

AZIMUTH LAND DESIGN, LLC

Civil Engineers & Erosion Control Specialists

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April 17, 2024

Kenneth Perro, Chairman
Millbury Zoning Board of Appeals
Town of Millbury
127 Elm Street
Millbury, Massachusetts 01527

Re: Rice Pond Village comprehensive permit application
17 Rice Road, Millbury

Dear Mr. Perro::

Enclosed are two full sized and five reduced size copies of revised Site Plans for this project now with a revision date of 15 April 2024. The Plans were revised pursuant to feedback from the Board and the Conservation Commission.

In response to the feedback from the Board at the last meeting, we lowered all three proposed buildings and revised the building and parking layout. We moved building #3 from a location overlooking the pond and rotated it so that it is parallel to the power line easement. We moved building #2 so that it is now 181 feet from the nearest abutter's house and more than 200 feet from all the others.

We moved the proposed clubhouse building to be 84 feet from that nearest abutter's property line and 50 feet off Rice Road. We also moved the proposed pool to be further from Rice Road and further from abutters. And we revised the proposed grading in the area of the pool and clubhouse to be 25 to 30 feet off most of the property line in common with that nearest abutter.

The parking spaces, driving aisles and landscaping areas were, of course, also reconfigured as a result of these changes. Some spaces were lost in the process of making these changes but the project still provides 298 parking spaces or 1.55 spaces per unit, exceeding the International Traffic Engineers' standard of 1.46 per unit.

Though all three infiltration structures are in the same location, pursuant to DPW and peer reviewer comments, we revised their designs so that no part of each structure's storage capacity will be above the precast concrete modules in each stone filled area. We also moderated the slope of the access path down to infiltration structure #1 to be 20%, per DEP standards.

Finally, you will also note that the existing contours were made gray and less prominent on the Grading Plans and the Erosion & Sedimentation Control Plans in response to the request of the Conservation Commission's agent to improve the clarity of these sheets.

Additional supporting documents will be forthcoming but we wanted to transmit these significantly revised Site Plans to you as soon as possible for your review.

If you have any questions at all, please contact me.

Sincerely,

AZIMUTH LAND DESIGN, LLC

A handwritten signature in blue ink, appearing to read "James Tetreault", with a long horizontal flourish extending to the right.

James Tetreault, PE, CPESC

Cc: Rice Pond Village, LLC
Millbury Conservation Commission
DEP
Stantec