

## Conor McCormack

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**From:** Amy Fleming  
**Sent:** Friday, January 19, 2024 9:29 AM  
**To:** fibs-vows.0j@icloud.com  
**Cc:** Conor McCormack; Stephanie Collins  
**Subject:** FW: Form submission from: Citizen Comment Form

**From:** Millbury MA via Millbury MA <[cmsmailer@civicplus.com](mailto:cmsmailer@civicplus.com)>  
**Sent:** Thursday, January 18, 2024 6:52 PM  
**To:** Amy Fleming <[AFleming@millburyma.gov](mailto:AFleming@millburyma.gov)>  
**Subject:** Form submission from: Citizen Comment Form

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Submitted on Thursday, January 18, 2024 - 6:52pm  
Submitted by user: Anonymous  
Submitted values are:

What is your comment about? General Comments to the Town  
What are your comments?  
Rice Pond Village – Board of Appeals

We intend to participate in the public commentary concerning the proposed Rice Pond Village project currently under consideration by your board.

Being the original owners of our property on Thomas Hill Road, we have held ownership of our house for more than 60 years. Some of our fellow original neighbors still reside here, or their children presently do. Despite welcoming new neighbors and witnessing neighborhood developments over the decades, the proposed plans diverge from the character of our neighborhood and the broader town. Our son, Steven, refers to the "character of our neighborhood" as "building typology." He has conducted extensive research on past and current development proposals, and we value his efforts to ensure the public safety of our neighborhood and support for our neighbors.

We echo the concerns expressed by our son, neighbors, and others in the town. The scale of this project is excessive and does not harmonize with its surroundings. Introducing a significant amount of apartments along Rice Road would impose liabilities on the town without commensurate benefits to the tax base. This would lead to increased expenses for education, police, fire services, maintenance, and more. Contrary to surface perceptions, the proposed development is not the windfall it may appear to be, neither for affordable housing nor tax revenue. It is more likely to result in a loss for the town, imposing expenses that taxpayers will have to bear.

As board members and residents of this town, we urge you to weigh both the broader perspective and the smaller, more personal impact of your decisions on neighbors in our community. Our small community is the reason we chose to reside here initially, and it's what has kept us. While we acknowledge that change is inevitable and are open to adaptation, the proposed project is simply unreasonable and too excessive to be deemed suitable for approval on such a narrow road with identified public safety issues, such as the width of Rice Road, the railroad crossing, and the intersections of each end of Rice Road. Public safety must be the

primary consideration in any decision regarding the proposed project. The consequences of these decisions will impact us in the long run, and inadequate forethought may lead to costly solutions or, worse, serious injuries or fatalities.


Please take into account all that our son has conveyed to you, whether in writing, in person, or through public hearings. His perspectives align with ours. He has our best interests at heart, our neighborhood, and the entire community in mind.

Thank you for your efforts,

Mildred and Richard Stearns

==Please provide the following information:==

Your Name: Mildred and Richard Stearns

Your E-mail Address: 

==Address==

Street:

City:

State:

Zipcode:

Phone Number:

Organization:

For Office Use Only: The results of this submission may be viewed at:

<https://www.millburyma.gov/node/2/submission/1796>