



Doherty, Dugan, Cannon,  
Raymond & Weil, P.C.

*Celebrating 20 Years*

124 Grove Street, Suite 220  
Franklin, MA 02038  
Tel. (508) 541-3000  
Fax (508) 541-3008  
<https://ddcrwlaw.com>

Edward V. Cannon, Jr., Esq.  
[evc@ddcrwlaw.com](mailto:evc@ddcrwlaw.com)

July 19, 2023

Planning Board  
Town of Millis  
Veterans Memorial Building  
900 Main Street  
Millis, MA 02054

RE: 1375 Main Street  
Site Plan Review Application

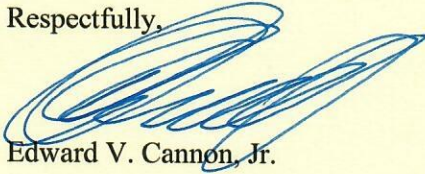
Dear Board:

Enclosed please find the request the application from the current owner for Site Plan Review concerning the above property along with checks in the amount of \$350.00 for the application fee and \$2,500.00 for the Board's consultant.

Please consider this application at your next available meeting.

Thank you for your time and attention to this matter.

Respectfully,



Edward V. Cannon, Jr.

cc: Armand Janjigian

Millis Town Clerk  
Received

JUL 19 2023

1:30 pm

*Jim Janjigian*  
Town Clerk





# TOWN OF MILLIS

## OFFICE OF THE PLANNING BOARD

900 Main Street • Millis, MA 02054

Phone: 508-376-7045

Fax: 508-376-7053

### ~~SPECIAL PERMIT APPLICATION FOR~~ WITH SITE PLAN APPROVAL

To the Millis Planning Board:

The undersigned hereby petitions the Planning Board for Site Plan Approval under Section XIII.C of the Town of Millis Zoning By-Law, and under Section V, Table 1, Use Regulations, E. Site Plan - Industrial Structure with parking lot (applicant to fill in).

1375 Main Street Millis Joint Venture, LLC

Applicant's Name Armand Janjigian, Manager Company \_\_\_\_\_

Address 3 Allen Lane Email: \_\_\_\_\_

Town Medfield State/Zip MA Phone 508 541-3000 x218

Property Location 1375 Main Street

Assessors' Map 21 Parcel 005

Zoning District(s) I-P-2

Owner's Name 1375 Main Street Millis Joint Venture, LLC

Address 3 Allen Lane

Town Medfield State/Zip MA Phone 508 541-3000 x218

Summary of work to be done: \_\_\_\_\_

Re-purposing of a 46,648 square foot facility for the processing and treating of raw materials including grading, drying, sorting, crushing, grinding, and milling operations. Such use is authorized under the Town of Millis Bylaws in industrial district IP-2 by the Select Board as the property is located in a Special Flood Hazard Zone. Site Plan approval from the Planning Board is also required.

Signature of Applicant [Signature] Date July 19, 2023

Signature of Land Owner [Signature] Date July 19, 2023

1375 Main Street Joint Venture, LLC  
by its attorney: Edward V. Cannon, Jr.





# TOWN OF MILLIS

Robert Veaner-Chair  
Lisa Harding  
Diane Jurmain

## OFFICE OF THE BOARD OF ASSESSORS

900 Main Street • Millis, MA 02054

Phone: 508-376-7049

Fax: 508-376-7055

Teri Gonsalves  
Assessor  
[tgonsalves@millisma.gov](mailto:tgonsalves@millisma.gov)

Liz Rand  
Dept. Assistant  
[erand@millisma.gov](mailto:erand@millisma.gov)

### REQUEST FOR A CERTIFIED ABUTTERS LIST

Date of Request: July 18, 2023

Requested by: Edward Cannon

Telephone number: (508) 637-5144

Property Owner: 1375 Main Street Millis Joint Venture, LLC

Property Location: 1375 Main Street

Map/Parcel Number: 021-005

All departments 300 feet – COST \$25.00

Department issued for Planning Board Is this for a liquor license? Yes ☒ No

All certified Abutters List must be signed off by the Assessor's office.  
Please make your check payable to the Town of Millis and mail along with your application. The Assessor's office processes the requests as quickly as possible.

### ASSESSORS' OFFICE USE ONLY

Cash ☐ Check ☒ # 34783

Completed on: 7/18/23 ER Ini  
Date

**RECEIVED**

JUL 18 2023

MILLIS  
BOARD OF ASSESSORS  
Received





# Abutters List - 1375 Main St - 21/005

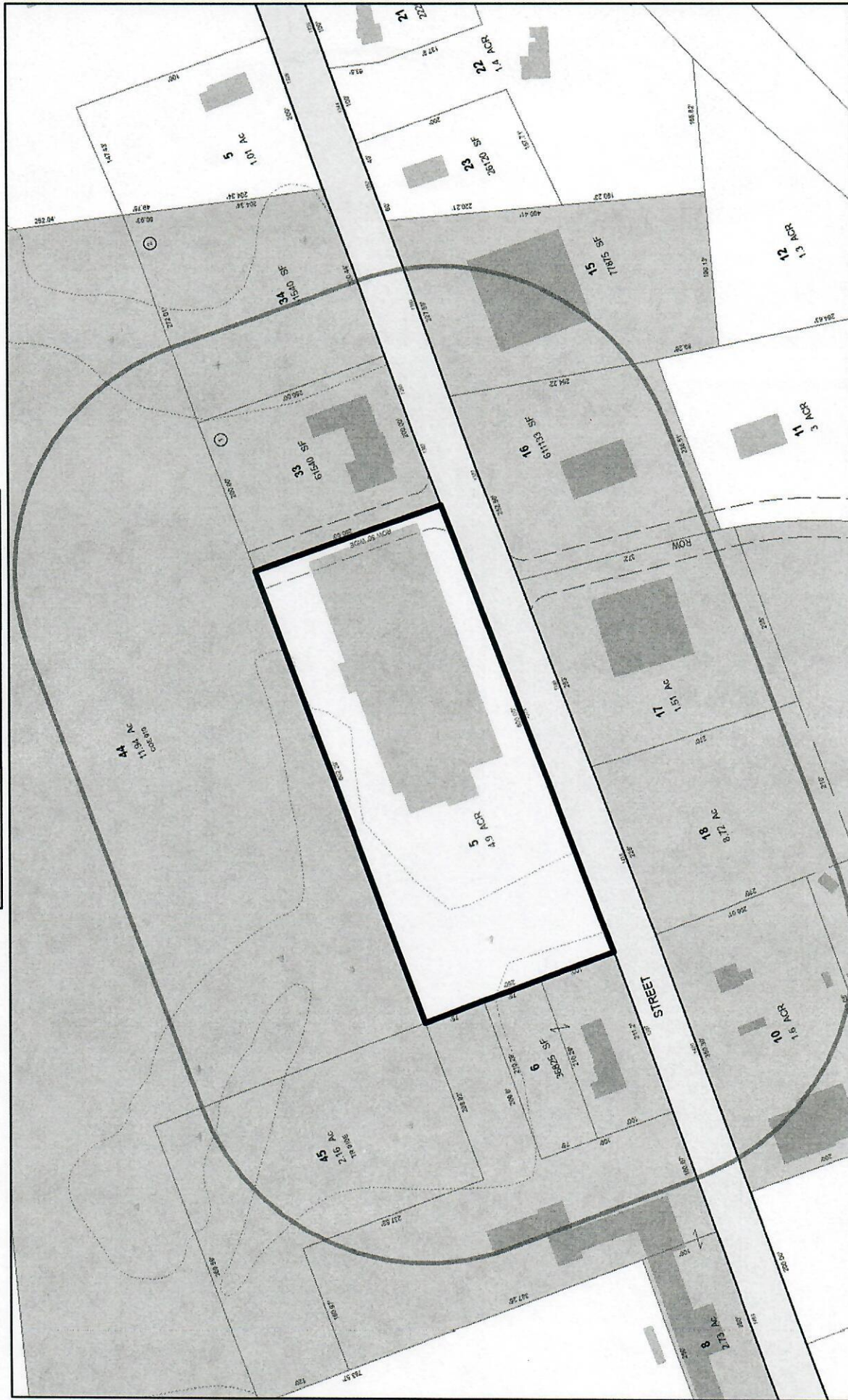
Millis, MA

1 inch = 175 Feet

July 18, 2023



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



**Property Card: 1375 MAIN ST**  
Town of Millis, MA



Parcel Information	
<b>Parcel ID:</b> M_209834_878842 <b>Vision ID:</b> 1074 <b>Owner:</b> COLLT MANUFACTURING <b>Co-Owner:</b> <b>Mailing Address:</b> 1375 MAIN ST  MILLIS, MA 02054	<b>Map:</b> 21 <b>Lot:</b> 005 <b>Use Description:</b> INDUSTRIAL <b>Zone:</b> I-P 2 <b>Land Area in Acres:</b> 3.4
Sale History	Assessed Value
<b>Book:</b> 27759 <b>Page:</b> 0479 <b>Sale Date:</b> 6/20/2010 <b>Sale Price:</b> \$1	<b>Land:</b> \$516,300 <b>Buildings:</b> \$1,720,000 <b>Extra Bldg Features:</b> \$132,000 <b>Outbuildings:</b> \$64,400 <b>Total:</b> \$2,432,700

Building Details: Building # 1		
	<b>Model:</b> Ind/Com <b>Living Area:</b> 44928 <b>Appr. Year Built:</b> <b>Style:</b> Light Indust <b>Stories:</b> 1 <b>Occupancy:</b> 1 <b>No. Total Rooms:</b> <b>No. Bedrooms:</b> <b>No. Baths:</b> <b>No. Half Baths:</b>	<b>Int Wall Desc 1:</b> Minim/Masonry <b>Int Wall Desc 2:</b> Drywall/Sheet <b>Ext Wall Desc 1:</b> Pre-finish Metl <b>Ext Wall Desc 2:</b> <b>Roof Cover:</b> Asph/F Gls/Cmp <b>Roof Structure:</b> Shed <b>Heat Type:</b> Forced Air-Duc <b>Heat Fuel:</b> Gas <b>A/C Type:</b> None

Outbuildings & Extra Features		
Code:	Description:	Units:
ASP	PAVING ASP	38000 S.F.
OHD	OVHD DOOR	192 S.F.
PLL	P LOT LITE SING	2 UNITS
SGN1	SIGN-1 SD W/M	45 S.F.&HGT
SLR	SOLAR PANELS	UNITS
SW	SPRNKL WET	47072 S.F.

Sketch Areas			
Sub Area:	Effective Area:	Gross Area:	Living Area:
CLP: Loading Platform, Finishe	911	3036	0
BAS: First Floor	44928	44928	44928



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### QUITCLAIM DEED

**L&L Realty Holding LLC**, a Massachusetts limited liability company with a mailing address of 249 Hollis Street, Holliston, Massachusetts,

For consideration paid and in full consideration of Three Million Nine Hundred Seventy Thousand and 00/100 (\$3,970,000.00) Dollars,

grant to **1375 Main Street Millis Joint Venture, LLC**, a Massachusetts Limited Liability Company with a principal place of business at 3 Allen Lane, Medfield, MA 02052

With QUITCLAIM COVENANTS,

The land with the buildings thereon in Millis, Norfolk County, being more particularly bounded and described as follows:

SOUTHEASTERLY: by Main Street, 600 feet;  
SOUTHWESTERLY: in part by land now or formerly of Gunner E. Anderson et ux, and in part by land marked "Freed", 250.01 feet; and  
NORTHWESTERLY: by land now or formerly of "Freed", 602.28 feet; and  
EASTERLY: by land formerly of Harkey Realty Trust, 250 feet.

Said Parcel being a portion of the premises marked "Harkey Realty Trust, 6.0106 acres" on a plan entitled "Plan of Land in Millis, Mass., Jan. 16, 1965, Bowie Engineering Co., Civil Engineers and Land Surveyors", recorded with Norfolk County Registry of Deeds, Book 4518, Page 155.

Said premises are conveyed subject to an easement more particularly set forth in Deed of Alexander H. Harcovitz, Trustee to Manual M. Freed dated March 26, 1968, recorded with Norfolk County Registry of Deeds, Book 4518, Page 153.

MASSACHUSETTS STATE EXCISE TAX

Norfolk Registry of Deeds

Date: 01-13-2023 @ 03:15pm

Ctl#: 459

Doc#: 2870

Fee: \$18,103.20 Cons: \$3,970,000.00

WILLIAM P. O'DONNELL, REGISTER

NORFOLK COUNTY REGISTRY OF DEEDS

RECEIVED & RECORDED ELECTRONICALLY

PROPERTY ADDRESS: 1375 Main Street, Millis, MA 02054

Said premises are conveyed<sup>N O T</sup> subject to takings and easements<sup>N O T</sup> of record to the extent that  
the same may be in force and applicable.<sup>A N</sup>  
O F F I C I A L O F F I C I A L

Being a portion of the premises described in Deed of James W. Payson dated November  
19, 1962, recorded with said District Deeds, Book 4033, Page 552.<sup>C O P Y C O P Y</sup>

The grantor entity states the sale of said property is in the ordinary course of business,  
and the sale of these premises are not the sale of all or substantially all of the assets of the  
Seller.

Being the same premises as described in Deed dated May 28, 2010, and recorded with the  
Norfolk County Registry of Deeds in Book 27759, Page 479.

*{Remainder of page intentionally left blank. Signature page to follow.}*



Witness my hand and seal this 6<sup>th</sup> day of January, 2023.

OFFICIAL  
COPY

OFFICIAL

L&L Realty Holding LLC

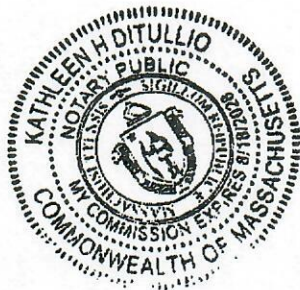
*Lisa Cordell Sellers Manager*  
Lisa Cordell Sellers, Manager

### ACKNOWLEDGEMENT

### COMMONWEALTH OF MASSACHUSETTS

County: Middlesex, ss.

On this 6<sup>th</sup> day of January, 2023, then personally appeared the above named Lisa Cordell Sellers, as Manager proved to me, through satisfactory evidence of identification, which was MA DL, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose and it was her free act and deed.



*Kathie H. DiTullio*  
Notary Public:  
My commission expires: 01/01/2028



**Secretary of the Commonwealth of Massachusetts**  
William Francis Galvin

## Business Entity Summary

**ID Number: 001605245**

[Request certificate](#)

[New search](#)

**Summary for: 1375 MAIN STREET MILLIS JOINT VENTURE, LLC**

**The exact name of the Domestic Limited Liability Company (LLC):** 1375 MAIN STREET MILLIS JOINT VENTURE, LLC

**Entity type:** Domestic Limited Liability Company (LLC)

**Identification Number:** 001605245

**Date of Organization in Massachusetts:** 09-08-2022  
**Date of Revival:**

**Last date certain:**

**The location or address where the records are maintained** (A PO box is not a valid location or address):

Address: 3 ALLEN LANE

City or town, State, Zip code, MEDFIELD, MA 02052 USA  
Country:

**The name and address of the Resident Agent:**

Name: MURPHY & KING, PROFESSIONAL CORPORATION

Address: 28 STATE STREET, SUITE 3101

City or town, State, Zip code, BOSTON, MA 02109 USA  
Country:

**The name and business address of each Manager:**

Title	Individual name	Address
MANAGER	ARMAND JANJIGIAN	3 ALLEN LANE MEDFIELD, MA 02052 USA
MANAGER	JAMES DIGIORNO	800 S. MAIN STREET MANSFIELD, MA 02048 USA

**In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:**

Title	Individual name	Address
SOC SIGNATORY	ARMAND JANJIGIAN	3 ALLEN LANE MEDFIELD, MA 02052 USA
SOC SIGNATORY	JAMES DIGIORNO	800 S. MAIN STREET MANSFIELD, MA 02048 USA



**The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:**

Title	Individual name	Address
REAL PROPERTY	ARMAND JANJIGIAN	3 ALLEN LANE MEDFIELD, MA 02052 USA
REAL PROPERTY	JAMES DIGIORNO	800 S. MAIN STREET MANSFIELD, MA 02048 USA

☐

**Consent**

☐

**Confidential  
Data**

☐

**Merger  
Allowed**

☐

**Manufacturing**

**View filings for this business entity:**

ALL FILINGS

Annual Report

Annual Report - Professional

Articles of Entity Conversion

Certificate of Amendment

Certificate of Consolidation



**View filings**

**Comments or notes associated with this business entity:**

**New search**









# TOWN OF MILLIS

Richard Nichols, *Chair*  
Nicole Riley, *Clerk*  
Bodha B. Raut Chhetry  
Alan Handel  
George Yered, *Associate*

## OFFICE OF THE PLANNING BOARD

900 Main Street • Millis, MA 02054  
Phone: 508-376-7045

Camille Standley  
Administrative Assistant  
[cstandley@millisma.gov](mailto:cstandley@millisma.gov)

### NOTICE OF PUBLIC HEARING

In accordance with the provisions of Chapter 40A, Section 11 M.G.L., the Planning Board will hold a public hearing on Tuesday, September 12, 2023, at 7:30 p.m., in the Veterans Memorial Building, Room 229, 900 Main St., Millis, on the application of Armand Janjigian, 1375 Main Street Millis Joint Venture, LLC, 3 Allen Lane, Medfield, MA, requesting a Special Permit under Section XIII, Special Permit Conditions, Paragraph C, Site Plan Review of the Zoning By-law of the Town of Millis, for repurposing of a 46,648 sq. ft. facility for processing and treating of raw materials for property located at 1375 Main St., Millis, MA, Map 21 Parcel 5.

A copy of the application and site plan is on file in the office of the Town Clerk and on the Planning Board's web page: <http://www.millisma.gov/planning-board>

Any person interested or wishing to be heard on the application should appear at the time and place designated.

Richard Nichols  
Chair

August 1, 2023  
August 8, 2023

Posted Aug. 14, 2023  
Kathleen Smith  
Deputy Town Clerk