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Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Board **Date:** October 26, 2006
From: Kristin K. Alexander, AICP, Assistant Town Planner *KKA*
Subject: Quail Ridge Country Club –
Buffer Zone between the Driving Range and Great Road Condominiums

Section 3.1.5 of the Quail Ridge Country Club (QRCC) decision (Decision 02-06) states:

At the practice range show a minimum 40-foot no-cut / no-grading buffer zone along the Site boundary that abuts Great Road Condominium. Show the netting, which is hereby required to protect the abutting residential complex, along the boundary line to the Great Road Condominium for a length approximately as shown on the Plan at a distance of not less than 40 feet from the boundary line. Specify the maximum installation height of the netting and support poles to be as required to effectively protect the abutting land use but not higher than 75 feet. Add a plan note that, upon completion of the practice range and the installation of the netting, the Board or its designee may require additional plantings in the buffer zone where the existing vegetation density is sparse.

QRCC has asked the Town to release the erosion and sedimentation control bond being held for the project. Part of that bond includes money for purchasing and installing additional plantings in the buffer zone along the driving range if needed. Staff originally asked if any Planning Board members wanted to walk the site with staff and a representative from QRCC to inspect the buffer zone. We did hear from a few Board members but could not find a day and time that would work for everyone, so Roland asked me to inspect the buffer zone.

On 10/24/06 I looked at the entire vegetative area along the driving range from the QRCC property and from the Great Road Condominiums property. Some of the leaves had already fallen from the trees so I took that into consideration when I evaluated the buffer. It appears that QRCC has left a 40-foot wide existing natural vegetative buffer in place. In my opinion, there are no significant gaps in the 40-foot wide natural vegetative buffer and it adequately screens the driving range from Great Road Condominiums. Therefore, I recommend that the bond money designated for potential tree replacement be released to QRCC. (*\$ 11,000.00*)

If you have any questions, please let staff know. Board members are welcome to inspect the buffer zone on their own. If so, make sure you first contact Ms. Jennifer Shea of QRCC (978-263-6166) to learn what days/times the driving range is not in use and to let her know when you might be coming. The QRCC bond release item has been placed on the November 21, 2006 Planning Board agenda, so it would be best to conduct any site visits before that date.