

## Valerie Oorthuys

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**From:** Susan Carter <scarter@placesassociates.com>  
**Sent:** Thursday, December 14, 2023 1:32 PM  
**To:** Jeanne Black; Valerie Oorthuys  
**Cc:** Michael Slagle; Tim Black  
**Subject:** RE: Joanne Drive Bond Reduction

My comments are minor and as I previously stated, I would recommend the remaining bond to be between \$10-15,000 to be released upon Town Meeting vote for street acceptance so \$60,000 is more than enough.

Sue

**Susan E. Carter, P.E. , LEED AP**  
President, Director of Engineering  
[scarter@placesassociates.com](mailto:scarter@placesassociates.com)



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**From:** Jeanne Black <kendallhomes@aol.com>  
**Sent:** Wednesday, December 13, 2023 4:23 PM  
**To:** Valerie Oorthuys <planning@stow-ma.gov>; Tim Black <tkb8794@gmail.com>; Susan Carter <scarter@placesassociates.com>  
**Cc:** Michael Slagle <planning2@stow-ma.gov>  
**Subject:** Re: Joanne Drive Bond Reduction

HI Sue,

Could you provide answer to my question please?

Valerie, when is the next PB meeting we could be added to?

Thanks,

Chuck Black

Kendall Homes

On Tuesday, December 12, 2023 at 04:16:56 PM EST, Jeanne Black <[kendallhomes@aol.com](mailto:kendallhomes@aol.com)> wrote:

Hi Sue,

The present total bond amount is about \$165,000, so if it reduced by \$100,000 or so now, that leaves about \$60,000 until road acceptance.

If this a fair position you could support?

Thanks,

Chuck

On Tuesday, December 12, 2023 at 03:58:08 PM EST, Susan Carter <[scarter@placesassociates.com](mailto:scarter@placesassociates.com)> wrote:

Chuck,

I have walked the site with the as-builts and will have a few minor comments.

The bond amount should also include the spring cleaning of all drainage structures. I also question whether \$ 1800 is sufficient for legal documents as that is the amount used 20 years ago. I normally recommend no less than \$10-15,000 so that any damage occurring to the roadway between now and then is covered and there is incentive to finish any punch list items prior to Town Meeting. I recommend the final amount be release upon the vote to accept the road at Town Meeting.

Sue

**Susan E. Carter, P.E. , LEED AP**

President, Director of Engineering

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**From:** Jeanne Black <[kendallhomes@aol.com](mailto:kendallhomes@aol.com)>

**Sent:** Tuesday, December 12, 2023 3:50 PM

**To:** Valerie Oorthuys <[planning@stow-ma.gov](mailto:planning@stow-ma.gov)>; Susan Carter <[scarter@placesassociates.com](mailto:scarter@placesassociates.com)>; Tim Black <[tkb8794@gmail.com](mailto:tkb8794@gmail.com)>

**Cc:** Michael Slagle <[planning2@stow-ma.gov](mailto:planning2@stow-ma.gov)>

**Subject:** Re: Joanne Drive Bond Reduciton

HI Valerie,

As we know the road is complete and as built turned in.

We would like to request a reduction in the bond in phase 2 of \$103,986, leaving \$1800 in phase 2 for legal acceptance.

If you could please put us on a planning board agenda for this item.

Thank you,

Chuck Black

Kendall Homes

On Thursday, December 7, 2023 at 11:38:28 AM EST, Valerie Oorthuys <[planning@stow-ma.gov](mailto:planning@stow-ma.gov)> wrote:

Hi Chuck,

Please see the attached for the current bond amounts.

Thank you,

Valerie

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**From:** Jeanne Black <[kendallhomes@aol.com](mailto:kendallhomes@aol.com)>  
**Sent:** Thursday, December 7, 2023 11:20 AM  
**To:** Valerie Oorthuys <[planning@stow-ma.gov](mailto:planning@stow-ma.gov)>  
**Subject:** Re: Joanne Drive Street Acceptance

Thank you again for this info.

We have sent it to our attorney to begin working on it.

Could I trouble you to send me a copy of what makes up the current bond?

Thanks again,

Chuck

On Thursday, December 7, 2023 at 09:48:11 AM EST, Valerie Oorthuys <[planning@stow-ma.gov](mailto:planning@stow-ma.gov)> wrote:

Hi Chuck,

Thank you for calling yesterday in regard to the process for Street Acceptance for Joanne Drive at our Annual Town Meeting. In accordance with the town's [General Bylaws Article 5, Section 2](#), the street must be petitioned for acceptance by notice to the Select Board no later than January 15.

The process for acceptance of roads is more fully detailed in the Planning Board's [Subdivision Rules and Regulations, Section 10.9](#).

As mentioned in my email of December 5, in order to request a bond reduction please provide the Planning Board with a letter and a list of items completed since the last reduction in order for Places Associates to review. The as-built plans have been provided to Places and I'll let you know as soon as we hear back regarding any comments.

Thank you,

**Valerie Oorthuys, AICP**

Planning Director | Town of Stow

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