

**CONSERVATION COMMISSION
MINUTES
AUGUST 5, 2011
8:00 AM
TOWN HALL - 472 MAIN STREET - ROOM 126**

COMMISSIONERS PRESENT: Amy Green, Fran Portante, Tom Arnold, Bill Froberg

CONSERVATION ADMINISTRATOR & RECORDING SECRETARY: Tom Tidman

VISITORS: Mark Mastroianni

8:05 Mr. Froberg called the meeting to order.

DECISION - Request to Amend - Order of Conditions - 354B Great Road

Residences at Quail Ridge
DEP File 85-986

Discussion.

Tom Arnold noted that the Commission wants the approved project to become a recordable plan, language needs to be reflected in the Amended Order of Conditions.

The Commission had a brief discussion regarding tee-box area naturalization behind Units 109 & 110. It was agreed that if Pulte Homes LLC wishes to maintain the mowed areas outside of the 100' buffer zone, they can.

Mr. Arnold moved to issue an Amended OOC for the plans as presented on 7/20/2011 with the following findings of fact and special conditions:

**FINDINGS OF FACT AND SPECIAL CONDITONS REQUIRED BY THE ACTON
CONSERVATION COMMISSION:**

On July 20, 2011, Pulte Homes of New England LLC (the Applicant) accompanied by Bohler Engineering, P.C. (the Engineer) came before the Acton Conservation Commission seeking to amend the existing Order of Conditions (OOC), DEP File 85-986. The Applicant's rational for seeking an amendment focused on five points:

- 1) the previously approved wetland crossing had not changed;
- 2) the scope of the project had not changed, with the noted exception that fewer homes would be constructed;
- 3) several detention basins would be modified to cause less disturbance in resource area;

- 4) while several proposed units would be located closer to wetlands, all would meet the 75' no-build setback under the Acton Wetland Protection Bylaw, Chapter F;
- 5) all previous agreements, i.e.: 20' wide trail easement, and boardwalk construction agreement would be honored.

FINDINGS OF FACT:

- 1) The Applicant has agreed to install a six-foot high cedar privacy fence, approximately 300' in length, one-foot off the 20' wide trail easement. The fence will be located behind Units 91 through 96. The Applicant's Engineer will submit an "Exhibit" showing the proposed location of the six-foot high privacy fence. The fence will be located outside of wetlands buffer areas.
- 2) The proposed "trail-head" parking lot located at the most westerly extent of the proposed development and located between Units 80 & 81, will become a public parking lot. A 20' wide public trail easement, leading from the trail-head parking lot in a northerly direction and connecting with the previously approved trail easement, together with a recordable plan will be submitted to the Commission. The 20' wide trail easement and easement plan will be recorded within 30 days of Pulte Homes purchasing the property.

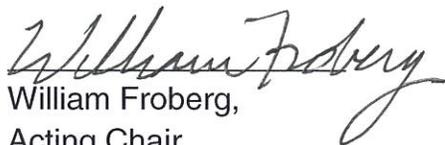
SPECIAL CONDITIONS:

- 1) All paved cart paths within 100' of wetlands having no pedestrian use as of the abandonment of the golf course shall be removed and the disturbed buffer zone area restored to a natural state.
- 2) The existing "green and tee-boxes" at the rear (north) of Units 109 and 110 shall be allowed to naturalize.
- 3) The proposed Quail Ridge Drive wetland crossing (wetland filling and replication work) shall only occur during the driest time of the year, May 15th through October 30th.

Ms. Portante 2nd, motion passed unanimously.

[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2011 Meetings 07-20-2011 - (030) – Residences at Quail Ridge - 2011 Request to Amend].

8:25 Meeting adjourned.


William Froberg,
Acting Chair

TT:ahr
ahr.concom.minutes.2011.08-05-2011

Location: Home » Public Meetings » Conservation Commission » 2011 Meetings » 07-20-2011 » 030 - Residences at Quail Ridge - 2011 Request to Amend Listing

030 - Residences at Quail Ridge - 2011 Request to Amend

Type	Title	Owner	Edited	Size	Actions
	010 - Request to Amend Order of Conditions - DEP #85-986 - Residences at Quail Ridge July 2011	naturaires	07/12/11	10 MB	
	020 - Site Development Plans - RQR - Revised 7-6-2011 (Sheets 1-37)	naturaires	07/12/11	56 MB	
	030 - Boundary & Topographic Survey for QR Properties - 6-7-2011 - Plans (Sheets 1-15)	naturaires	07/20/11	9 MB	
	040 - Drainage Report - Residences at Quail Ridge July-2011 (02-28-2011)	naturaires	07/12/11	8 MB	
	050 - Abutters Certified Mail Receipts	naturaires	07/12/11	6 MB	
	060 - 07-12-2011 - LSCOM - Letter to Planning Board - Quail Ridge	naturaires	07/12/11	116 KB	