

From: [Corey York](#)
To: [Planning Department](#)
Cc: [Engineering Department](#)
Subject: Robbins Mill Estates
Date: Tuesday, February 15, 2011 2:41:34 PM

I wanted to send this email to serve as an update about the status of our final review of the Robbins Mill Estates subdivision. Typically, we receive the as-built documentation mid to late September. The as-built plans for Robbins mill Estates were received by my office about mid-November. We attempted to process our office review of the as-built plans as quickly as possible. During our office review, we compare the as-built plans to the approved plans and decisions to ensure compliance with what they were required to construct. The snowfall started before we were able to conduct our final field inspections. We plan to continue this work as snow as the snow melts so that we can formulate a final punch-list of items for the project.

The site contractor did hire an independent inspector to oversee and approve the road gravel and the soil compaction. We performed periodic inspections of this work and the drainage installation. During the construction, we noted some concerns related to drainage, and we were able to met with the Developer and resolve those issues. We have continued to compile/review the legal documentation in preparation for Town Meeting. Please let me know if you have any other questions related to this project.

Thank You,
Corey

-----Original Message-----

From: Mark Mastroianni [<mailto:Mark.Mastroianni@PulteGroup.com>]
Sent: Tuesday, December 07, 2010 5:14 PM
To: Corey York
Cc: Paul Campbell
Subject: RE: Robbins Mill Estates

Thank you much for the update.
Mark

-----Original Message-----

From: Corey York [<mailto:cyork@acton-ma.gov>]
Sent: Tuesday, December 07, 2010 5:12 PM
To: Mark Mastroianni
Cc: Paul Campbell
Subject: Re: Robbins Mill Estates

FYI.

Paul has been working through the office review of the asbuilt plans. He is about done this phase and comparing them to the approved plans and decisions. We plan to try and start the field inspection next week. We need to coordinate this work with other field projects in an attempt to complete these tasks prior to the snow. Well keep you posted. Paul will compile this info and submit his report as soon as we finish our plan review.

Thank you
Corey

On Dec 7, 2010, at 4:50 PM, Mark Mastroianni
<Mark.Mastroianni@PulteGroup.com<<mailto:Mark.Mastroianni@PulteGroup.com>>> wrote:

Hi Roland,

Attached is the draft deed for the common land parcels that go to the Town concurrently with the streets (per Planning Board special permit). Please let me know if you have any questions or comments.

Also, can you provide me with the status of your inspection punchlist. I would greatly appreciate getting this done before the snow flies, if possible.

Thanks

Mark

From: Roland Bartl [<mailto:rbartl@acton-ma.gov>]
Sent: Friday, November 19, 2010 4:37 PM
To: Mark Mastroianni
Cc: Engineering Department
Subject: FW: Robbins Mill Estates

Mark:

The Tree Warden's inspection punch list below.

Roland Bartl, AICP
Planning Director
472 Main Street
Acton, MA 01720
(978) 264-9636

From: Dean Charter
Sent: Friday, November 19, 2010 11:50 AM
To: Corey York
Cc: Roland Bartl; Tom Tidman
Subject: RE: Robbins Mill Estates

I went out today and did a fairly short (1 hour) inspection of the subdivision. By and large things seem to be OK:

1. I checked a random sample of about 40 of the several hundred street trees. Every tree I checked was healthy, budded out, and within the parameters for size, species, and location. The only problem I saw was in a few locations the homeowners have install mulch volcanoes around the trees which will eventually kill them, but I don't think we should become the landscape police.
2. I did find 2 dead larger trees near the small parking area for the conservation land opposite 23 Blueberry Path. They are within the ROW, and should be removed. I marked them with dots of red paint.
3. I did find 8-10 large White Pines dead or dying at the outfall to the drainage basin at the corner of Carlisle Road and Canterbury Hill Road. These trees will fall over, and either cause problems in the basin or block the sidewalk. Most likely they were killed by high ground water. I think the best option here would be to have an Arborist or Logger drop the trees, cut them up enough so they will lie flat, and leave them in the woods. This is a natural area, and access would be very difficult to remove the debris. The trees I am concerned about have also been marked with spots of red paint.
4. On the sidewalk side of Canterbury Hill Road near the entrance there is a row of Oaks that were planted close to the sidewalk (due to grade issues). The lower branches are already growing across the sidewalk at neck and head height. These trees should be correctively pruned up.
Please let me know if you need more information.

Dean A. Charter, MCA, MCPPO
Municipal Properties Director
Town of Acton

From: Corey York
Sent: Thursday, November 18, 2010 4:19 PM
To: Dean Charter; Fire Department; Chris Allen; Tom Tidman; Catherine Fochtman
Cc: Steve Ledoux
Subject: Fwd: Robbins Mill Estates

Pulte Homes has requested to begin the final review process for Robbins Mill Estates in order to start the street acceptance process. Their goal is to have the roads accepted at the next annual town meeting. The planning department has received a set of as-built plans for the roads and forwarded them to my office. Paul will be comparing the plans to the approved design and what has been constructed on site in order to formulate a final punch list of items. Could you also review the subdivision and let us know any outstanding items that still need addressed. Thank you and let me know if you need any additional information.

Corey

Begin forwarded message:

From: Mark Mastroianni
<<<mailto:Mark.Mastroianni@PulteGroup.com>>Mark.Mastroianni@PulteGroup.com< <mailto:Mark.Mastroianni@PulteGroup.com>

>>

Date: November 18, 2010 12:14:59 PM EST

To: Roland Bartl <<<mailto:rbartl@acton-ma.gov>>rbartl@acton-ma.gov<<mailto:rbartl@acton-ma.gov>>>

Cc: Kim Gorman <<<mailto:kgorman@acton-ma.gov>>kgorman@acton-ma.gov<<mailto:kgorman@acton-ma.gov>>>, Corey York <<<mailto:cyork@acton-ma.gov>>cyork@acton-ma.gov<<mailto:cyork@acton-ma.gov>>>, Catherine Fochtman <<<mailto:cfochtman@acton-ma.gov>>cfochtman@acton-ma.gov<<mailto:cfochtman@acton-ma.gov>>>

Subject: RE: Robbins Mill Estates

Hi Roland,

We are working on your 1st 2 questions however, please accept this email as our acceptance of a deferral of the bond release, if needed, to go beyond the 45-day time frame to work through any issues.

Thanks

Mark

-----Original Message-----

From: Roland Bartl [<mailto:rbartl@acton-ma.gov>]

Sent: Tuesday, November 16, 2010 6:50 PM

To: Mark Mastroianni

Cc: Kim Gorman; Corey York; Catherine Fochtman

Subject: RE: Robbins Mill Estates

Hi, Mark:

We received the hard copy letter and the as-built plans. It is awaiting Engineering Department review.

I have the following questions and requests:

1. Could you also provide us with draft deeds for the common land parcels that are supposed to go to the Town concurrently with the streets (per Planning Board special permit)?
2. Is the playground installed and finished - I recall there were some questions about materials, etc this past summer.
3. Per the subdivision rules, there is no more partial bond release - you had two partials already. We anticipate that there will be a punch list (it always happens) with items to be finished and documents to be revised until everything is ready for Town Meeting acceptance. We could reject your bond release request on the basis of the rules if we find that not all can be released. I would, however, much rather prefer it if you could agree to a deferral of the bond release beyond the statutory 45-day time frame as needed to work through the anticipated punch list. An e-mail would be good enough.

Thanks -

Roland Bartl, AICP
Planning Director
472 Main Street
Acton, MA 01720
(978) 264-9636

-----Original Message-----

From: Mark Mastroianni [<mailto:Mark.Mastroianni@PulteGroup.com>]

Sent: Tuesday, November 09, 2010 2:30 PM

To: Roland Bartl

Subject: Robbins Mill Estates

Hi Roland,

Long time since I last wrote or spoke to you. I hope this email finds you well.

Attached is a copy of a bond release letter I just mailed to you for Robbins Mill Estates. In addition, you should be receiving final as-built plans and street acceptance plans from our engineers office, Marchionda & Associates.

Please let me know if you need anything else to complete this project and for our bond to be returned.

Thanks

Mark

Pulte Homes of New England LLC
Mark Mastroianni - Land Project Manager
115 Flanders Road, Suite 200
Westborough, MA 01581
508-621-0876 (direct) :: 508-294-9481 (cell)

<<mailto:mark.mastroianni@PulteGroup.com>>mark.mastroianni@PulteGroup.com<<mailto:mark.mastroianni@PulteGroup.com>>
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<deed to town common land 12-7-10.DOC>

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