridge Country Club, LLC

178 Great Road, Acton, Massachusetts, 01720

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

June 29, 2005

Bruce Stamski – Director of Public Works
Town of Acton
472 Main Street
Acton, MA 01720

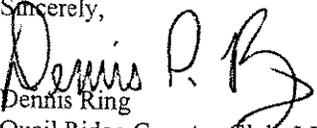


Dear Bruce:

As we have discussed, Quail Ridge Country Club, LLC hereby offers a donation of \$60,000.00, secured by the enclosed check, to the Town of Acton Sidewalk Fund. This donation is made in lieu of construction of the sidewalk on Main Street as required by Condition 3.2.11 of the Special Permit for Quail Ridge Country Club, and Condition 3.4 of Amendment #1. It is our understanding that the check will be held until such time as the Town of Acton Planning Board meets to vote on the acceptance of the donation, and that the Occupancy Permit for the Family Center will not be withheld as a result of the sidewalk not being completed at this time.

We appreciate all of your efforts with regard to the construction at Quail Ridge.

Sincerely,


Dennis Ring
Quail Ridge Country Club, LLC

cc: RP/RT - QRCC
Roland Bartl – Town Planner
Garry Rhodes – Building Commissioner



178 Great Road • Acton, MA 01720
978-263-6166

FIRST FEDERAL SAVINGS BANK OF AMERICA
FALL RIVER, MA 02722
53-7023-2113

6/29/2005

2324

PAY TO THE ORDER OF Town of Acton

\$**60,000.00

DOLLARS

Sixty Thousand and 00/100*****

Town of Acton
472 Main Street
Acton, MA 01720

MEMO

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MP

QUAIL RIDGE COUNTRY CLUB
OPERATING ACCOUNT
TOWN OF ACTON
75-0000 · CONTINGENCY:75-0024 · Do

6/29/2005

2324

60,000.00

Contingency FFS

60,000.00

**TOWN OF ACTON
INTERDEPARTMENTAL COMMUNICATION**

Date: June 20, 2005

To: Garry Rhodes
Building Commissioner
From: Engineering Department
Bruce M. Stamski, P.E., Town Engineer/Director of Public Works
Subject: Sidewalk Construction on Main Street
By Quail Ridge Country Club

Garry:

Condition 3.2.11 of the Quail Ridge Country Club Special Permit dated 5/20/2002 and Condition 3.4 of Amendment #1 dated 6/24/2002 requires the Town of Acton to apply for all local and state permits for the construction of the sidewalk along Main Street. Quail Ridge prepared design plans for this work as required. Due to the Mass. Fish and Game being unwilling to have a parking facility located on their land and that the Town's present plans call for construction of a sidewalk on the other side of the road, the Town has not applied for the permits necessary to construct the sidewalk. The Engineering Department, after consulting with the Planning Department, asked the developer if he would contribute a gift to the sidewalk fund rather than build a section of sidewalk that would remain unconnected for the foreseeable future. The Developer is willing to do this (see letter dated 6/16/2005.) They have offered to donate \$60,000 which this office finds to be a reasonable sum for the 1300 feet of sidewalk.

At this time I think that the issuance of an occupancy permit should not be delayed due the sidewalk not being constructed. I would suggest we accept a check from the developer as a performance bond pending the Planning Board's decision to modify its decision. I believe this meets the requirements of the decision as amended.

Sincerely,



Bruce M. Stamski, P.E.
Town Engineer/Director of Public Works

c.c
Roland Bartl

Quail Ridge Country Club, LLC

178 Great Road, Acton, Massachusetts, 01720

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

June 16, 2005

Bruce Stamski - Director of Public Works
Town of Acton
472 Main Street
Acton, MA 01720

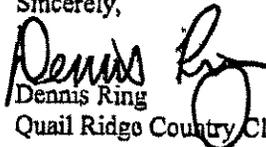
Dear Bruce:

Per our recent discussions relative to the sidewalk on Main Street, as required by Condition 3.2.11 of the Special Permit for Quail Ridge Country Club, we have obtained two written estimates for the construction of the sidewalks. The estimates were based on the plan prepared by Stamski & McNary, Inc., dated August 15, 2003, and include a bituminous concrete sidewalk with bituminous concrete berms in lieu of vertical granite curbing as noted in the Town of Acton Engineering Department review dated July 22, 2004.

Based on the estimates we received, Quail Ridge Country Club, LLC is prepared to offer a donation of \$60,000.00 to the Town of Acton Sidewalk Fund in lieu of construction. This reflects the estimates of approximately \$45.00 per lineal foot for 1,325 lineal feet of sidewalk as shown on the plan.

As you know, we have applied for a Certificate of Occupancy for the Family Center building and would like this issue resolved prior to June 30, 2005. If you have any questions, please feel free to contact me at 978-263-6166.

Sincerely,


Dennis Ring
Quail Ridge Country Club, LLC

cc: RP/RT - QRCC
Roland Bartl - Town Planner
Garry Rhodes - Building Commissioner

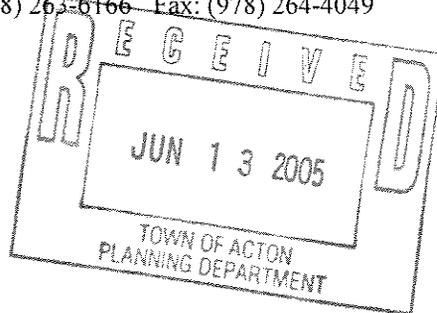
Quail Ridge Country Club, LLC

178 Great Road, Acton, Massachusetts, 01720

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

June 13, 2005

Mr. Garry Rhodes – Building Commissioner
Town of Acton Building Department
472 Main Street
Acton, MA 01720



Dear Mr. Rhodes:

Quail Ridge Country Club, LLC anticipates opening our facilities for limited operation on June 30, 2005, and respectfully requests a Certificate of Occupancy for the Family Center Building. As discussed, we have developed a list of the work we have completed or anticipate being completed prior to the 30th. We would appreciate it if you could review the list, and schedule a site visit by June 17th so that we may have time to make any necessary changes or corrections.

Site Work at Family Center:

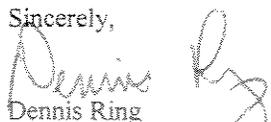
- Septic system installed and functional for use of Family Center*
- Storm drainage system installed and functional from completed parking lots to outlet control at Stormceptor unit
- Water system installed, tested and functional, including all fire hydrants
- Underground utility services installed and functional*
- Site lighting system installed and functional*
- Binder course of asphalt pavement installed on main site driveway
- Finish course of asphalt pavement installed on major parking areas
- Bituminous concrete berms installed on all completed parking lots and driveways
- Finish course of asphalt pavement installed on all walks required for accessible route to Family Center and Tennis Courts
- Pavement markings and signage on all finished surfaces per the site plan
- Tennis Courts complete and ready for use
- Pool complete and ready for use*
- Extensive landscaping completed in area of Family Center, Pool and surrounding parking lots

Family Center Building:

- Building complete
- Plumbing system complete
- Electrical system complete*
- Fire Protection/Sprinkler system complete, tested and operational
- Elevator installed*
- Septic tank and pump system complete and operational

* Due to the recent N-Star Strike, there is a possibility that permanent electrical service at the site may not be available by June 30th. If this is the case, it is our intention to utilize generators to provide sufficient power for all applicable systems.

Sincerely,


Dennis Ring
Quail Ridge Country Club, LLC

cc: Roland Bartl – Town Planner