

## Conor McCormack

---

**From:** Matt Quinn <mjquinn3@gmail.com>  
**Sent:** Wednesday, January 3, 2024 3:31 PM  
**To:** Conor McCormack  
**Subject:** 17 Rice Rd | Public Comment

**CAUTION:** This email originated from outside of The Town of Millbury email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Millbury Board of Appeals  
C/O Mr. Kenneth Perro, Chairman  
127 Elm Street  
Millbury, MA 01527

January 3, 2024

Dear Mr. Perro and the Millbury Board of Appeals:

Thank you for reviewing and considering our collective public comments regarding the 40B Comprehensive Permit for 17 Rice Rd in Millbury.

My wife and I would like to express our concerns regarding the proposed development at 17 Rice Road. While we do not argue that the developer has the right to build on the property we ask and urge the board and any other deciding parties to please consider the scale and safety concerns that have been brought forward by the public. Without repeating the same concerns brought forward, we do want to have it written that we echo and are in agreement with the public comments that have been provided by previous neighbors such as Cody Mathieu, Donna Nagelschmidt and Steve Stearns about environmental impacts, railroad safety concerns, development scale and responsibility and more.

Like Cody, we have existing water drainage issues in our backyard around the north and east side property lines. Pictures attached taken on 12/18/23. To date, please note that this water has not reached the house or entered the inside of the shed but with the proposed development and changes this development would bring to the surrounding pond area and drainage concerns, that could change.

We also want to add the concern for pedestrian safety. Rice Road has increasingly seen more pedestrian foot traffic in just the past year alone. As a household who walks frequently with our young children around both the neighborhood on and surrounding Rice Road as well as around the town of Millbury, with the number of additional area residents and related traffic this proposed development will add, pedestrian safety is of concern without any sidewalk on Rice Road. With an existing narrow road, cars already travel above appropriate speeds and the increased traffic volume as a result of this project will pose a public safety threat.

Our main concerns can be summed up in the following:

- 1. Proposed high density not fitting the surrounding neighborhoods. Please consider a reduction in density
- 2. One egress onto Rice Road rather than multiple. Consider another egress, one off of Rice Rd.
- 3. Safety- railroad concerns and lack of sidewalks

Thank you for your review and consideration with the concerns of ourselves and the surrounding community which you serve and we live in.

Sincerely,  
Matt and Lisa Quinn  
5 Rice Rd  
Millbury, MA 01527