



Department of
Building & Inspections
Paul F. Stringham
Inspector of Buildings

TOWN OF MILLBURY

MUNICIPAL OFFICE BUILDING • 127 ELM STREET • MILLBURY, MA 01527-2632 • TEL. 508 / 865-0438 • FAX. 508 / 865-0857

DATE: 11-20-2023
TO: Ken Pero, Chairman Millbury Board of Appeals
RE: Rice Pond Village Site Plan Comments
CC: Planning, file

Dear Chairman Pero, and Board Members,

I have reviewed the proposed Rice Pond Village Site Plan as requested. Several of my comments have already been provided to our Town Planner and are contained in his report. However, after further review the following additional comments are being presented:

- 1) Recently we were given reminder notice from National Grid regarding potential unauthorized encroachments and uses within recorded Utility Power Transmission Easements, as such during our site plan review we have identified areas of concern that will need to be approved by National Grid / NE Power prior to any development commences.
 - A) Hand cut hiking trails are shown on proposed Site Plan directly thru easement.
 - B) Construction for proposed Dog Park is located on the other side of the utility Easement. This will result in construction activity being performed to the proposed Dog Park and access through the Utility Easement.
 - C) Proposed Construction activity for proposed clearing and site work for Building #2 does not show setback to the Utility Easement. Proposed clearing for new parking and access driveway circle at end of development between Building 2 and garages grading clearly will encroach into the Utility Easement.
 - D) Proposed Building #2 is in close proximity to transmission lines has been known to impact electrical equipment by electromagnetic field generated / emitted large power transmission lines, an environmental impact report should be considered by the Board to be furnished by the Board..
- 2) Proposed Semi-public swimming pool shows only a partial location of security fence. Mass State Building Code requires entire perimeter security fencing to be installed surrounding the Pool. Fencing Details are clearly incomplete. No plans for the pool have been provided at this time for me to review. The pool is also required to meet ADA, and 521 CMR.
- 3) Proposed pool has no setbacks shown on the plan, may require a waiver.
- 4) Building Department is required to be informed the number of Group 1 Dwellings that are proposed and the number of Group 2 Dwellings being proposed is under 521 CMR 9.4 a min of 5% is required by law. Please provide this analysis.
- 5) Building Department will be submitting an estimate of all permits fees required for each building and accessory structure shown on the site plan to your Board to be entered into the as part of the record for this Comprehensive Permit Application