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MAY 05 2021

MILLBURY PLANNING BOARD

11 Thomas Hill Rd
Millbury MA 01527

Thursday, April 29, 2021

Millbury Planning Board
127 Elm Street
Millbury, MA 01527-2632

Reference: Public Hearing Comments (from the owners of **Map 63 Parcel 77**)
McLaughlin Family Trust, John Antaya and Kathleen (McLaughlin) Mardirosian (the "owners")
Whitney Street Home Builders, LLC (the "developer")
17 Rice Road, Millbury, MA (a/k/a Rice Pond Village Project)

Dear Planning Board Members:

I/We are in **strong opposition** of the proposed project put forth by the McLaughlin Family Trust, John Antaya (husband of Patricia (McLaughlin) Antaya)) and Kathleen (McLaughlin) Mardirosian, and Whitney Street Home Builders, LLC for 52 condominium (duplex) units at 17 Rice Road in Millbury, Massachusetts. However, I/we do support the owners' right to develop their property in full compliance with the current Millbury Zoning Bylaws (no special permits or variances required) in harmony with the existing neighborhoods.

As a member of this community yourself, I/we hope that all of the public comments submitted to the Millbury Planning Board for your consideration will assist you in upholding your obligations to protect and serve the existing neighborhoods of Millbury residents and **deny all special permits and variances requested for the proposed Rice Pond Village Project** (17 Rice Road) as submitted for the outlined objections:

- The scale and magnitude are too great for the proposed site and neighborhoods that surround this proposed project (congestion)
- Rice Road is a minor 40-foot Right of Way that is in poor condition, that cannot reasonably support the additional volume of traffic (minimum of 104± vehicles) and there are poor sightlines approaching the railroad crossing in both directions and narrow pavement width (hazardous)
- The proposed development has a 1.98 times greater density than the existing neighborhood (Rice Road, Thomas Hill Road, Aldrich Avenue and Captain Peter Simpson Road) and when completed will be 56% of the dwelling units in only 39% of the land area of the neighborhood (congestion and higher probability of conflicts)
- The density of the proposed condominium units is too close together and there is no tangible limited common areas for residents which will create a greater opportunity for conflicts between neighbors (congestion and higher probability of conflicts)
- The proposed parking is insufficient for the actual needs that has the potential to impact street parking in the existing roads, normal and safe traffic flow, and snow removal efforts (congestion)
- Common-sense dictates that there will be a noticeable increase in train (railroad) and traffic noise from Providence Road as there is currently in the fall/winter/spring (nuisance)
- Adding 52 more dwelling units will further tax our water and sewer infrastructure (rationing of resources (water bans))

Thank you kindly for your anticipated support,



Robert Molino



Elaine Molino

1 Aldrich Ave
Millbury, MA 01527

Thursday, April 29, 2021

Millbury Planning Board
127 Elm Street
Millbury, MA 01527-2632

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MILLBURY PLANNING BOARD

Reference: Public Hearing Comments (from the owners of **Map 63 Parcel 78**)
McLaughlin Family Trust, John Antaya and Kathleen (McLaughlin) Mardirosian (the Owners)
Whitney Street Home Builders, LLC (the Developer)
17 Rice Road, Millbury, MA (a/k/a Rice Pond Village Project)

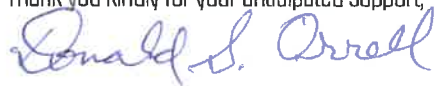
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Thank you kindly for your anticipated support,



Donald S Orrell



Jean M Orrell

11 Thomas Hill Rd
Millbury, MA 01527

Thursday, April 29, 2021

Millbury Planning Board
127 Elm Street
Millbury, MA 01527-2632

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MILLBURY PLANNING BOARD

Reference: Public Hearing Comments (from the owners of **Map 63 Parcel 80**)
McLaughlin Family Trust, John Antaya and Kathleen (McLaughlin) Mardirosian (the "owners")
Whitney Street Home Builders, LLC (the "developer")
17 Rice Road, Millbury, MA (a/k/a Rice Pond Village Project)

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Thank you kindly for your anticipated support,



Robert J Molino



Elaine J Molino

13 Thomas Hill Rd
Millbury MA 01527

Thursday, April 29, 2021

Millbury Planning Board
127 Elm Street
Millbury, MA 01527-2632

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MILLBURY PLANNING BOARD

Reference: Public Hearing Comments (from the residents of **Map 63 Parcel 81**)
McLaughlin Family Trust, John Antaya and Kathleen (McLaughlin) Mardirosian (the "owners")
Whitney Street Home Builders, LLC (the "developer")
17 Rice Road, Millbury, MA (a/k/a Rice Pond Village Project)

Dear Planning Board Members:

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Thank you kindly for your anticipated support,


Ron Pierce


Kathy Leary

3 Capt Peter Simpson Rd
Millbury, MA 01527

Thursday, April 29, 2021

Millbury Planning Board
127 Elm Street
Millbury, MA 01527-2632

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MILLBURY PLANNING BOARD

Reference: Public Hearing Comments (from the owners of **Map 63 Parcel 85**)
McLaughlin Family Trust, John Antaya and Kathleen (McLaughlin) Mardirosian (the "owners")
Whitney Street Home Builders, LLC (the "developer")
17 Rice Road, Millbury, MA (a/k/a Rice Pond Village Project)

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Thank you kindly for your anticipated support,


John Auger

14 Thomas Hill Rd
Millbury, MA 01527

Thursday, April 29, 2021

Millbury Planning Board
127 Elm Street
Millbury, MA 01527-2632

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MILLBURY PLANNING BOARD

Reference: Public Hearing Comments (from the owners of **Map 63 Parcel 87**)
McLaughlin Family Trust, John Antaya and Kathleen (McLaughlin) Mardirosian (the "owners")
Whitney Street Home Builders, LLC (the "developer")
17 Rice Road, Millbury, MA (a/k/a Rice Pond Village Project)

Dear Planning Board Members:

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Thank you kindly for your anticipated support,

June M Rivelli



7 Capt Peter Simpson Rd
Millbury, MA 01527

Thursday, April 29, 2021

Millbury Planning Board
127 Elm Street
Millbury, MA 01527-2632

Reference: Public Hearing Comments (from the owners of **Map 63 Parcel 87**)
McLaughlin Family Trust, John Antaya and Kathleen (McLaughlin) Mardirosian (the "owners")
Whitney Street Home Builders, LLC (the "developer")
17 Rice Road, Millbury, MA (a/k/a Rice Pond Village Project)

Dear Planning Board Members:

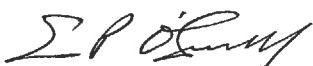
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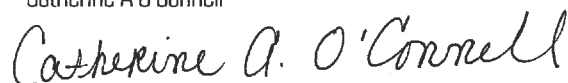
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Thank you kindly for your anticipated support,

Sean P O'Connell



Catherine A O'Connell



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MILLBURY PLANNING BOARD

15 Capt Peter Simpson Rd
Millbury, MA 01527

Thursday, April 29, 2021

Millbury Planning Board
127 Elm Street
Millbury, MA 01527-2632

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MILLBURY PLANNING BOARD

Reference: Public Hearing Comments (from the owners of **Map 63 Parcel 90**)
McLaughlin Family Trust, John Antaya and Kathleen (McLaughlin) Mardirosian (the "owners")
Whitney Street Home Builders, LLC (the "developer")
17 Rice Road, Millbury, MA (a/k/a Rice Pond Village Project)

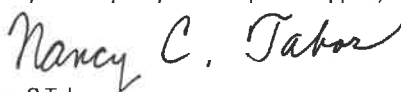
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Thank you kindly for your anticipated support,


Nancy C Tabor

14 Capt Peter Simpson Rd
Millbury, MA 01527

Thursday, April 29, 2021

Millbury Planning Board
127 Elm Street
Millbury, MA 01527-2632

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MAY 05 2021

MILLBURY PLANNING BOARD

Reference: Public Hearing Comments (from the owners of **Map 63 Parcel 95**)
McLaughlin Family Trust, John Antaya and Kathleen (McLaughlin) Mardirosian (the "owners")
Whitney Street Home Builders, LLC (the "developer")
17 Rice Road, Millbury, MA (a/k/a Rice Pond Village Project)

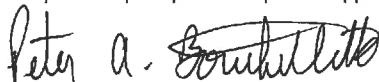
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Peter A Bouthilllette

Patricia Austin

16 Capt Peter Simpson Rd
Millbury, MA 01527

Thursday, April 29, 2021

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127 Elm Street
Millbury, MA 01527-2632

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MILLBURY PLANNING BOARD

Reference: Public Hearing Comments (from the owners of **Map 63 Parcel 94**)
McLaughlin Family Trust, John Antaya and Kathleen (McLaughlin) Mardirosian (the "owners")
Whitney Street Home Builders, LLC (the "developer")
17 Rice Road, Millbury, MA (a/k/a Rice Pond Village Project)

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Thank you kindly for your anticipated support,


Paul J Bednar

Rosemarie A Bednar



12 Capt Peter Simpson Rd
Millbury, MA 01527

Thursday, April 29, 2021

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127 Elm Street
Millbury, MA 01527-2632

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MILLBURY PLANNING BOARD

Reference: Public Hearing Comments (from the owners of **Map 63 Parcel 96**)
McLaughlin Family Trust, John Antaya and Kathleen (McLaughlin) Mardirosian (the "owners")
Whitney Street Home Builders, LLC (the "developer")
17 Rice Road, Millbury, MA (a/k/a Rice Pond Village Project)

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Thank you kindly for your anticipated support,


Linda A Mayo

12 Thomas Hill Rd
Millbury, MA 01527

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127 Elm Street
Millbury, MA 01527-2632

Reference: Public Hearing Comments (from the owners of **Map 63 Parcel 98**)
McLaughlin Family Trust, John Antaya and Kathleen (McLaughlin) Mardirosian (the "owners")
Whitney Street Home Builders, LLC (the "developer")
17 Rice Road, Millbury, MA (a/k/a Rice Pond Village Project)

Dear Planning Board Members:

I/we are in **strong opposition** of the proposed project put forth by the McLaughlin Family Trust, John Antaya (husband of Patricia (McLaughlin) Antaya) and Kathleen (McLaughlin) Mardirosian, and Whitney Street Home Builders, LLC for 52 condominium (duplex) units at 17 Rice Road in Millbury, Massachusetts. However, I/we do support the owners' right to develop their property in full compliance with the current Millbury Zoning Bylaws (no special permits or variances required) in harmony with the existing neighborhoods.

As a member of this community yourself, I/we hope that all of the public comments submitted to the Millbury Planning Board for your consideration will assist you in upholding your obligations to protect and serve the existing neighborhoods of Millbury residents and **deny all special permits and variances requested for the proposed Rice Pond Village Project** (17 Rice Road) as submitted for the outlined objections:

- The scale and magnitude are too great for the proposed site and neighborhoods that surround this proposed project (congestion)
- Rice Road is a minor 40-foot Right of Way that is in poor condition, that cannot reasonably support the additional volume of traffic (minimum of 104± vehicles) and there are poor sightlines approaching the railroad crossing in both directions and narrow pavement width (hazardous)
- The proposed development has a 1.98 times greater density than the existing neighborhood (Rice Road, Thomas Hill Road, Aldrich Avenue and Captain Peter Simpson Road) and when completed will be 56% of the dwelling units in only 39% of the land area of the neighborhood (congestion and higher probability of conflicts)
- The density of the proposed condominium units is too close together and there is no tangible limited common areas for residents which will create a greater opportunity for conflicts between neighbors (congestion and higher probability of conflicts)
- The proposed parking is insufficient for the actual needs that has the potential to impact street parking in the existing roads, normal and safe traffic flow, and snow removal efforts (congestion)
- Common-sense dictates that there will be a noticeable increase in train (railroad) and traffic noise from Providence Road as there is currently in the fall/winter/spring (nuisance)
- Adding 52 more dwelling units will further tax our water and sewer infrastructure (rationing of resources (water bans))

Thank you kindly for your anticipated support,

Richard A Stearns
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