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MAY 03 2021

MILLBURY PLANNING BOARD

Susan Josianne A Foote
3 Aldrich Ave
Millbury, MA 01527

Department of Planning & Development
Municipal Office Building
127 Elm Street
Millbury, MA 01527

May 3, 2021

To whom it may concern:

Regarding:

The McLaughlin Family Trust which has submitted plans and an application for relief through a special permit to allow them to build Fifty-two (52) multi-family condominium units (2-3 bedrooms), with a single (1) point of access on Rice Road.

As a property owner and resident at 3 Aldrich Ave of 60 years, I have seen the traffic conditions and accidents when non-residents use Rice Road as a means of a short cut to access Rte. 122, Providence Rd. They speed with no regard to the children in the neighborhood, they drive on our lawns, and to add 52 multi-family units and bring well over 200 more vehicles owned by the residents of the 52 multi-family units, in a neighborhood not equipped to handle this much traffic would be a disaster waiting to happen. This road is barely two (2) lanes.

Will this entrance from Rice Road be a public or private entrance?

This neighborhood has been zoned strictly single homes since 1960 and requesting to change the Bylaws with Special Permits and Variances to build 52 multi-family units would be devastating to the resident that have lived in this neighborhood raising their children and now their grandchildren.

Have studies been made of following:

Rice Road would have to be redesigned with traffic lights at every road entrance, such as Thomas Hill Rd and Aldrich Ave. Sidewalks for handicapped accessibility, a whole new redesigned exit/enter of Rice Road to Rte122 Providence Road. Who will be responsible?

Has a study been conducted on the effects this will have on drainage. Currently when it rains heavy it seems to collect and flow in my driveway, this development will just add more to an already existing problem. Who will be responsible?

Has an environmental study been performed and have they studied the effect this will have on Rice Pond regarding, aquatic life, wetlands, soil erosion. Has anyone studied the effect this will have on wildlife and bird habitat because of the clearing of least twelve (12) football fields?

Has anyone performed rigorous noise and sound study with precise and accurate instrument equipment considering there will be an enormously amount clearing of trees which will diminish sound barrier from Rte. 122 which will create an echo sound from traffic .

If these special permits are granted does that mean the zoning in this neighborhood has changed? And if yes or even no can we redesign our homes to mule-family duplexes.

While the McLaughlin Family trust has the right to develop their property, it should be developed in full compliance with Millbury Zoning Ordinance without the need for variances and/ or Special permits and it should not adversely impact the existing neighborhood nor burden its neighbors.

Sincerely

Susan Foote

A handwritten signature in black ink, appearing to read "Susan Foote", with a large, stylized flourish extending to the right.