



Quarry Bulletin

January - February, 2019



Oh, What a Night...

~ Contributors *Debbie Rorke and Sandy Kelly*

On February 9th, 67 Villagers enjoyed “Italian Night.” Planned and orchestrated by our neighborhood Dynamic Duo Larry and Linda Anzivino, they were assisted by an impressive and well-organized wait staff. According to Larry, “More than 23 people worked on this event and made it what it was. No one was recruited, all were volunteers. What a village.”

The whole evening exceeded any expectation of “a night out at the clubhouse.” While it takes many planners and helpers to successfully run a large event, none of this would have been possible without the hard work of Larry and Linda. If you’ve ever attended one of Linda’s “simple suppers” or been part of one of Larry’s contagious fun ideas, you know what a fabulous team they are!!!



The menu included a homemade antipasto smorgasbord created by Linda. Dinner was prepared by Bianco’s Catering and we enjoyed the traditional Italian wedding soup, fresh salad, and main course of ziti, meatballs and sausage. Handmade biscotti by Larry and cannolis, made and filled by Peter Abate topped off the meal. A sing along with headliners Larry Anzivino, Tom Sangiolo and Dom DeFronzo, plus a challenging trivia quiz, all accompanied by live music throughout the evening, provided entertainment.

Quote of the Night: *We all have families and we all have friends
but here in the Village we have family.* ~ Larry Anzivino

*Thank you Larry and Linda, you made our Italian Night one for the record.
We hope you both had as much fun as we all did.*





Al suo servizio

Deb Rorke, Larry Anzivino and Stephanie



Cosa vuoi mangiare?

Jack Gilmartin, Joe Rorke and Paul Hamel



Dentro il Cannoli!

Jack Gilmartin, Judy Premru, Barb West, Peter, *il panettieri*, Abate and Paul Currier.



Cin Cin...

Jack Bilodeau with bartenders Buzz McArdle and Tom Sangiolo



Piatto di zuppa

Tina Horowitz and Jayne Currier



Il canto e la musica

Dom DeFronzo, Tom Sangiolo
Larry Anzivino

News You Can Use

Community Solar coming to the Village

~ Contributor Ron Caterino

At the November Trustee meeting, resident Dick Coleman shared his idea of a community solar program based on an implementation at his residence. The concept was of interest to the Trustees who then asked that a group be formed to evaluate the possibility of the Village opting to participate for our own usage. A group of seven residents, which included Peter Abate, David Auld, Ron Caterino, Doug Craib, Joe Rorke, Tom Sangiolo and Bill Townsend, volunteered for the review.

Community Solar is a local solar facility to which a number of households and businesses can subscribe and get a corresponding credit on their electricity bill. In our evaluation, the solar farms are owned by Nexamp, a solar developer. We can purchase a set amount of credits, at a fixed rate for an extended term. In our case we would be procuring approximately 175 kW/month (approximately 90% of our usage) at a 15% savings rate for up to 20 years. ***There will not be any solar panels located in the Village.***

Our group met to educate ourselves on the concept of Community Solar, to develop a comprehensive list of questions and define State & Federal regulations. We then met with representatives of Nexamp, a Community Solar supplier, who satisfied all of the questions posed. We reviewed a list of customer testimonials, and did an extensive check of the vendor who, in addition to owning a large solar farm in Westford (a \$29 million complex of 14,000 solar panels on 22 acres that was the old Fletcher Quarry), also found that the Town of Westford is a subscriber. We contacted Eric Heideman, Westford Asst. Town Manager, and Eric shared with us that their relationship with Nexamp has been favorable, saving the Town over \$125,000 annually.

Having done due diligence our findings were that, if implemented, a Community Solar program would:

- Save the Village an estimated \$3,400 per year
- Have no upfront cost to the Village
- Be a use of clean, renewable energy
- The 15% savings rate would be guaranteed for 20 years
- VSR could cancel with 6 months written notice
- Nexamp metering is guaranteed with National Grid for 20 years
- All Nexamp solar fields are leased for 20 years so are not impacted by property tax increases

On January 4, 2019, our group recommended to the Trustees that utilization of Community Solar from Nexamp would generate savings for the Village at Stone Ridge with little or no risk and recommends proceeding.

It was subsequently approved by the Trustees, contracts signed, and implementation is scheduled for approximately September 1st when the new fields are completed.

Anyone wishing to pursue Community Solar for your personal residence, as several Village residents have done, should do your own comprehensive evaluation as personal usage and situations may differ from that of the Village.

New Rental Clubhouse Procedure

~ Contributor Judy Culver

The form for clubhouse rental by residents has been moved to the VSR website, villageatstoneridge.com, under the Resources tab. It is no longer on the Evergreen Harvard Group (EHG) website. Attached to the form are the VSR Policy and Regulations governing clubhouse use as well as VSR expectations at conclusion of your event. Please familiarize yourself with this information prior to rental.

The instructions for submitting the form are found on Page 1 of the rental document. The complete approval process of your request may take two weeks or more. The steps in the approval of your requested dates are:

- 1) you ask EHG if your desired dates are available (EHG contact information is included in form.)
- 2) if they are, complete and submit the form either by USPS mail or email to EHG
- 3) form is submitted to the Trustees for their approval.
- 4) you will submit your rental and security deposit fees to EHG upon notification of request approval
- 5) EHG and VSR calendars are updated with your dates.

Contact Judy Culver with any questions

How our Online Village Calendar Works

~ Contributor Sandy Kelly

The online VSR calendar is maintained by two separate entities. Rentals are handled by one representative at EHI as described above. When the rental procedure is completed our rep confirms that date by putting it on the calendar. That means rental forms have been received and approved, rental fee and deposit were submitted and your *waiver of liability* has been signed. The waiver legally protects VSR in the event a visitor might get hurt.

The calendar is also kept up to date with our frequent Social Committee events, ongoing activities and exercise classes by the Social Committee Secretary, currently Sandy Kelly. If you would like to sponsor a social activity please submit it to Stephanie Tocci or Debbie Rorke, Social Committee Co-chairs. It is always a good idea to check the online calendar for an open date to reserve the space.

Care of the Wastewater Treatment Facility

~ The following information is provided by the VSR Water and Sewer Committee and is reprinted here as a reminder of our responsibility to maintain our System.

Good oversight and maintenance has allowed our existing grinder pumps to perform beyond their life expectancy. Trustees are budgeting for future replacements as needed. Thank you for doing your part to help us keep on budget. Care of the VSR Waste Water System at VSR is not connected to municipal sewerage. The major components of our waste water system are 36 grinder pumps, a large holding tank, a high-tech treatment plant, and a leaching bed. A major portion of your monthly Water & Sewer fee is used to keep this system running smoothly.

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Because of the nature of our waste water system, **garbage disposals are prohibited** in the village. The following items should **NOT** be introduced into our sewer system as they will clog the grinder pumps.

Glass	Kitchen grease	Diapers
Metal	Animal Fat	Baby Wipes
Dental Floss	Seafood shells	Swiffer Pads
Fish tank Gravel	Kitty litter	Rags
Plastic objects		

In addition, **NEVER** introduce any of the following into any sewer: Paint, Gasoline, Strong chemicals, Lubricating oil/grease, Explosives, or Flammable materials

Grinder pump alarm signals:

Each grinder pump is designed to produce an alarm signal in the event of failure. The alarms are located on the wall of a unit in the vicinity of the pump. A light flash and an alarm sounds when the alarm is activated. If you observe an alarm you should call EMI (1-800-973-4300 or 1-603-622-7000) and report it.

Buyer Beware!

How many villagers does it take to thwart a beaver?



Seriously, the guys were replacing hardware cloth that was beginning to girdle the trees - it keeps the beavers from dragging our beautiful pin oaks down to the pond! "Thank you" Doug Craib, Frank Bashore, and Bob Morton.

Yes, one of these gentlemen doctored the photo and it was not the beaver!!

Did you know?



Bobcats communicate through scent, visual signals, and vocalizations. If you encounter a bobcat, you should keep as much distance between you and the animal as possible. Back away from the bobcat slowly and deliberately.

Photos taken near the Quarry on Stone Ridge Road.





Book Group News

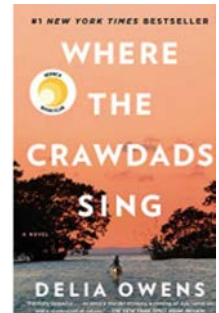
~ by Dianne Marston



The VSR Book Club will meet again on March 28. At that meeting we will discuss ***Where the Crawdads Sing*** by Delia Owens.

“A painfully beautiful first novel that is at once a murder mystery, a coming-of-age narrative and a celebration of nature.... Owens here surveys the desolate marshlands of the North Carolina coast through the eyes of an abandoned child. And in her isolation that child makes us open our own eyes to the secret wonders—and dangers—of her private world.”

—*The New York Times Book Review*



Members who have already read it say that they couldn't put it down!



May 9th the book for discussion is ***Go, Went, Gone*** by Jenny Erpenbeck.

"The novel tells the tale of Richard, a retired classics professor who lives in Berlin. His wife has died, and he lives a routine existence until one day he spies some African refugees staging a hunger strike in Alexanderplatz. Curiosity turns to compassion and an inner transformation, as he visits their shelter, interviews them, and becomes embroiled in their harrowing fates. *Go, Went, Gone* is a scathing indictment of Western policy toward the European refugee crisis, but also a touching portrait of a man who finds he has more in common with the Africans than he realizes." *[from the cover]*

Looking ahead to June, we will gather on the 20th to discuss ***Educated: A Memoir*** by Tara Westover.

"Tara Westover was seventeen the first time she set foot in a classroom. Born to survivalists in the mountains of Idaho, she prepared for the end of the world by stockpiling supplies and sleeping with her “head for the hills” bag. In the summer, she stewed herbs for her mother, a midwife and healer, and in the winter, she salvaged in her father’s junkyard.

Her father forbade hospitals, so Tara never saw a doctor or a nurse. Gashes and concussions, even burns from explosions, were all treated at home with herbalism. The family was so isolated from mainstream society that there was no one to intervene when her brother became violent or when her father’s Mormon beliefs drifted toward the extreme.

Then, lacking any formal education, Tara began to educate herself. She ultimately taught herself enough mathematics and grammar to be admitted to Brigham Young University, where she studied history, learning for the first time about important world events such as the Holocaust. Her quest for knowledge transformed her, taking her over oceans and across continents, to Harvard and to Cambridge. Only then would she wonder if there was still a way home.

A riveting account of the struggle for self-invention, *Educated* is also a tale of fierce family loyalty and of the grief that comes with severing the closest of ties." *[from the back cover]*

We gather in the Clubhouse at 1:00 p.m. for socializing and refreshments. The discussion begins at 1:30 in the Library. All are welcome to join us!

A few words about VSR's history ~ Written by Carlene Craib

How much do you know about the Village's origins? Some of you were living in Westford when it was just a gleam in the developers' eyes but many of you are "from away," as they say in Maine, and might not know any background. A chance find has set me to reminiscing a bit. I sort books for the Friends of the Library book sales, and recently some yellowing newspaper articles fell out of a book. I glanced and then took a second, closer look. Dated June and July 1998, they were accounts of the very first look that the Planning Board got of the vision Howard Hall and Dave Guthrie had for some land they had just put an option on around a quarry off Tyngsboro Road.

The original plan called for 189 units on 75 acres in Westford and another 30 in Tyngsboro that would be open space. The proposed residences would be 2, 3, or 4- unit condos, most 2 bedrooms and some 1 bedroom, restricted to over 55 years of age, and costing \$215,000-\$225,000 each. Hall told the Board that this would bring in \$660,000 in revenue and have no impact on the schools, and that the roads would be private. There would be town water from the hookup at Greystone or from Tyngsboro. There would be a sewer treatment plant.

At the time, the land was zoned residential/industrial, so the Town Meeting would have to rezone it to residential. There was no "senior housing" zoning. Subsequently, a Senior Housing Overlay Bylaw was approved by the Town that laid out all the rules for such a development. Among the requirements were that any development could not exceed 150 units, no more than 10% could be three-bedroom units, at least 40' between buildings, maximum 5 units in multifamily structures, and density of 2 units per acre or 1 bedroom per 8,000 square feet. I remember being at the town meeting that adopted this bylaw, never considering I might one day live in the first of its kind! It is my understanding that Hall and Guthrie were involved in the drafting of the bylaw, and it is easy to see the effects on the final plan for VSR, fewer units, more land, and the spacing of the units.

The proposed condo complex was reported on in the Lowell Sun, and in a follow-up article the concerns of the Planning Board were expressed. One member felt that (traffic would be) "a nightmare," on Tyngsboro Road, but Hall assured her that traffic in over 55 developments is "usually lighter." Another Board member was concerned with making sure there would be two access roads.

On July 2, there was an editorial in the Lowell Sun about the proposal. Their main concern was the selling price stated for the units. They felt that the price range "seem(ed) too high for the town's needs." They also noted that the initial plans "offer none of the recreational opportunities or luxury amenities that other high-scale complexes and resorts use to draw the same age group. Plans call for a tennis court and community room, but no swimming pool, fitness room, golf course or activities director." The commented that "Wealthier residents could afford this condo living, but if they're accustomed to a roomy house and vast lawn, they might cringe at the thought of squeezing into a four-room unit with 350 neighbors close by." The editorial concluded by saying "Westford clearly needs housing for the 50 and up age bracket. But the prices must come down, or amenities be added, to fill the condos with residents." The comments in the following issues mainly agreed with this take.

I do not have any other information myself on the progress of Hall and Guthrie's proposal, but we all can see the final result. The 189 units became 110, the units' sizes became more varied, amenities were added, traffic doesn't seem to me to be a "nightmare," and it became clear as soon as the units went on sale that there was quite a market for these units and our resale statistics have borne that out as well.

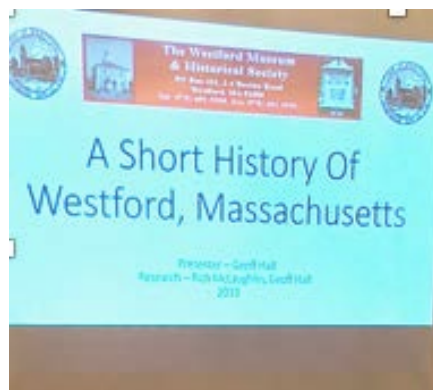
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Coincidentally, I had just watched a Planning Board meeting where two new senior housing projects were being presented, both off Carlisle Road, and Dave Guthrie is the developer of one of them. It was fascinating to hear these plans and compare the presentations and comments with what I had just read in the historical documents. Traffic was again the number one concern with density a close second. The cost of the units (now estimated at \$400,000 to \$500,000) was decried as the members of the Planning Board didn't feel that there would be seniors who could afford them. Guthrie's lawyer noted that there have been no other developments using the Senior Overlay Bylaw since the Village at Stone Ridge. He said that he thought it was because it was "antiquated," and needed revision. It will be interesting to follow these two proposals as they work their way through the planning and appeals for variances process, and to see if they are as successful as our development proved to be. The Planning Board itself held up VSR as an example of a very appealing place to live and a model of good planning.

You too can watch the fascinating deliberations of the Planning Board and other town Boards on Community Access TV. They may not keep you awake in the evening, but they make great exercise time or keeping you company while doing housework viewing. You never know what interesting information on the town's business you will find out.

And speaking about the past...

Thanks to Tom Barry for arranging Geoff Hall's visit to our Village Meeting on February 6th to speak about our town's history. A lifelong resident, history teacher and politician who represented the 2nd Middlesex District in the MA House of Representatives, Geoff also served as a member of the Westford Housing Authority and the Westford Board of Selectmen. Thirty-seven residents listened attentively to the extensive presentation he and friend Richie McLaughlin brought. Westford Cat was on hand videotaping his talk.



Thanks to Richie McLaughlin, Tom Barry and Geoff Hall for an educational and entertaining evening.

➤ ***Watch for a future announcement when the Westford ComCat video becomes available online.***

Thanks from the Bench Committee ~ contributed by Tink Nussbum

Thank you to all who contributed a grand total of \$5,425.00 dollars to purchase benches for our community. This exceeded our goal, and is sincerely appreciated. Thanks to our Committee, and particularly to Buzz McArdle, who fostered this project, and has spent many hours both researching and planning how best to make this a reality.

Happy Times

It's the little things!

Thank you Stephanie Tocci, Debbie Rorke and helpers for planning a New Year's Eve gathering that had all of the makings to become an annual event! Who would have thought 3 plastic cups and a couple of Ping-Pong balls would create so much competition and so many laughs? Thank you Ann Marie and Ray Barnes for the fun idea.



Of course, a good time was had by all...



A small but enthusiastic group of villagers gathered at the clubhouse to cheer the Patriots toward another Super Bowl win. ~ contributor Paul Currier

The party began at 3:00 with snacks, appetizers, desserts, and a beverage of choice. Of course, the talk was all about football and how the Pat's would demolish the young upstart LA RAMS.

The game was too close for comfort but our NEW ENGLAND PATRIOTS pulled out two drives in the 4th quarter to cement their record setting 6th win.

There were also winners from the group party. The football block winners were: Lyn Ketler, Ed Kern and Rick Culver. Doug Keele won the total point pick with "27". Who would have thought such a low scoring game between two offensive powerhouses? Answer... Doug Keele!



Always check the online Calendar for changes and updates

www.villageatstoneridge.com

**Upcoming Social Committee Events
at the Clubhouse**

* Social Committee Meetings *
are the 2nd Monday of the month at 7:00 pm
Please join us!

Mar 13 7-9 pm Trivia Night
Mar 19 7:00 pm Movie Night
Mar 17 4:00 pm St Pat Happy Hour & Irish
Scavenger Hunt
Mar 28 1:00 pm Book Group
April 3 7:00 pm Village Meeting TBA
April 27 10:00 am Pancake Breakfast
May 1 7:00 pm Village Meeting
May 9 1:00 pm Book Group

Save the Date:

May 4 6:15 pm Rod Stewart ~ Skip Giles



Ongoing clubhouse events

Monday 1:00 pm: Knitting
Wednesday 2:00 pm: Bridge
Friday 6:30 pm: Games & Social

There is a small fee for some

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*The Quarry Bulletin is a bi-monthly newsletter
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