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WILLIAM F. MCNARY, P.L.S.
JOSEPH MARCH, P.E., P.L.S.

December 3, 2008

Town of Acton
Conservation Commission
472 Main Street
Acton, MA 01720

Re: Plan Revision November 14, 2008
The Residences at Quail Ridge

Members of the Commission,

In response to the Planning Board DECISION, dated February 12, 2008, and the SUPPLEMENTAL DECISION, dated October 14, 2008, the Senior Residence Special Permit Plan Set is currently being revised. We are providing progress prints herewith for your review as we work towards the finalized plan set to be submitted to both the Planning Board and Conservation Commission. Changes as a result of comments from the Planning Board Decision and Supplemental Decision affecting Resource Areas and associated Buffer Zones are outlined below.

- A 3' grass strip along with a 5' wide sidewalk has been provided adjacent to roads. Unit driveways have been extended to be a minimum of 21' from behind the sidewalk to the building or garage doors. This required slight shifting of units, the most notable being unit #68 which shifted from 98'± to 95'± from the Bordering Vegetated Wetland (BVW). This shifting of units has had virtually no increased impact on the Buffer Zone.
- On February 8, 2008 John Rockwood, Ph. D, PWS, of EcoTec, Inc., visited the site along with Tom Tidman, Acton Conservation Commission Agent, to examine the BVW boundary. One of the commission members was present for a portion of this site visit. During this site visit it was decided the flagging of the BVW should be modified near the wetland crossing to reflect current conditions. These changes are now shown on the revised plan set.
- The existing entrance of Skyline Drive from Great Road has been refined. Siltation controls are now shown along both sides of Skyline along the portion to be reworked. The existing island will be removed, with the development sign being located just north of the entrance.
- The proposed connection of Quail Ridge Drive to Hazelnut Street is now shown as a full connection instead of a gated emergency access. The proposed connection is situated in the same general location as the existing Concord Water

Department access with proposed minor grading and re-alignment needed. This work will occur within the Buffer Zone with no additional wetland impacts.

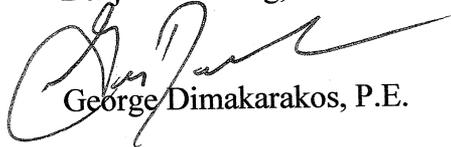
- Siltation controls have been shown for the isolated wetland located between Greenside Lane and Quail Ridge Drive.
- Proposed siltation barrier locations have been updated to reflect grading modification and drainage structure outfall location, such as for stormwater detention basin 9.

Again we would appreciate review comments from the commission on the provided progress prints at the up coming hearing. Please contact us with any questions about this matter.

Sincerely,

Stamski and McNary, Inc.


Benjamin Ewing, E.I.T.


George Dimakarakos, P.E.