

Stephanie Collins

From: Millbury MA via Millbury MA <cmsmailer@civicplus.com>
Sent: Monday, January 8, 2024 1:50 PM
To: Appeals Board
Subject: Form submission from: Public Comment Form

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.

Submitted on Monday, January 8, 2024 - 1:50pm
Submitted by anonymous user: 165.225.221.62
Submitted values are:

Select a Topic / Project: General Comments to the Zoning Board of Appeals

First Name: Patric

Last Name: Yaghoobian

Email Address: patric.yaghoobian@gmail.com

Street Address: 10 Rice Rd

City: Millbury

State: MA

I have read and understand the Public Comment Disclaimer.: Yes

Comments:

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.

We'd like to first express that my wife and I are not against a 40B development being built on our street but we do believe that a 40B development should be sensibly built with the existing neighborhood in mind.

In addition to the review done by Stantec, my wife and I would like to address our concerns with the inadequacies of the traffic study presented by the developer. The study in question was done on a Tuesday, during covid, during the estimated "peak" traffic hours of 7am-9am and then 4pm-6pm. Recording a total of 4 hours out of 24 hours does not and should not accurately represent traffic patterns on any given street.

Although this may have been an acceptable time frame pre-covid, we believe that those hours do not reflect peak hours in the current traffic patterns. The developer argued at the last meeting that doing another traffic study would produce lower traffic numbers even with the adjustment that the MassDOT recommends. We'd like to reason that if a traffic study was done over the span of a week Sunday-Saturday, from 6am-7pm, we would see a more accurate representation of the peak traffic rate on Rice Rd. Recording the traffic over a longer period of time would capture most, if not all, routine traffic in the area. Traffic patterns have changed and the parameters for an accurate traffic study should change with it.

The addition of a minimum of 307 cars (192x1.6 parking spots per unit) driving on Rice Rd daily is going make an impact to the neighborhood - not only in terms of car traffic but also the safety of those who live on it. Over the course of any given day, we see a over a dozen people running or walking with their kids or dogs. Adding more residents to the street could double or triple the number of people walking on the street during the day. We

should not be maximizing the amount of traffic in our neighborhood without prioritizing the safety of those who currently live or will live in this neighborhood.

Thank you again for your review and consideration of the neighborhood,

Patric and Cara Yaghoobian
10 Rice Rd
Millbury, MA

The results of this submission may be viewed at:

<https://www.millburyma.gov/node/66426/submission/1736>