

RICE POND VILLAGE - PROPOSAL

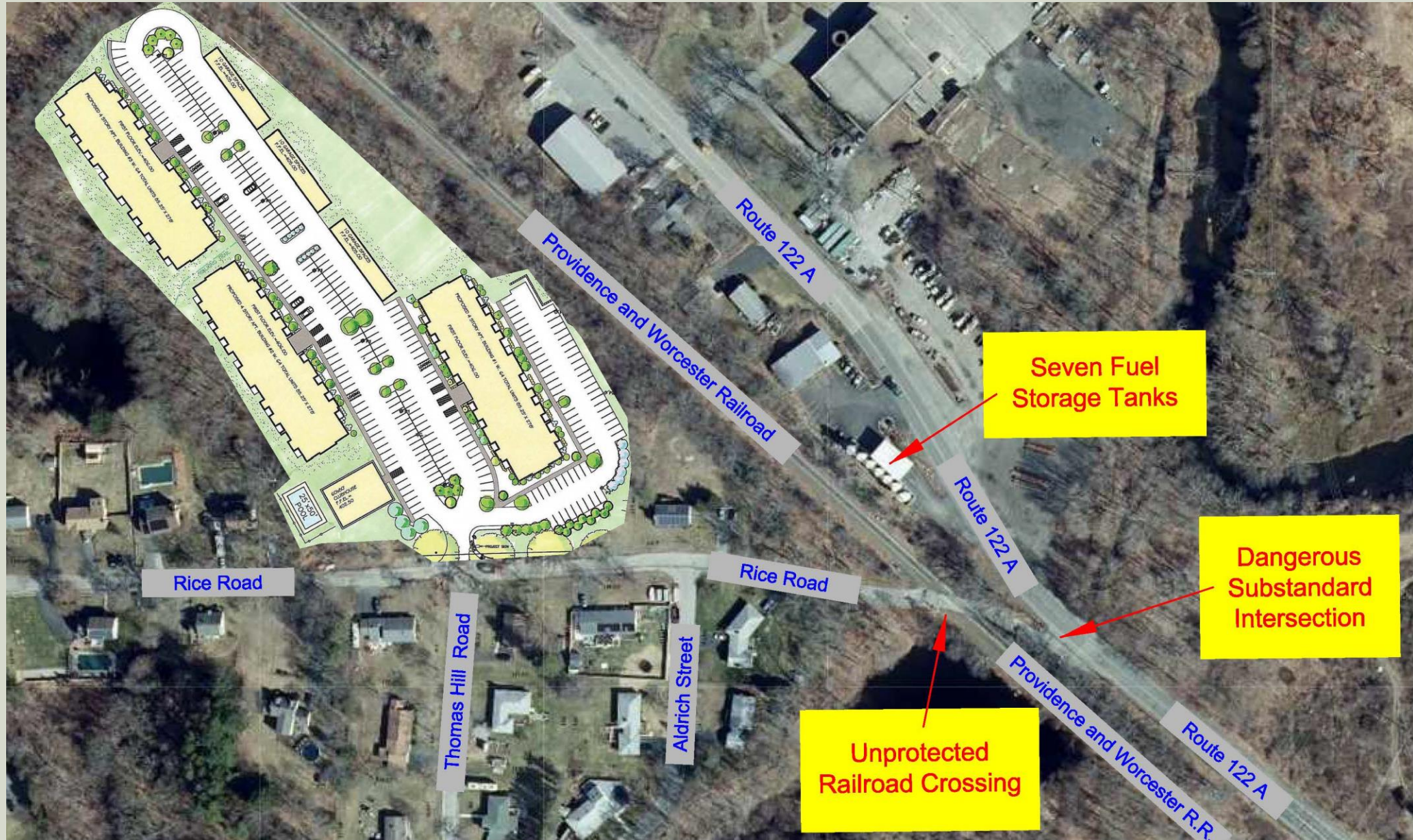
Does it protect the health and safety of the occupants or residents?

Does it promote better site and building design in relation to the surroundings?

Vicinity of Route 122A and Rice Road in Millbury, MA
Tax Parcels Shown over Aerial View from MassMapper



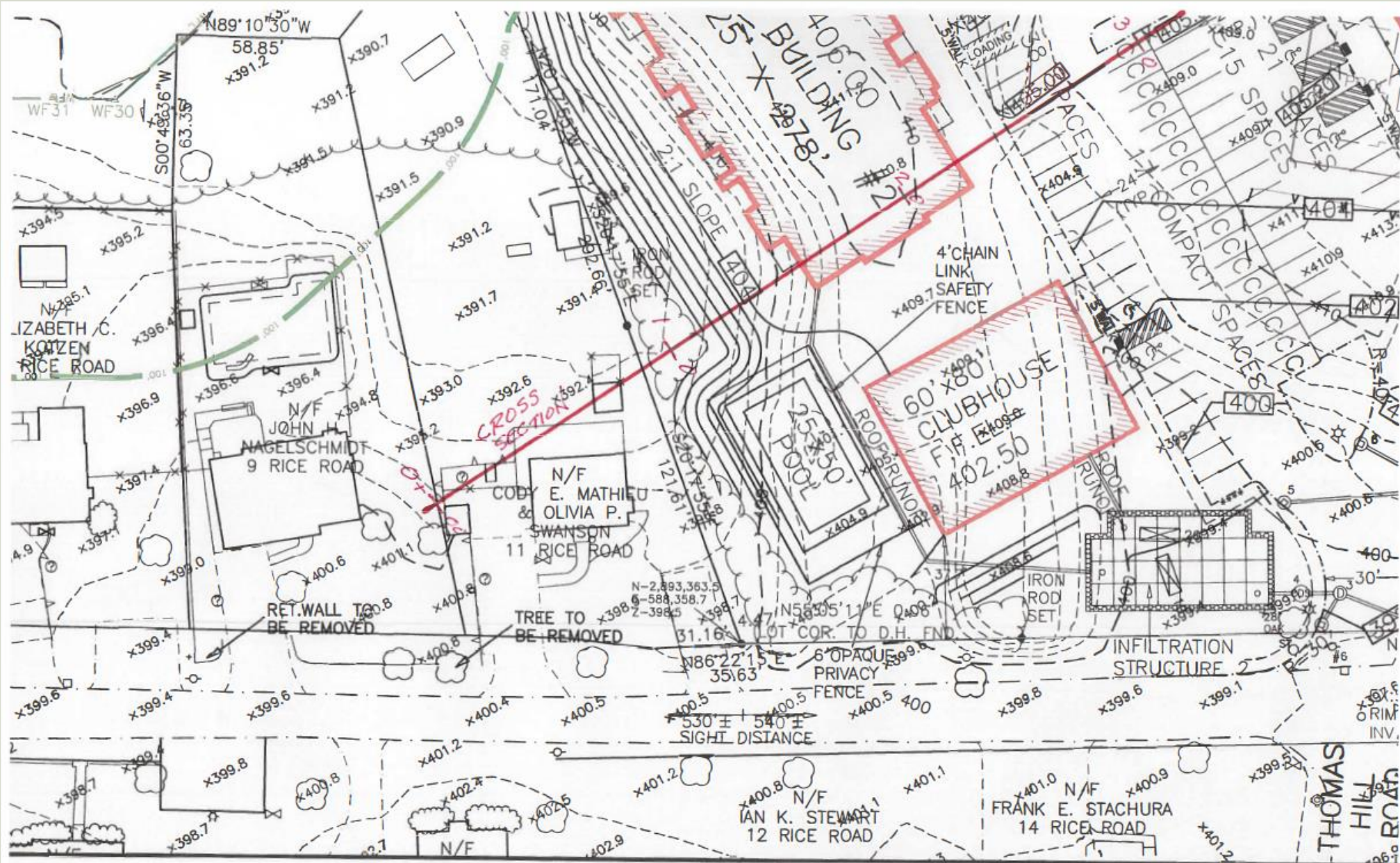
Vicinity of Route 122A and Rice Road in Millbury, MA
Shown over the 2021 Aerial Map
With Buildings and Parking Shown on 10-24-2023 Site Plan



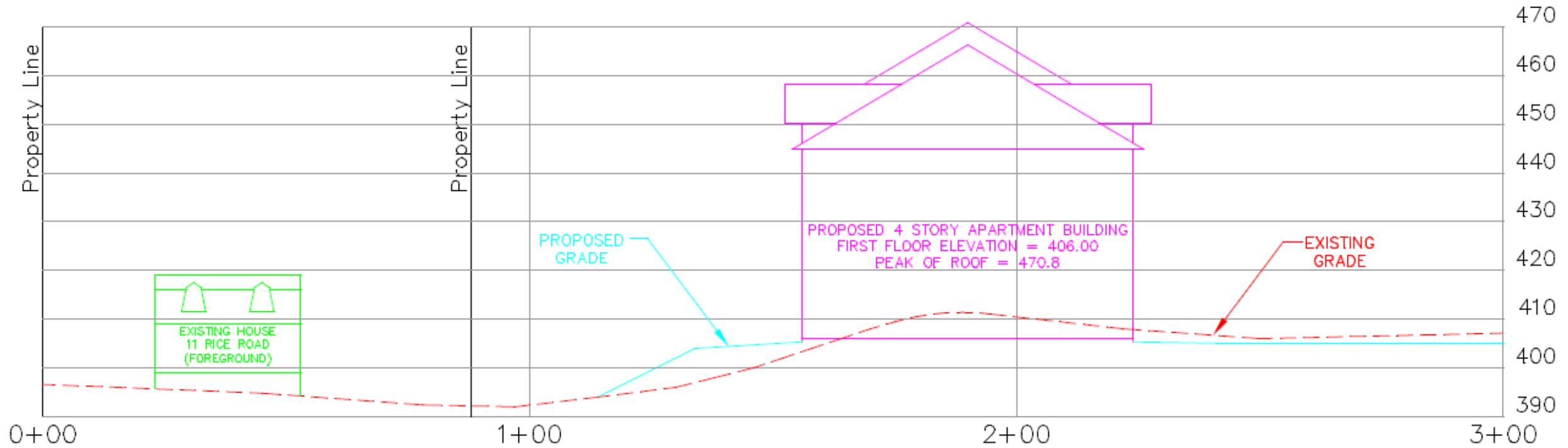
Southwest Details: Vicinity of Route 122A and Rice Road in Millbury, MA
Shown over the 2021 Aerial Map
With Buildings and Parking Shown on 10-24-2023 Site Plan



Location of Cross Section



Cross Section



CROSS SECTION
11 RICE ROAD, MILLBURY, MASSACHUSETTS
1" = 10'

(Data Taken From "Rice Pond Village Site Plan of Land", Sheet G1,
Dated 12/29/23 By Azimuth Land Design, LLC
AND

"Rice Road, Millbury, Massachusetts, Elite Homes"
Dated June 5, 2023 By Gate 17 Architecture, LLC)

Providence & Worcester Ethanol Train
February 4, 2024



Conclusion

- Risk of Serious Accident
 - Dangerous Substandard Intersection – Rice Road and Route 122A
 - Unprotected Railroad Crossing over Rice Road
 - Providence and Worcester Railroad Transport of Ethanol
 - Seven Fuel Storage Tanks
- Inappropriate for Neighborhood
 - Development has high-density residency – NOT consistent with existing development patterns
 - Proposed Building within 18 feet of Abutter's Residential Property
 - Proposed Swimming Pool within 34 feet of Abutter's Residence