

RECEIVED

MAY 05 2021

Chairman Gosselin and Planning Board Members,

May 5, 2021

MILLBURY PLANNING BOARD

We call your attention to the contents of this envelope. This envelope contains 33 signed letters that directly oppose the granting of any special permits or variances at 17 Rice Road. According to the numbers provided by the town, there are 53 direct abutters to the plan proposed by the McLaughlin Family Trust and Whitney Street Home Builders, LLC.

As stated in the Millbury Zoning Bylaws a Residential District I does not permit multi-family dwellings therefore relief should not be granted through 22.2.

**62%**

**of direct abutters are strongly opposed to granting any special permits or variances for the currently proposed plan and any development projects at 17 Rice Road.**

It should be noted, of the 35 people that were approached in person, 33 of those individuals signed in opposition. The remaining 20 unsigned abutters did not answer the door when visited or were not home. **I ask you to consider the significant effort put forth here and keep the sentiment of our community in mind at all subsequent town meetings involving 17 Rice Road.**

Street	Number of Signed Opposition Letters	Number of Direct Abutters	Percentage of Community Against Special Permits or Variances
Rice Road	13	14	93%
Aldrich Ave	3	4	75%
Thomas Hill Road	5	5	100%
South Main St.	8	10	80%
Curve St.	1	1	100%
Jackie Drive	1	7	14%
Providence	2	12	17%
	33	53	<b>62%</b> of direct abutters in opposition of special permits or variances at 17 Rice Road

Additionally, a second envelope was submitted to the Planning Board containing more signed opposition letters from direct/indirect abutters, please note those signatures were not included in the above calculations.

Thank you kindly for your careful consideration.

20 Jackie Dr  
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 54 Parcel 18**)  
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,

~~Trevor Olson~~

Filipe Araujo  
F. Araujo

~~Kara Olson~~

Caroline Araujo  
Araujo

PO Box 553  
Millbury MA 01527

13 Curve St.

Thursday, April 29, 2021

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

Reference: Public Hearing Comments (from the owners of **Map 54 Parcel 27**)  
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,

David G Boire



5-1-21

GLORIA Boire 5-1-21



38 Providence 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 54 Parcel 33**)  
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:

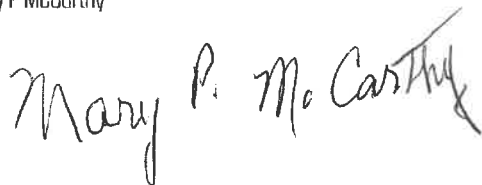
I/We are in **strong opposition** of the proposed project put forth by the McLaughlin Family Trust, John Antaya (husband of Patricia (McLaughlin) Antaya) and Kathleen (McLaughlin) Mardirosian, and Whitney Street Home Builders, LLC for 52 condominium (duplex) units at 17 Rice Road in Millbury, Massachusetts. 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,

Mary P McCarthy



5-2-21

30 Providence 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 54 Parcel 130**)  
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,

Lee C Mailhiot

Susan M Mailhiot

*Lee C. Mailhiot*  
5/2/21  
*Susan M Mailhiot*  
5/2/21

78 S Main St  
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 59**)  
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)

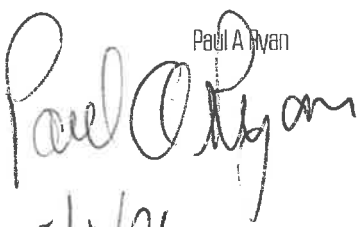
Dear Planning Board Members:

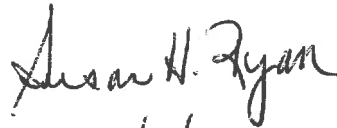
I/We are in **strong opposition** of the proposed project put forth by the McLaughlin Family Trust, John Antaya (husband of Patricia (McLaughlin) Antaya) and Kathleen (McLaughlin) Mardirosian, and Whitney Street Home Builders, LLC for 52 condominium (duplex) units at 17 Rice Road in Millbury, Massachusetts. 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,

Paul A Ryan  
  
5/1/21

Susan H Ryan  
  
5/1/21

  
5/1/21

74 S Main St  
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 60**)  
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:

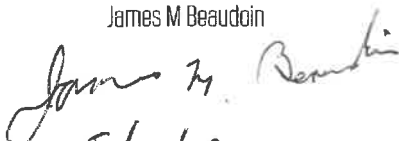
I/We are in **strong opposition** of the proposed project put forth by the McLaughlin Family Trust, John Antaya (husband of Patricia (McLaughlin) Antaya)) and Kathleen (McLaughlin) Mardirosian, and Whitney Street Home Builders, LLC for 52 condominium (duplex) units at 17 Rice Road in Millbury, Massachusetts. 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,

James M Beaudoin

  
5/1/21

Margaret L Beaudoin

 5/1/21

76 S Main St  
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 61**)  
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,

~~Francis Beaudoin~~

Yvonne M Beaudoin

*Yvonne M Beaudoin 5-1-21*



66  
88 S Main St  
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 62**)  
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,

James L. Dalpe

Denise A Dalpe

Edgard Kinnhard  
Edgard Kinnhard  
REITER  
5/1/21

Randee Lucia  
5/1/2021  
Renter

67 S Main St  
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 72**)  
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,

Garv F Carey



Karen Mueller  
Karen Mueller

May 1, 2021

1 Rice 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 74**)  
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,

Lyle J Bouchard



4/30/2021

19 Rice 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 76**)  
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,

Gary M Gingras

Carolyn M Gingras

*Gary M Gingras*  
5-1-21

*Carolyn M Gingras*  
5-1-21

3 Aldrich Ave  
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 79**)  
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,

Jean DerHovanesian

Robert DerHovanesian

Susan Josianne A Foote

*Jeanne DerHovanesian*

*Robert DerHovanesian*

*Susan Josianne A Foote*

4 Aldrich Ave  
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 100**)  
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,

Eric S Arthur



4/30/2021

2 Aldrich Ave  
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 101**)  
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,

Sean P McGrath

*Michelle*  
~~Kathleen Mardirosian~~ McGrath



4/30/21



4/30/21

20 Rice 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 102**)  
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,

Fatima Essif



4 - 30 - 21



~~10 Blueberry Ln~~ 1 Thomas Hill  
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 103**)  
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,

Joseph Arseneault

 May 1st 2021

3 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 104**)  
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,

Gary L'Abbe



Erica M L'Abbe



5 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 105**)  
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,

Theresa B Maillet

*Theresa Maillet 4-30-21*

6 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 106**)  
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,

Timothy Ryan



Nicole Ryan



4 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 107**)  
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,

Alfred L Blake

*Alfred L Blake*

Hilda E Blake

*Hilda E Blake*

*4/30/2021*

14 Rice 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 108**)  
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,

Frank E. Stachura



Tammy M. Stachura



12 Rice 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 109**)  
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,

~~Jan K Stewart~~

Jennifer G Stewart

Jennifer G Stewart 4/30/21

Evan Stewart

Evan Stewart

~~30 Lincoln Point Rd~~ 10 Rice Rd  
~~Charlton MA 01509~~ 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 110**)  
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,

Jennifer Stewart

Cynthia Jacobson

Jennifer Stewart  
4/30/21

Cynthia Jacobson  
4/30/21

Dawn LaRocco  
Dawn LaRocco  
4/30/21



6 Rice 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 111**)  
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,

  
Arthur E Allard

5/4/2021

  
Pamela E Allard

5/4/21

  
Brianna L Allard  
5/4/2021

2 Rice 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 113**)  
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,

Deborah A Kewley

Mark E Tatro

*Deborah A Kewley*  
*Mark E Tatro*

77 S Main St  
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 114**)  
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,

Jeremy Vittori



S-1-21

9 Rice 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 126**)  
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)

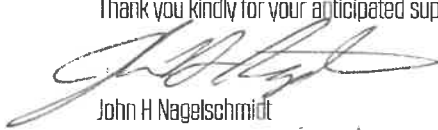
Dear Planning Board Members:

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,



John H Nagelschmidt



Donna R Nagelschmidt

Rose Wagelschmidt

Rose K Nagelschmidt

5/01/2021

7 Rice 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 127**)  
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:

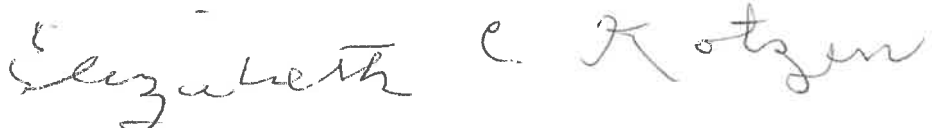

I/We are in **strong opposition** of the proposed project put forth by the McLaughlin Family Trust, John Antaya (husband of Patricia (McLaughlin) Antaya) and Kathleen (McLaughlin) Mardirosian, and Whitney Street Home Builders, LLC for 52 condominium (duplex) units at 17 Rice Road in Millbury, Massachusetts. 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,

Elizabeth C Kotzen

  
RAYMOND MAONER  


5 Rice 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 128**)  
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,

Matthew J Quinn

Lisa J Quinn

Matthew J Quinn 4/30/21 Lisa J Quinn 4/30/21

3 Rice 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 129**)  
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,



Douglas R Johnson

11 Rice 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 130**)  
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,

Cody E Mathieu

Olivia P Mathieu



Olivia P. Mathieu 4/30/21



60 S Main St  
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 131**)  
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,

Melissa E Morgan-Duffy

16 y  
5/1/21

Scott Duffy

Scott Duffy  
5/1/21

68 S Main St  
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 141**)  
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,

James L Dalpe

Denis A Dalpe

*James L Dalpe 5-1-21*