



dan@legacy-ce.com

508-376-8883(o)

508-868-8353(c)

730 Main Street

Suite 2C

Millis, MA 02054

May 22, 2019

Millis Conservation Commission

900 Main Street

Town Offices

Millis, MA 02054

Ref: Notice of Intent
1475 & 1485 Main Street & Assessors Parcel 21-25
Proposed Self-Storage Buildings

Dear Members of the Commission:

On behalf of the applicant, Merit Hill Capital, we are pleased to submit the enclosed Notice of Intent under both the Wetlands Protection Act and the Town of Millis Wetlands Protection Bylaw (Article XIX) to perform work associated with the construction of two buildings. Please find the following enclosed in support of the application:

- Four copies of a Notice of Intent booklet which contains the fully executed Form 3 Notice of Intent and a variety of supporting information and attachments;
- Two full-size copies of the site plan;
- One copy of the stormwater report;
- A check in the amount of \$1,587.50 made payable to the Town of Millis for the Town's portion of the state filing fee; and
- A check in the amount of \$75.00 made payable to the Town of Millis for the advertising fee.

Please do not hesitate to contact me if you have any questions or comments.



Conservation Commission
May 22, 2019
Page 2 of 2



dan@legacy-ce.com
508-376-8883(o)
508-868-8353(c)
730 Main Street
Suite 2C
Millis, MA 02054

Sincerely,

LEGACY ENGINEERING LLC

Daniel J. Merrikin, P.E.
President

cc: File

MassDEP Central Region, 8 New Bond Street, Worcester, MA 01606 (by Certified Mail)

NOTICE OF INTENT

FOR

1475/1485/1512

MAIN STREET

MILLIS, MA

PROPOSED COMMERCIAL BUILDINGS

MAY 22, 2019

PREPARED BY:
MERRIKIN ENGINEERING, LLP
CONSULTING ENGINEERS
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

PREPARED FOR:
MERIT HILL CAPITAL
14 FLATBUSH AVENUE, 3RD FLOOR
BROOKLYN, NY 11217

The WPA Form 3 Application is also hereby submitted under the Millis
Wetlands Protection By-law

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WPA FORM 3: NOTICE OF INTENT

Supplemental Information Referenced in the Notice of Intent:

WPA Form 3 – Notice of Intent pursuant to the Massachusetts Wetlands Protection Act and the Town of Millis Wetlands Protection By-law. The following identifies additional information pursuant to the various sections within Form 3:

- A.3/D5 Owners:
 - 1475 Main Street
 - Robert Valchuis
 - B&B Realty Trust
 - 1475 Main Street
 - Millis, MA 02054
 - 508-400-8088
 - rvalchuis@yahoo.com
 - 1485 & 1512 Main Street
 - Robert Valchuis
 - M.M.S. Realty Trust
 - 1485 Main Street
 - Millis, MA 02054
 - 508-400-8088
 - rvalchuis@yahoo.com
- A.5 See Appendix A for the Wetland Fee Transmittal Form
- A.6 See Appendix D - Narrative Description for additional description of the proposed project
- D.1 See Appendix C for locus maps
- D.2 See Appendix E for the plan entitled “1475/1485/1512 Main Street Site Plan of Land in Millis, MA” prepared by Legacy Engineering, LLP and dated May 17, 2019.
- D.3 See Appendix D - Narrative Description for a discussion of the resource areas on the site.
- D.4 The plan and supporting information submitted within this application are identified in the various Appendices noted herein
- D.8 See Appendix A for the Wetland Fee Transmittal Form
- D.9 See Appendix H for the Stormwater Report



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

0

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

1475/1485/1512 Main Street

a. Street Address

Millis

b. City/Town

MA

c. Zip Code

Latitude and Longitude:

42d09'30"N

d. Latitude

71d23'08"W

e. Longitude

Map 21

f. Assessors Map/Plat Number

25, 41 & 42

g. Parcel /Lot Number

2. Applicant:

Brent

a. First Name

Hardy

b. Last Name

Merit Hill Capital

c. Organization

14 Flatbush Avenue, 3rd Floor

d. Street Address

Brooklyn

e. City/Town

NY

f. State

11217

g. Zip Code

978-396-5152

h. Phone Number

n/a

i. Fax Number

brent@merithillcapital.com

j. Email Address

3. Property owner (required if different from applicant):

☒ Check if more than one owner

Robert

a. First Name

Valchuis

b. Last Name

B & B Realty Trust

c. Organization

1475 Main Street

d. Street Address

Millis

e. City/Town

MA

f. State

02054

g. Zip Code

508-400-8088

h. Phone Number

n/a

i. Fax Number

rvalchuis@yahoo.com

j. Email address

4. Representative (if any):

Daniel

a. First Name

Merrikin

b. Last Name

Legacy Engineering LLC

c. Company

730 Main Street, Suite 2C

d. Street Address

Millis

e. City/Town

MA

f. State

02054

g. Zip Code

508-376-8883

h. Phone Number

n/a

i. Fax Number

dan@legacy-ce.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$3,150.00

a. Total Fee Paid

\$1,562.50

b. State Fee Paid

\$1,587.50

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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A. General Information (continued)

6. General Project Description:

Demolition of portions of existing commercial sites and the construction of two new self-storage buildings with associated appurtenances.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|-----------------------------------------------------------------------|-----------------------------------------------------------|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input checked="" type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

5817 / 17349 / 12132

c. Book

n/a

b. Certificate # (if registered land)

224 / 639 / 450

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	4,997 1. square feet 1,217 3. cubic feet of flood storage lost	2,245 2. square feet 1,282 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Unnamed Tributary to the Great Black Swamp - Inland 1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 81,624
square feet

4. Proposed alteration of the Riverfront Area:

<u>18,835</u>	<u>6,324</u>	<u>12,511</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? ☒ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☒ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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WPA Form 3 – Notice of Intent

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City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW _____

b. square feet of Salt Marsh _____

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings _____

b. number of replacement stream crossings _____



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

2019 MassGIS

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/menta/menta_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/menta/menta_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☐ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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City/Town

C. Other Applicable Standards and Requirements (cont'd)

Online Users:

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☒ A portion of the site constitutes redevelopment
 3. ☒ Proprietary BMPs are included in the Stormwater Management System.
- b. ☐ No. Check why the project is exempt:
1. ☐ Single-family house
 2. ☐ Emergency road repair
 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection
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WPA Form 3 – Notice of Intent

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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

<u>1475/1485/1512 Main Street, Millis Site Plan of Land in Millis, MA</u>	
a. Plan Title	
<u>Legacy Engineering LLC</u>	<u>Daniel J. Merrikin, P.E.</u>
b. Prepared By	c. Signed and Stamped by
<u>May 17, 2019</u>	<u>1"=20'</u>
d. Final Revision Date	e. Scale
<u>1475/1485/1512 Main Street, Millis Stormwater Report</u>	<u>May 17, 2019</u>
f. Additional Plan or Document Title	g. Date
5. ☒ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☒ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

- | | |
|------------------------------------|-----------------------------------|
| <u>1128</u> | <u>May 15, 2019</u> |
| 2. Municipal Check Number | 3. Check date |
| <u>1129</u> | <u>May 15, 2019</u> |
| 4. State Check Number | 5. Check date |
| <u>Merit Hill Capital, LP</u> | |
| 6. Payor name on check: First Name | 7. Payor name on check: Last Name |



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number



Document Transaction Number

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

 1. Signature of Applicant	5/14/19 2. Date
 3. Signature of Property Owner (if different)	5/20/2019 4. Date
 5. Signature of Representative (if any)	5/22/2019 6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

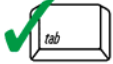
APPENDIX A: FEE TRANSMITTAL AND FEE CALCULATION WORKSHEET

Under the Wetlands Protection Act



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

1475/1485/1512 Main Street

a. Street Address

1128

c. Check number

Millis

b. City/Town

\$1,562.50

d. Fee amount

2. Applicant Mailing Address:

Brent

a. First Name

Merit Hill Capital

c. Organization

14 Flatbush Avenue, 3rd Floor

d. Mailing Address

Brooklyn

e. City/Town

NY

f. State

11217

g. Zip Code

917-398-5152

h. Phone Number

n/a

i. Fax Number

brent@merithillcapital.com

j. Email Address

3. Property Owner (if different):

a. First Name

B & B Realty Trust & M.M.S. Realty Trust

c. Organization

1475 Main Street

d. Mailing Address

Millis

e. City/Town

MA

f. State

02054

g. Zip Code

508-400-8088

h. Phone Number

n/a

i. Fax Number

rvalchuis@yahoo.com

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
3.b	2	\$1,050x1.5	\$3,150.00
Step 5/Total Project Fee:			\$3,150

Total Project Fee:	\$3,150
	a. Total Fee from Step 5
State share of filing Fee:	\$1,562.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	\$1,587.50
	c. 1/2 Total Fee plus \$12.50

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

MERIT HILL CAPITAL, LP594 DEAN ST SUITE 26
BROOKLYN NY 11238-9996

1130

1-32/210 NY
120DATE May 15, 2019PAY
TO THE
ORDER OFTown of Millisseventy five and 00/100\$ 75.00

DOLLARS

Security
Features
Details on
Back**Bank of America**

ACH R/T 021000322

FOR

Advertisement fee

MP

MERIT HILL CAPITAL, LP594 DEAN ST SUITE 26
BROOKLYN NY 11238-9996

1129

1-32/210 NY
120DATE May 15, 2019PAY
TO THE
ORDER OFTown of Millisone thousand five hundred eighty seven and 50/100\$ 1,587.50

DOLLARS

Security
Features
Details on
Back**Bank of America**

ACH R/T 021000322

FOR

Filing fee

MP

MERIT HILL CAPITAL, LP594 DEAN ST SUITE 26
BROOKLYN NY 11238-9996

1128

1-32/210 NY
120DATE May 15, 2019PAY
TO THE
ORDER OFCommonwealth of Massachusettsone thousand five hundred sixty two and 50/100\$ 1,562.50

DOLLARS

Security
Features
Details on
Back**Bank of America**

ACH R/T 021000322

FOR

Filing fee

MP

APPENDIX B: AFFIDAVIT OF SERVICE AND ABUTTER NOTIFICATION

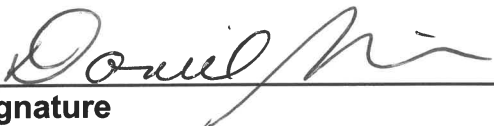
AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the Millis Wetland Protection Bylaw

I, Daniel J. Merrikin, hereby certify under the Pains and Penalties of Perjury that on May 22, 2019 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws, Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated, April 8, 1994 and in compliance with the Town of Millis Wetland Protection Bylaw, in connection with the following matter:

A Notice of Intent has been filed under the Massachusetts Wetlands Protection Act and the Millis Wetland Protection Bylaw by Merit Hill Capital with the Millis Conservation Commission on or about May 22, 2019 regarding property located at 1475, 1485 & 1512 Main Street in Millis, MA.

The completed notification and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.



Signature

May 22, 2019

Notification to Abutters Under the Massachusetts Wetlands Protection Act and Millis Wetland Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and the Millis Wetland Protection Bylaw (the Bylaw), you are hereby notified of the following:

A. The name of the applicant is: Merit Hill Capital

B. The name of the owner is: B&B Realty Trust and M.M.S. Realty Trust

C. The applicant has filed a Notice of Intent with the Millis Conservation Commission seeking permission to remove, fill, dredge or alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the Millis Wetland Protection Bylaw.

D. The address of the lot where the activity is proposed is: 1475, 1485 & 1512 Main Street (Assessors Parcel ID 21-25, 21-41 & 21-42)

E. Copies of the Notice of Intent may be examined at the Millis Conservation Commission, 900 Main Street, Town Offices, Millis, MA, during normal office hours or by appointment. For more information, call: (508) 376-8883. This is the applicant's representative, Merrikin Engineering, LLP.

F. Copies of the Notice of Intent and information regarding the date, time and place of the public hearing may be obtained from the applicant's representative, Merrikin Engineering, LLP, by calling (508) 376-8883 between the hours of 8:00 am thru 12:00 pm and 1:00 pm thru 5:00 pm on the Monday thru Friday (excluding holidays). Pursuant to the DEP guide to abutter notification dated April 8, 1994, Merrikin Engineering, LLP may charge a reasonable fee for the copy of the Notice of Intent.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days prior to the hearing date in the local newspaper.

NOTE: Notice of the meeting of the Conservation Commission, including its date, time and place will be posted in the Town Hall not less than forty-eight (48) hours in advance of the meeting.

NOTE: You also may contact your local Conservation Commission or the Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act at 508-792-7650.



TOWN OF MILLIS

~~Paul R. Keyes~~, Chairman
Brenda Cameron
Robert Venear

OFFICE OF THE BOARD OF ASSESSORS

900 Main Street • Millis, MA 02054

Phone: 508-376-7049

Fax: 508-376-7055

Paula M. Dumont, M.A.A.
Assistant Assessor
pdumont@millisma.net

Ellie Baczkowski
Dept. Assistant II
ebaczkowski@millis.net

REQUEST FOR A CERTIFIED ABUTTERS LIST

Date of Request: May 15, 2019

Requested by: Daniel Merrikin, Legacy Engineering

Telephone number: 508-868-8353

Property Owner: B & B Realty Trust; M.M.S. Realty Trust

Property Location: 1475, 1485 & O Main Street

Map/Parcel Number: 21-25; 21-42, 21-43, 41

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

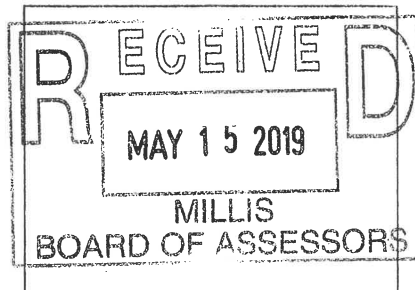
Cash ☐

Check ☒

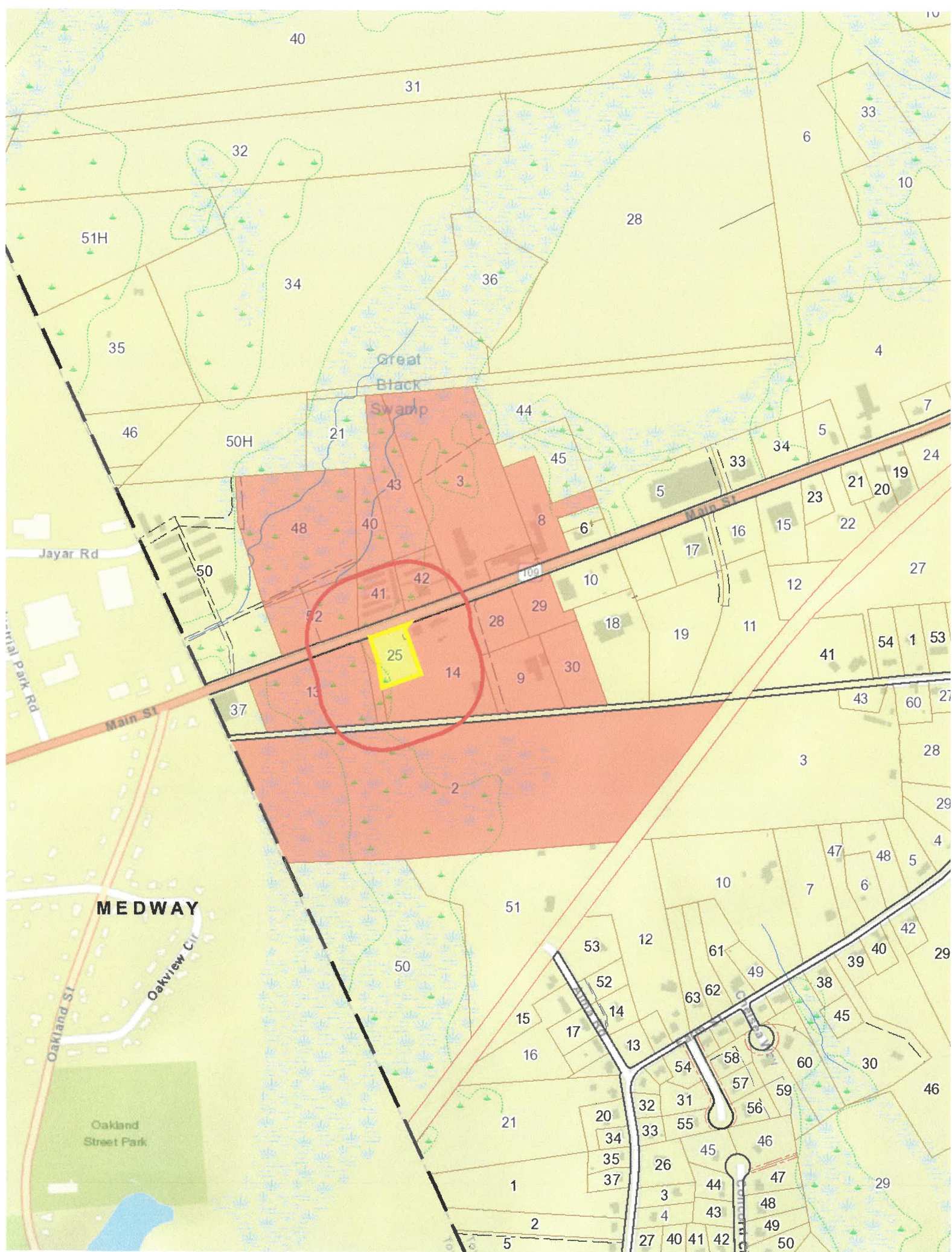
Completed on: 5-17-19

Date

EB Ini



Received





300 foot Abutters List Report

Millis, MA
May 20, 2019

CERTIFIED COPY by the TOWN OF MILLIS

Assessors Office

Puro

Subject Property:

Parcel Number: 0021-0025-0000
CAMA Number: 0021-0025-0000
Property Address: MAIN ST

Mailing Address: VALCHUIS R J & GOODALE W H TRS M
M S REALTY TRUST
PO BOX 351
MILLIS, MA 02054

Abutters:

Parcel Number: 0021-0003-0000
CAMA Number: 0021-0003-0000
Property Address: 1465 MAIN ST

Mailing Address: RT 109 REALTY TR C/O VALCHUIS R. J.
547 BOSTON POST RD EAST STE 1
MARLBOROUGH, MA 01752

Parcel Number: 0021-0008-0000
CAMA Number: 0021-0008-0000
Property Address: 1461-1463 MAIN ST

Mailing Address: PINCIARO CESIDIO J SR TR 1461-1463
MAIN ST REALTY TRUST
1420 MAIN ST
MILLIS, MA 02054

Parcel Number: 0021-0009-0000
CAMA Number: 0021-0009-0000
Property Address: 1486 MAIN ST

Mailing Address: A H CEDAR LLC
256 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0021-0013-0000
CAMA Number: 0021-0013-0000
Property Address: 1590 MAIN ST TRACT 916

Mailing Address: U S ARMY CORPS OF ENGINEERS
REAL ESTATE DIVISION
WEST HILL DAM
UXBRIDGE, MA 01569

Parcel Number: 0021-0014-0000
CAMA Number: 0021-0014-0000
Property Address: 1494-1504 MAIN ST

Mailing Address: RTH LLC
22 MYRTLE ST
NORFOLK, MA 02056

Parcel Number: 0021-0026-0000
CAMA Number: 0021-0026-0000
Property Address: MAIN ST

Mailing Address: A H CEDAR LLC
256 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0021-0028-0000
CAMA Number: 0021-0028-0000
Property Address: 1480 MAIN ST

Mailing Address: A H CEDAR LLC
256 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0021-0029-0000
CAMA Number: 0021-0029-0000
Property Address: MAIN ST

Mailing Address: A H CEDAR LLC
256 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0021-0030-0000
CAMA Number: 0021-0030-0000
Property Address: MAIN ST

Mailing Address: A H CEDAR LLC
256 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0021-0040-0000
CAMA Number: 0021-0040-0000
Property Address: MAIN ST TRACT 944

Mailing Address: U S ARMY CORPS OF ENGINEERS
REAL ESTATE DIVISION
WEST HILL DAM
UXBRIDGE, MA 01569



www.cai-tech.com

Data shown on this report 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 report.

5/20/2019

Page 1 of 2



300 foot Abutters List Report

Millis, MA
May 20, 2019

CERTIFIED COPY by the TOWN OF MILLIS

Assessors Office *PMD*

Parcel Number: 0021-0041-0000
CAMA Number: 0021-0041-0000
Property Address: 1485 MAIN ST

Mailing Address: VALCHUIS ROBERT J & GOODALE W
TRS M M S REALTY TRUST
PO BOX 351
MILLIS, MA 02054

Parcel Number: 0021-0042-0000
CAMA Number: 0021-0042-0000
Property Address: 1475 MAIN ST

Mailing Address: VALCHUIS & GOODALE TRS B & B
REALTY TRUST
PO BOX 351
MILLIS, MA 02054

Parcel Number: 0021-0043-0000
CAMA Number: 0021-0043-0000
Property Address: MAIN ST TRACT 945

Mailing Address: U S ARMY CORPS OF ENGINEERS
REAL ESTATE DIVISION
WEST HILL DAM
UXBRIDGE, MA 01569

Parcel Number: 0021-0048-0000
CAMA Number: 0021-0048-0000
Property Address: MAIN ST TRACT 914

Mailing Address: U S ARMY CORPS OF ENGINEERS
REAL ESTATE DIVISION
WEST HILL DAM
UXBRIDGE, MA 01569

Parcel Number: 0021-0051-0000
CAMA Number: 0021-0051-0000
Property Address: MAIN ST TRACT 915

Mailing Address: U S ARMY CORPS OF ENGINEERS
REAL ESTATE DIVISION
WEST HILL DAM
UXBRIDGE, MA 01569

Parcel Number: 0021-0052-0000
CAMA Number: 0021-0052-0000
Property Address: 1525 MAIN ST

Mailing Address: ROSENFELD E TR ELLEN RLTY TR
730 MAIN ST
MILLIS, MA 02054

Parcel Number: 0032-0002-0000
CAMA Number: 0032-0002-0000
Property Address: CEDAR ST

Mailing Address: A H CEDAR LLC
256 ORCHARD ST
MILLIS, MA 02054



www.cai-tech.com

5/20/2019

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Page 2 of 2

Abutters List Report - Millis, MA

A H CEDAR LLC
256 ORCHARD ST
MILLIS, MA 02054

U S ARMY CORPS OF ENGINEER
REAL ESTATE DIVISION
WEST HILL DAM
UXBRIDGE, MA 01569

A H CEDAR LLC
256 ORCHARD ST
MILLIS, MA 02054

U S ARMY CORPS OF ENGINEER
REAL ESTATE DIVISION
WEST HILL DAM
UXBRIDGE, MA 01569

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MILLIS, MA 02054

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REAL ESTATE DIVISION
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UXBRIDGE, MA 01569

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MILLIS, MA 02054

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UXBRIDGE, MA 01569

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MILLIS, MA 02054

U S ARMY CORPS OF ENGINEER
REAL ESTATE DIVISION
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UXBRIDGE, MA 01569

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PO BOX 351
MILLIS, MA 02054

PINCIARO CESIDIO J SR TR
1461-1463 MAIN ST REALTY
1420 MAIN ST
MILLIS, MA 02054

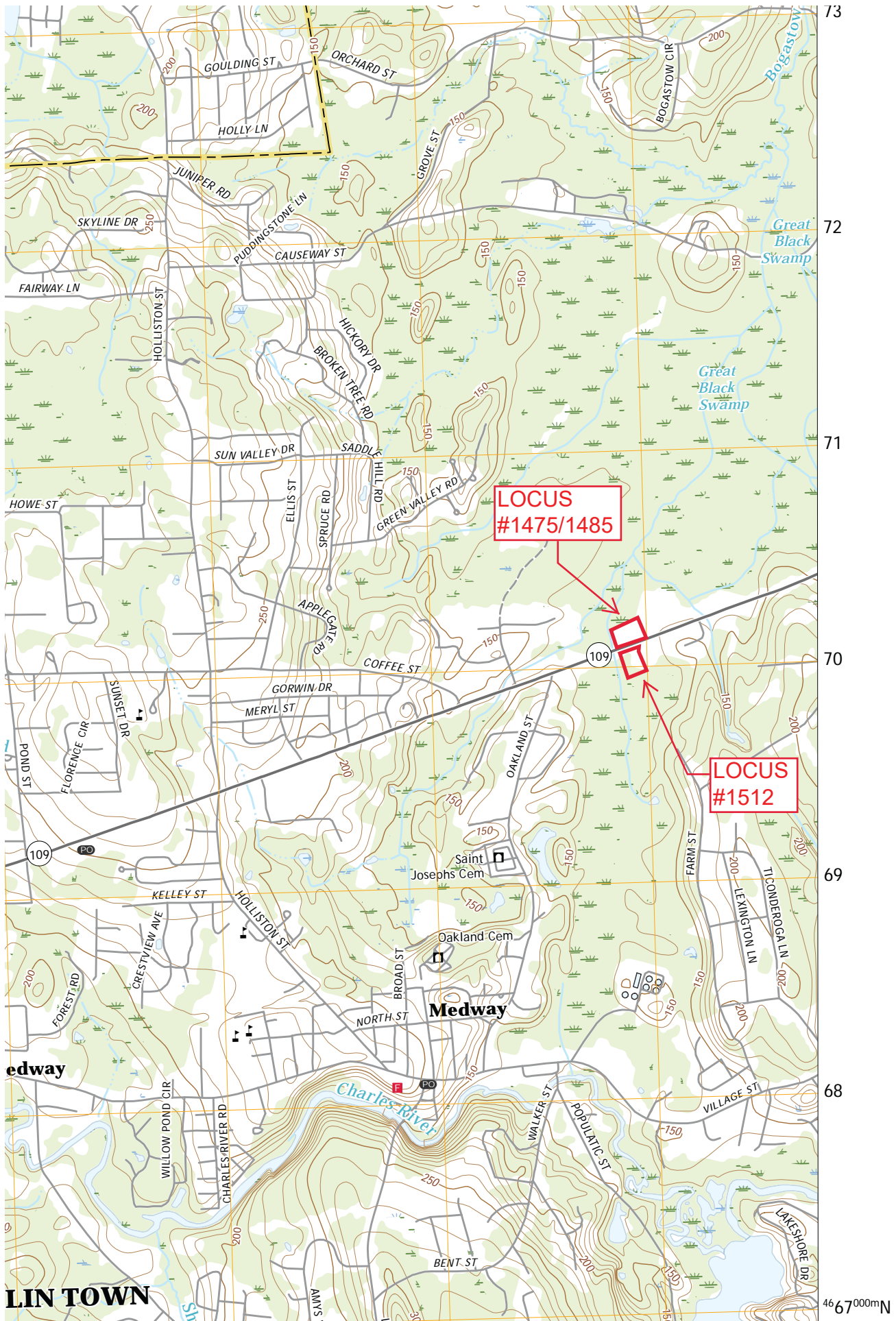
VALCHUIS ROBERT J & GOODA
TRS M M S REALTY TRUST
PO BOX 351
MILLIS, MA 02054

ROSENFELD E TR ELLEN RLTY
730 MAIN ST
MILLIS, MA 02054

RT 109 REALTY TR
C/O VALCHUIS R. J.
547 BOSTON POST RD EAST STE 1
MARLBOROUGH, MA 01752

RTH LLC
22 MYRTLE ST
NORFOLK, MA 02056

APPENDIX C: LOCUS MAPS



National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



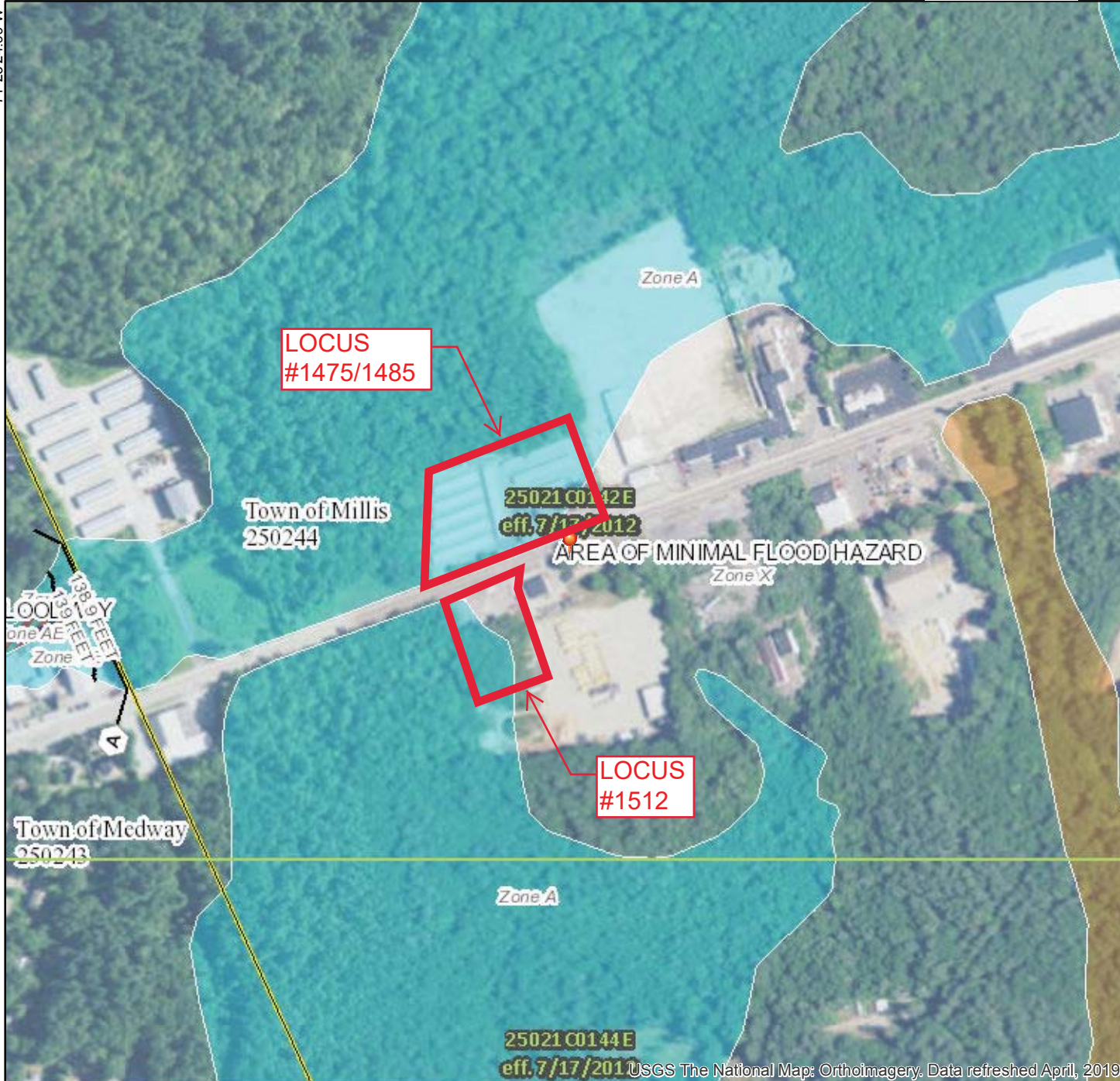
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/14/2019 at 2:43:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

42°9'43.57"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

42°9'16.90"N

71°22'47.53"W

APPENDIX D: NARRATIVE DESCRIPTION

NARRATIVE DESCRIPTION

Introduction

This Notice of Intent proposes work associated with the redevelopment of two existing commercial sites at 1475/1485 Main Street and 1512 Main Street in Millis. At 1512 Main Street, the applicant proposes to redevelop an existing building pad and paved parking lot into a single-story commercial self-storage building. At 1475/1485 Main Street the applicant proposes to demolish existing commercial buildings and paved areas on the easterly half of the site and to construct a new three-story commercial self-storage building.

Existing Conditions

The project site consists of three parcels. On the north side of the road, 1475 and 1485 Main Street consist of 2.6 acres of land on two lots that are proposed to be merged into a single lot. Both lots are developed and include a variety of self-storage buildings and a single-story commercial tenant building. The existing site is 89% covered with impervious surfaces and has very limited stormwater management systems (two catch basins). On the south side of the road, 1512 Main Street consists of 1.1 acres of land with the front third previously developed (former service station site) and covered with pavement and a building slab. This site also does not have any existing stormwater management systems.

Both sites abut bordering vegetated wetlands associated with the Great Black Swamp. A perennial river exists along the west side of both sites. Wetlands and mean annual high water line were delineated by Goddard Consulting and are depicted on the plans.

Resource Areas

The project site includes the following resource areas:

- Land Under Waterways and Water Bodies – A very small corner of the perennial river falls within the 1475/1485 site. No work is proposed in this Resource Area.
- Banks – A very small corner of the perennial river falls within the 1475/1485 site. No work is proposed in this Resource Area.
- Riverfront Areas - The mean annual high water associated with westerly perennial stream has been identified and flagged. See below for a discussion of proposed work within the Riverfront Area.
- Bordering Land Subject to flooding (BLSF) – According to the Federal Emergency Management Agency (FEMA) floodplain mapping the entire site is within Zone A. Although no flood elevation is specified for Zone A, FEMA has determined that the 100-year flood elevation at the Medway Town line only a few hundred feet from the site lies at elevation 138.9. This has been confirmed by FEMA in a series of LOMRs issued for the 1475/1485 site where a variety of existing buildings were determined to be above the Flood Plain. This elevation therefore represents the boundary of BLSF on both sites, which encompasses the wetland areas on the site and certain portions of the uplands areas as shown on the Site Plan. See below for a discussion of the proposed work and mitigation measures related to this Resource Area.

- Bordering Vegetated Wetlands (BVW) - BVW has been identified along the westerly intermittent stream and along the northerly portion of the 1475/1485 site. No work is proposed within this Resource Area.
- Isolated Vegetated Wetlands (IVW) (Millis Wetlands Protection Bylaw only) – An IVW has been identified on the southerly portion of the 1512 Main Street site. No work is proposed within this Resource Area.

Proposed Work and Mitigation Measures

The applicant proposes to demolish existing buildings and paved areas and to construct a new three-story self-storage building on the 1475/1485 Main Street site. The proposed work will result in a significant reduction in impervious coverage on this site and will provide significantly enhanced stormwater management systems. Similarly, the existing pavement and building slab at 1512 Main Street will be demolished so that a proposed single-story self-storage building can be constructed. The proposed redevelopment of this site will also significantly reduce impervious surfaces within the Riverfront Area and will add new stormwater management systems. Both buildings include associated driveways, parking areas, stormwater management system, utility connections and landscaping.

Bordering Land Subject to Flooding

The 1512 Main Street site does not propose any work within B.L.S.F. The 1475/1485 Main Street site includes existing paved areas that lie slightly below the a BLSF elevation of 138.9 (several inches). These areas are proposed to be redeveloped, with new grading that will result in the filling of 1,217 c.f. of BLSF. The applicant proposes to replicate the lost BLSF within other existing developed portions of the site and are proposed to be lowered and restored from an impervious condition to a vegetated condition, thereby replicating the filled BLSF and providing restoration of previously developed areas. Note the following:

- There will be no net loss of flood storage on the site and the overall development footprint within and adjacent to BLSF is reduced by the proposed redevelopment.
- The filling will not restrict flows to as to cause an increase in flood stage or velocity.
- The areas in question are previously developed and are not significant to the protection of wildlife habitat.

Riverfront Area

The 1512 Main Street lot was created in 1969 and is commercially zoned and developed. The 1475/1485 Main Street lots were created in 1981 and are also commercially zoned and developed. The scope of the alternatives analysis is therefore limited to the lot and any adjacent lots formerly or presently owned by the same owner. Neither the applicant nor either of the owners own adjacent land. Thus the scope is limited to the lots themselves.

1475/1485 Main Street:

- The only proposed work in the Riverfront Area on this lot is the conversion of approximately 200 s.f. of existing pavement to landscape area adjacent to the reconfigured existing driveway. The proposed BLSF compensatory flood storage area is not counted towards Riverfront Area alterations and represents an improvement over existing conditions.

- Pursuant to 310 CMR 10.58(5)(a) the proposed work will result in an improvement of existing conditions by reducing impervious coverage in the Riverfront Area.
- The application

1512 Main Street:

- The site is already degraded with 5,286 s.f. of impervious surface in the inner riparian zone and 10,232 s.f. of impervious surfaces within the outer riparian zone. At its closest, these impervious surfaces are 40' from the Mean Annual High Water Line (MAHW).
- The applicant proposes to redevelop the entire degraded area and does not propose any substantive work within undegraded area. On the contrary, the Applicant proposes to remove a significant quantity of impervious surfaces and to restore it to a vegetated condition.
- Pursuant to 310 CMR 10.58(5)(a) the proposed work will result in an improvement of existing conditions by reducing impervious coverage in the Riverfront Area and by providing stormwater management systems where none exist presently.
- Pursuant to 310 CMR 10.58(5)(b) new stormwater management systems are proposed in accordance with the Redevelopment provisions of the Stormwater Management Standards. Refer to the Stormwater Report for more information.
- Pursuant to 310 CMR 10.58(5)(c) no work is proposed closer than 40 feet from the MAHW and the applicant proposes to increase the vegetated buffer between impervious surfaces and the river by 15-25 feet. These reductions will decrease impervious coverage in the inner riparian zone by 1,947 s.f. to 3,339 s.f. Similarly, the proposed redevelopment reduces impervious coverage in the outer riparian zone by 2,412 s.f. to 7,820 s.f. Overall, the proposed redevelopment will result in a 28% reduction in impervious coverage in the Riverfront Area. Much of the remaining impervious coverage is converted from pavement to rooftop, which generates clean runoff.
- Pursuant to 310 CMR 10.58(5)(d) the proposed building and associated parking areas are shifted as far away from the river as zoning setbacks will allow.
- Pursuant to 310 CMR 10.58(5)(e) the area of proposed work is entirely within the footprint of the existing degraded area and will reduce the amount of impervious coverage by 28% as compared to existing conditions.

Project Schedule

The applicant plans to begin construction this fall and expects to complete construction late in 2020 or early in 2021.

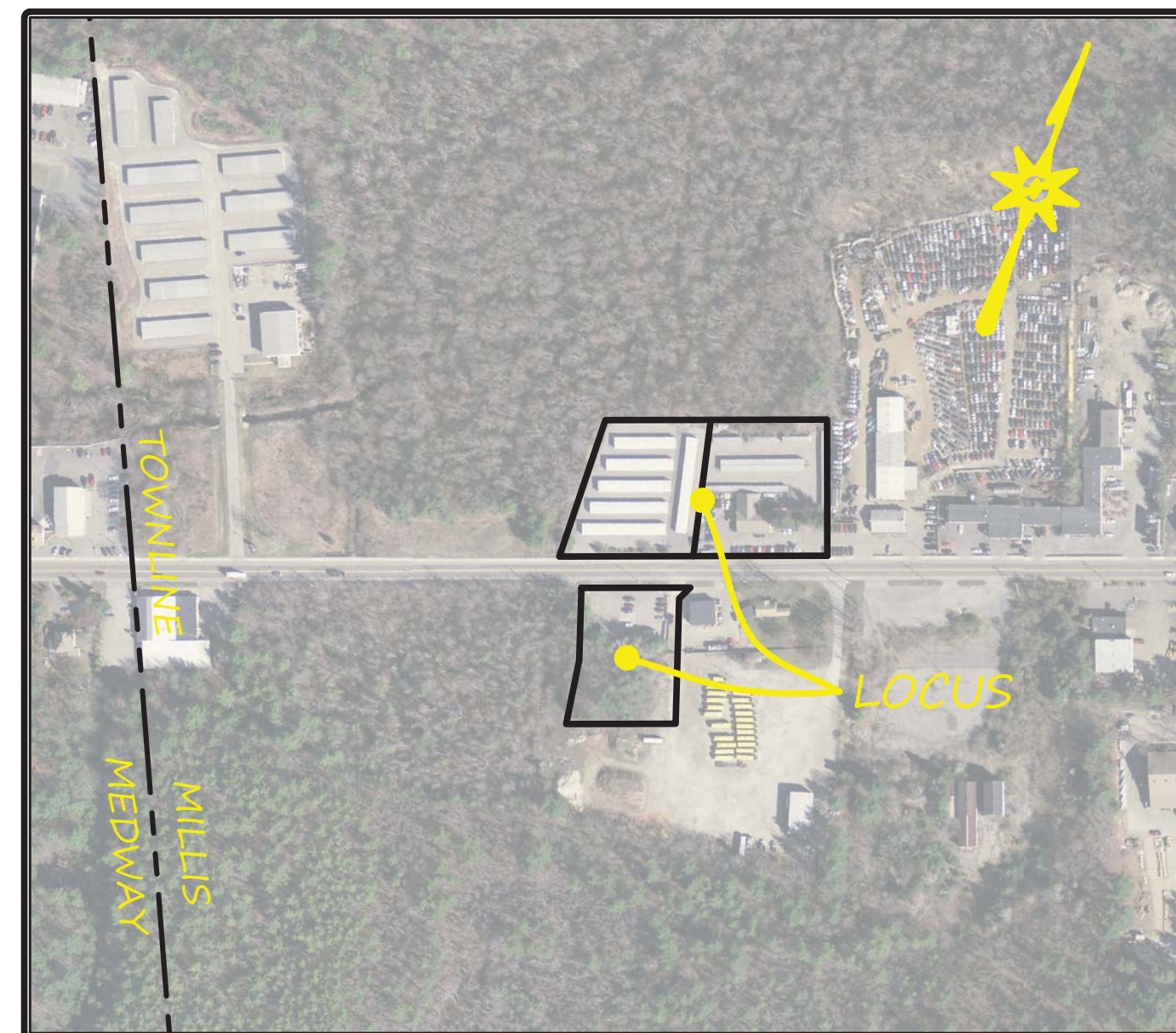
APPENDIX E: “1475/1485/1512
MAIN STREET SITE PLAN OF LAND IN
MILLIS, MA” DATED MAY 17, 2019
PREPARED BY LEGACY ENGINEERING
LLC

1475/1485/1512 MAIN STREET MILLIS, MASSACHUSETTS SITE PLAN

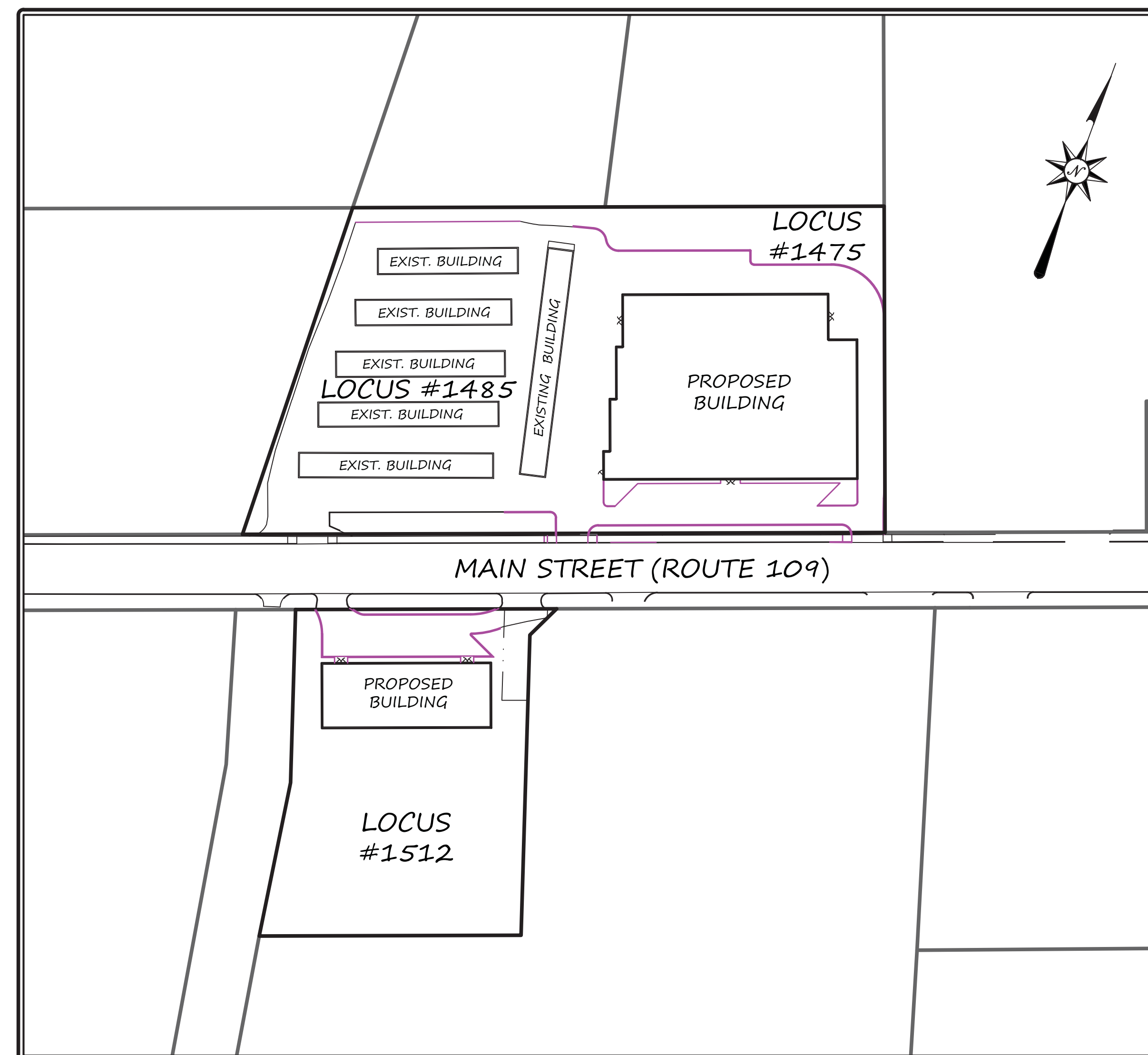
PREPARED BY:
LEGACY ENGINEERING LLC
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

MAY 17, 2019

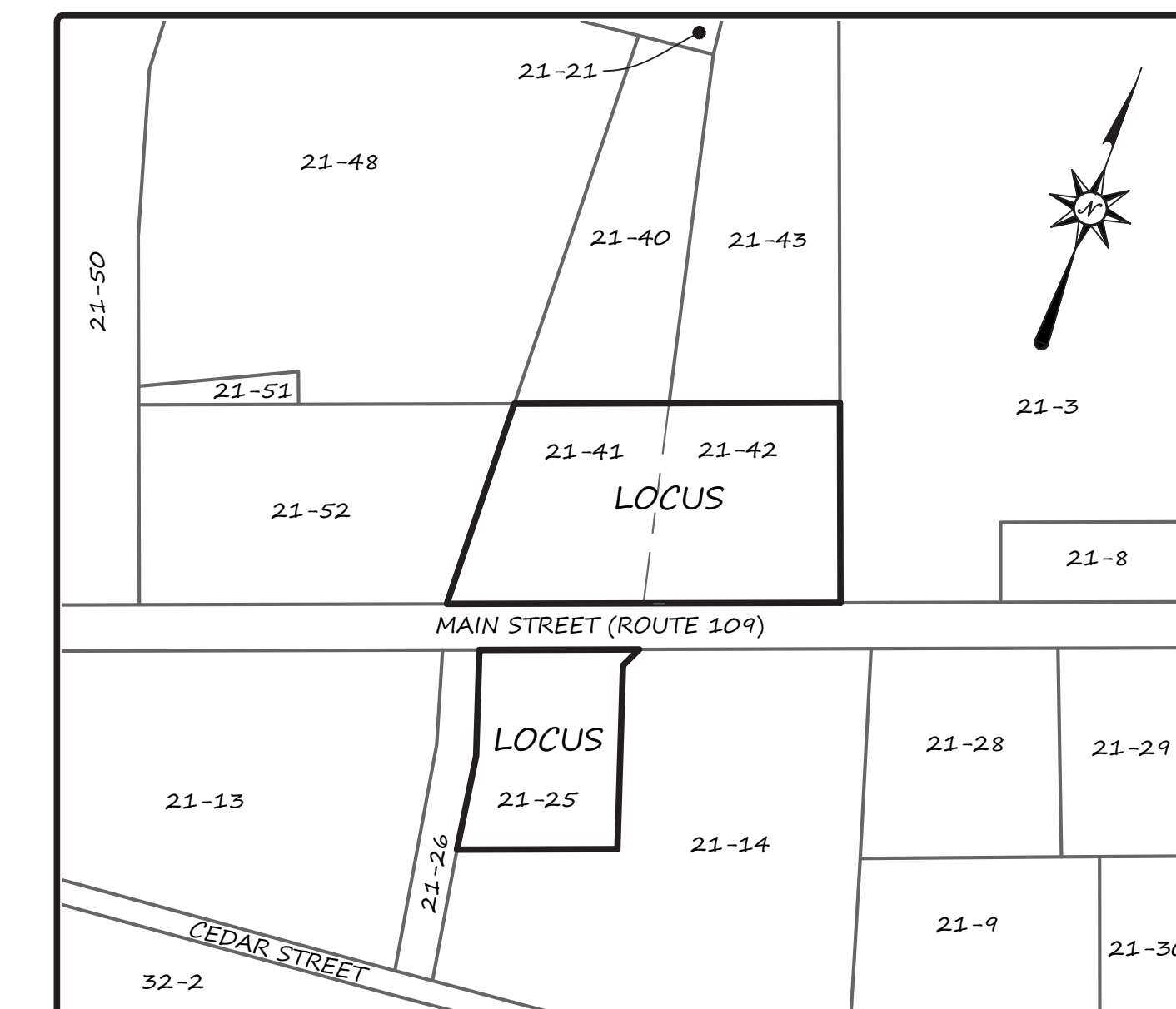
PREPARED FOR:
MERIT HILL CAPITAL
14 FLATBUSH AVENUE, 3rd FLOOR
BROOKLYN, NY 11217



2015 MASSGIS AERIAL LOCUS
SCALE: 1" = 300'



LOCUS
SCALE: 1" = 70'



MILLIS ASSESSORS LOCUS
SCALE: 1" = 200'

OWNERS
B & B REALTY TRUST (#1475)
1475 MAIN STREET
MILLIS, MA 02054

M.M.S. REALTY TRUST
(#1485 & #1512)
1485 MAIN STREET
MILLIS, MA 02054

APPLICANT
MERIT HILL CAPITAL
41 FLATBUSH AVENUE, 3RD FLOOR
BROOKLYN, NY 11217

ZONING DISTRICT
I-P 2

ASSESSORS PARCELS
21-25, 21-41 & 21-42

PLAN & DEED REFERENCE
PLAN 732 OF 1972, BK. 4867, PG. 50
PLAN 92 OF 1981, PLAN BK. 286
PL. 723 OF 1969, BK. 4622, PG. 706
DEED: 5817, PG 224
DEED: 17349, PG 639
DEED: 12132, PG 450

SHEET LEGEND

SHEET C-1 - COVER SHEET
SHEET C-2 - EXISTING CONDITIONS PLAN 1
SHEET C-3 - EXISTING CONDITIONS PLAN 2
SHEET C-4 - LAYOUT PLAN 1
SHEET C-5 - LAYOUT PLAN 2
SHEET C-6 - GRADING & UTILITIES PLAN 1
SHEET C-7 - GRADING & UTILITIES PLAN 2
SHEET C-8 - LIGHTING PLAN 1
SHEET C-9 - LIGHTING PLAN 2
SHEET C-10 - DETAILS
SHEET C-11 - DETAILS
SHEET C-12 - DETAILS

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

SHEET C-1

D154-01



LEGACY
ENGINEERING

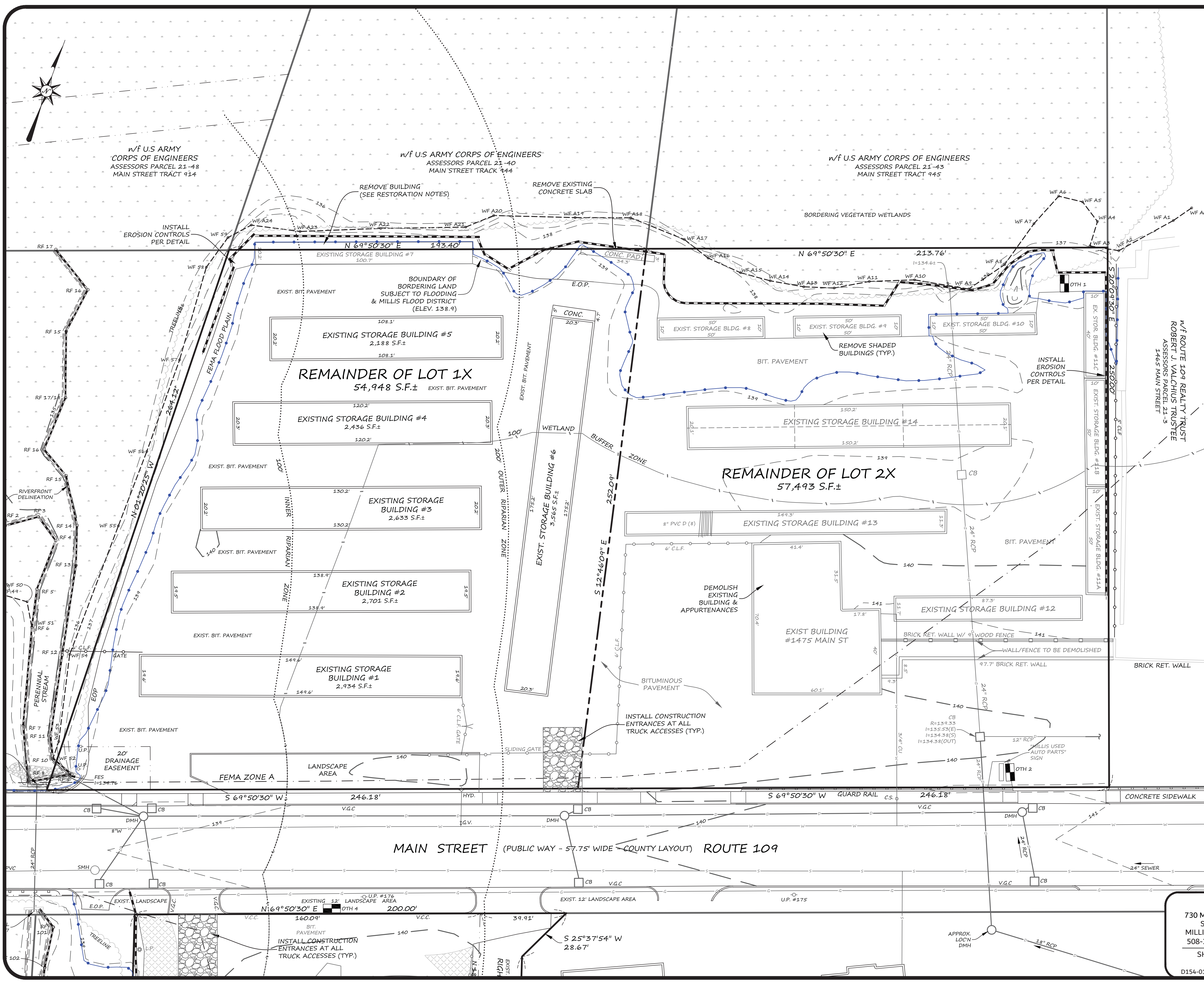


Digitally signed by Daniel
J. Merrikin, P.E.
Date: 2019.05.22 14:49:54
-04'00'

PLAN SCALE: AS NOTED

[illegible]

1475/1485/1512 MAIN STREET
COVER SHEET
PLAN OF LAND
IN
MILLIS, MA



OWNERS
B & B REALTY TRUST (#1475)
1475 MAIN STREET
MILLIS, MA 02054

M.M.S. REALTY TRUST
(#1485 & #1512)
1485 MAIN STREET
MILLIS, MA 02054

APPLICANT
MERIT HILL CAPITAL
41 FLATBUSH AVENUE, 3RD FLOOR
BROOKLYN, NY 11217

ZONING DISTRICT
I-P 2

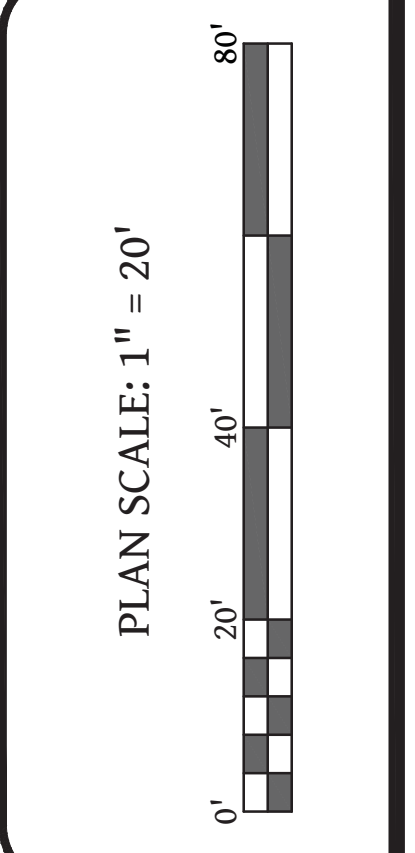
ASSESSORS PARCELS
21-25, 21-41 & 21-42

PLAN & DEED REFERENCE
PLAN 732 OF 1972, BK. 4867, PG. 50
PLAN 92 OF 1981, PLAN BK. 286
PL. 723 OF 1969, BK. 4622, PG. 706
DEED: 5817, PG. 224
DEED: 17349, PG. 639
DEED: 12132, PG. 450

DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED
PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.05.22 14:48:44 -04'00'

- GENERAL NOTES:
- ELEVATIONS ARE ON THE NAVD88 DATUM.
 - EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, CATCH BASINS, UTILITY POLES, HYDRANTS, VALVE BOXES, ETC... EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
 - FEATURES OUTSIDE OF THE SITE SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE ONLY AND BASED ON AVAILABLE AERIAL PHOTOGRAPHY.
 - THE SITE LIES WITH A DEP ZONE II.
- CONSERVATION/EROSION & SEDIMENT CONTROL NOTES:
- WETLANDS BOUNDARIES WERE DELINEATED BY GODDARD CONSULTING.
 - THE DISCHARGE OF SEDIMENT OUTSIDE OF THE LIMIT OF WORK IS PROHIBITED. SHOULD THE SPECIFIED EROSION CONTROLS BE FOUND TO BE INADEQUATE, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NEEDED INCLUDING ADDITIONAL ROWS OF PERIMETER CONTROLS. INSTALLATION OF DIVERSION BERMS AND THE INSTALLATION OF TEMPORARY SEDIMENT BASINS AT APPROPRIATE LOCATIONS.
 - EROSION CONTROLS AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
 - EROSION CONTROLS AND CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN GOOD CONDITION UNTIL UPSLOPE AREAS ARE FULLY STABILIZED.
 - DOWNSLOPE AND NEARBY CATCH BASINS SHALL BE PROTECTED WITH SILTSACS UNTIL UPSLOPE AREAS ARE FULLY STABILIZED.
 - ADJACENT ROADS SHALL BE MAINTAINED IN A CLEAN CONDITION AND SHALL BE SWEEP AS NEEDED.
 - SHOULD THE STORMWATER BASIN BE USED AS A TEMPORARY CONSTRUCTION-STAGE SEDIMENT BASIN, LEAVE BOTTOM 6-12" ABOVE FINISHED GRADED UNTIL PARKING AREA IS PAVED.
- CONSTRUCTION NOTES:
- THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.



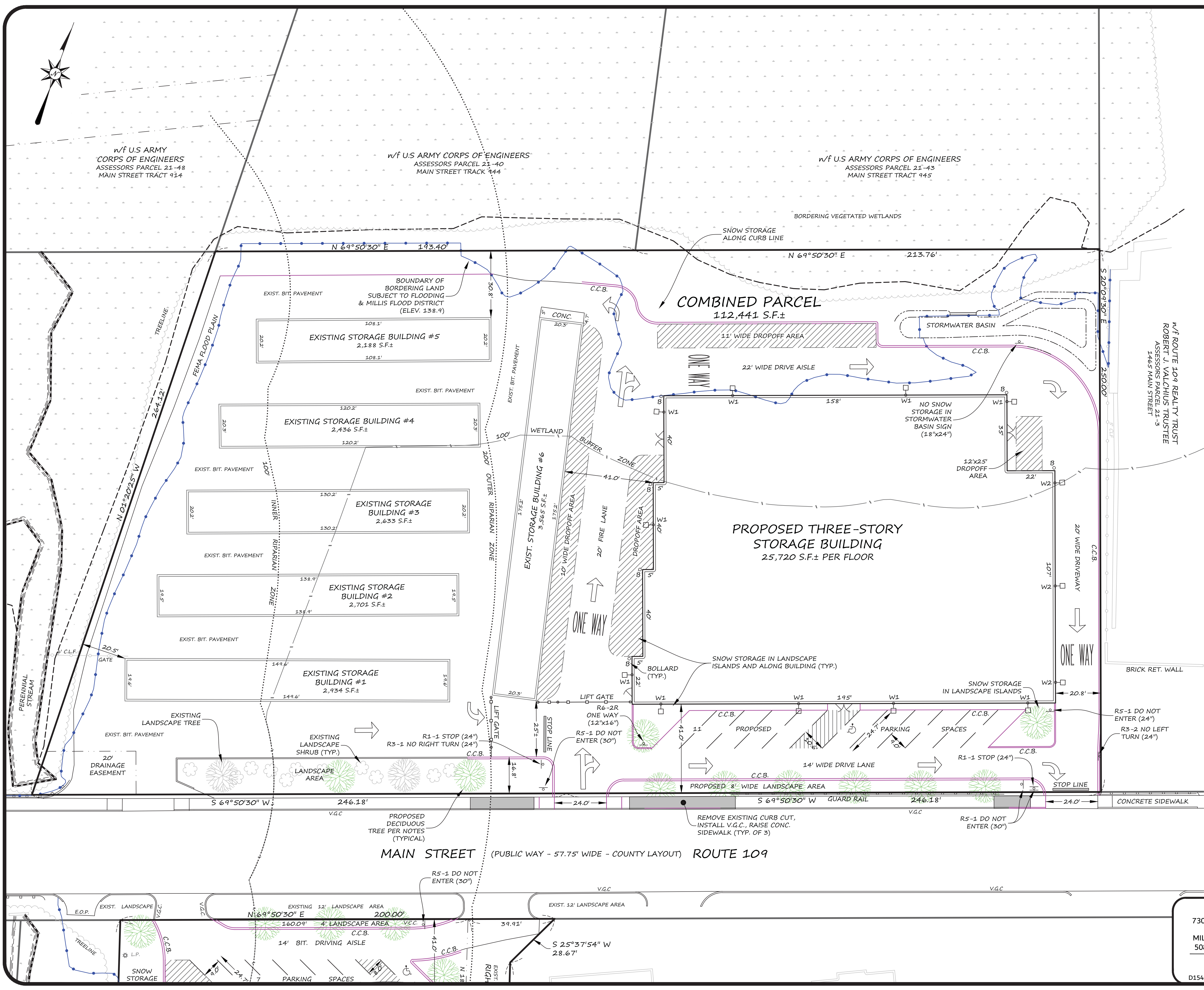
REVISION	DATE	BY

1475/1485/1512 MAIN STREET
EXISTING CONDITIONS
PLAN OF LAND
IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
SHEET C-2



D154-01



OWNERS
B & B REALTY TRUST (#1475)
1475 MAIN STREET
MILLIS, MA 02054

M.M.S. REALTY TRUST
(#1485 & #1512)
1485 MAIN STREET
MILLIS, MA 02054

APPLICANT
MERIT HILL CAPITAL
41 FLATBUSH AVENUE, 3RD FLOOR
BROOKLYN, NY 11217

ZONING DISTRICT
I-P 2

ASSESSORS PARCELS
21-25, 21-41 & 21-42

PLAN & DEED REFERENCE
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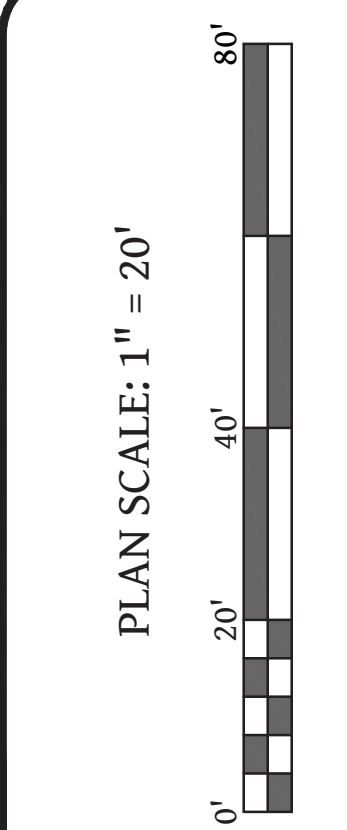


Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.05.22 14:47:00 -04'00'

- LAYOUT NOTES:**
- FOR THE PURPOSES OF THIS SITE PLAN, THE TWO PARCELS SHOWN ARE CONSIDERED ONE LOT AND MAY NOT BE SEPARATELY DEVELOPED WITHOUT FURTHER SITE PLAN APPROVAL.
 - THE SLOPE OF THE PAVEMENT IN HANDICAP PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - SNOW STORAGE IN WINDROWS ALONG PAVEMENT EDGE AND IN OTHER AREAS SHOWN ON THIS PLAN.
 - EXCEPT FOR HANDICAP SPACES, PARKING SPACES SHALL BE 9' WIDE TO THE DEPTH SHOWN. HANDICAP SPACES SHALL BE 8' WIDE TO THE DEPTH SHOWN.

- LANDSCAPE NOTES:**
- PROPOSED DECIDUOUS TREES SHALL BE AT LEAST 12 FEET IN HEIGHT AND 2.5" IN CALIPER AT TIME OF INSTALLATION.
 - SPECIES SHALL INCLUDE A MIXTURE OF HONEY LOCUST, RED MAPLE, LINDEN OR OTHER SPECIES ACCEPTABLE TO THE MILLIS TREE WARDEN.
 - SHRUBS SHALL BE AT LEAST 15" TALL AT INSTALLATION.
 - ALL PLANTINGS SHALL BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER. DISEASED OR DEAD SHRUBS SHALL BE REPLACED PROMPTLY.

- ZONING NOTES:**
- USE:**
INDUSTRIAL 8: WAREHOUSE
- LOT FRONTAGE:**
REQUIRED: 200'
PROVIDED: 492.36'
- LOT WIDTH:**
REQUIRED: 160'
PROVIDED: 478.73'
- LOT AREA:**
REQUIRED TOTAL AREA: 43,560 S.F.
PROVIDED: 112,441 S.F.
REQUIRED UPLAND AREA: 32,670 S.F.
PROVIDED: 97,930 S.F.
- LOT SHAPE FACTOR:**
REQUIRED: $P/A \leq 0.08$
PROVIDED: 0.01
- COVERAGE BY STRUCTURES:**
MAX. ALLOWED: 40%
PROVIDED: 37.5%
- PARKING:**
REQUIRED: 106 SPACES (106 S.F.)
PROVIDED: 11 SPACES (INCLUDING 1 HANDICAP SPACE)
- SETBACKS:**
FRONT YARD:
MIN. REQUIRED: 40'
PROVIDED: 41.0'
REAR YARD:
MIN. REQUIRED: 30'
PROVIDED: 30.8'
RIGHT SIDE YARD:
MIN. REQUIRED: 20'
PROVIDED: 20.8'
LEFT SIDE YARD:
MIN. REQUIRED: 20'
PROVIDED: 20.5'
- LOT DEPTH:**
MIN. REQUIRED: 250'
PROVIDED: 250.00'
- BUILDING HEIGHT:**
MAX. ALLOWED: 45'
PROVIDED: <35'
MAX. STORIES: 3
PROVIDED: 3 STORY



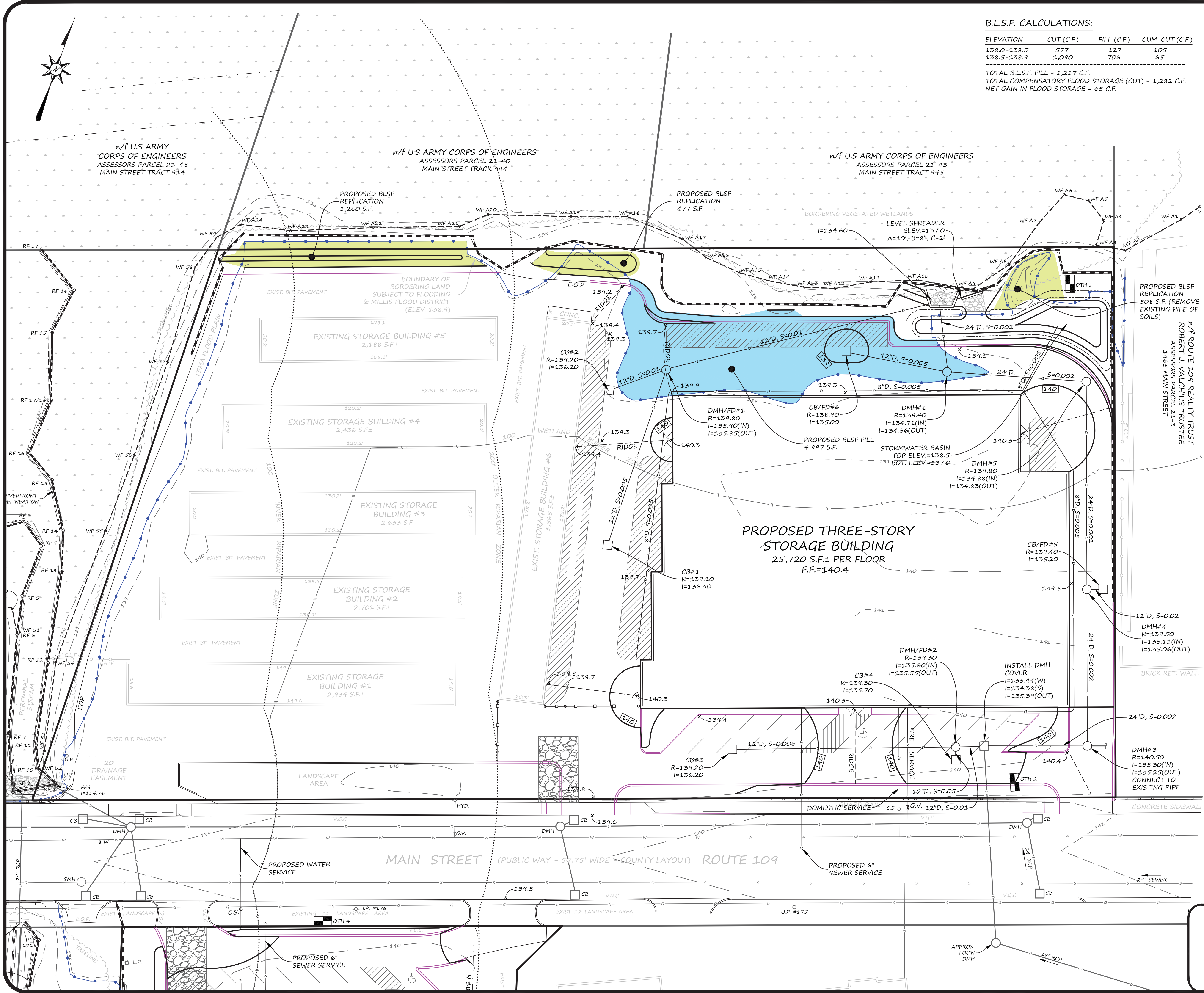
REVISION	DATE	BY

1475/1485/1512 MAIN STREET
LAYOUT
PLAN OF LAND
IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
SHEET C-4



D154-01



B.L.S.F. CALCULATIONS:

ELEVATION	CUT (C.F.)	FILL (C.F.)	CUM. CUT (C.F.)
138.0-138.5	577	127	105
138.5-138.9	1,090	706	65
=====			
TOTAL B.L.S.F. FILL = 1,217 C.F.			
TOTAL COMPENSATORY FLOOD STORAGE (CUT) = 1,282 C.F.			
NET GAIN IN FLOOD STORAGE = 65 C.F.			

OWNERS
B & B REALTY TRUST (#1475)
1475 MAIN STREET
MILLIS, MA 02054

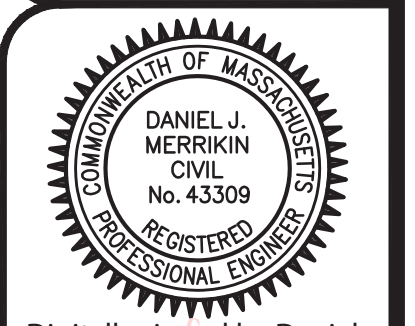
M.M.S. REALTY TRUST
(#1485 & #1512)
1485 MAIN STREET
MILLIS, MA 02054

APPLICANT
MERIT HILL CAPITAL
41 FLATBUSH AVENUE, 3RD FLOOR
BROOKLYN, NY 11217

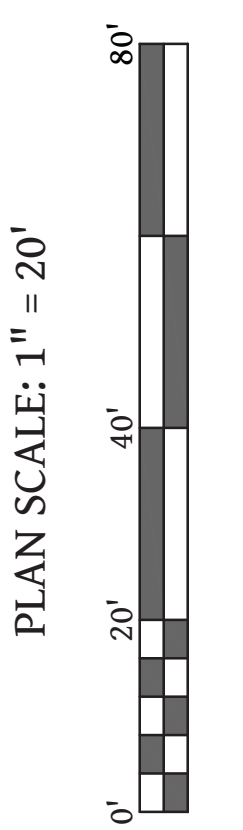
ZONING DISTRICT
I-P 2

ASSESSORS PARCELS
21-25, 21-41 & 21-42

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DEED: 17349, PG. 639
DEED: 12132, PG. 450



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.05.22 14:45:23 -04'00'



REVISION	DATE	BY

**1475/1485/1512 MAIN STREET
GRADING & UTILITY
PLAN OF LAND
IN
MILLIS, MA**

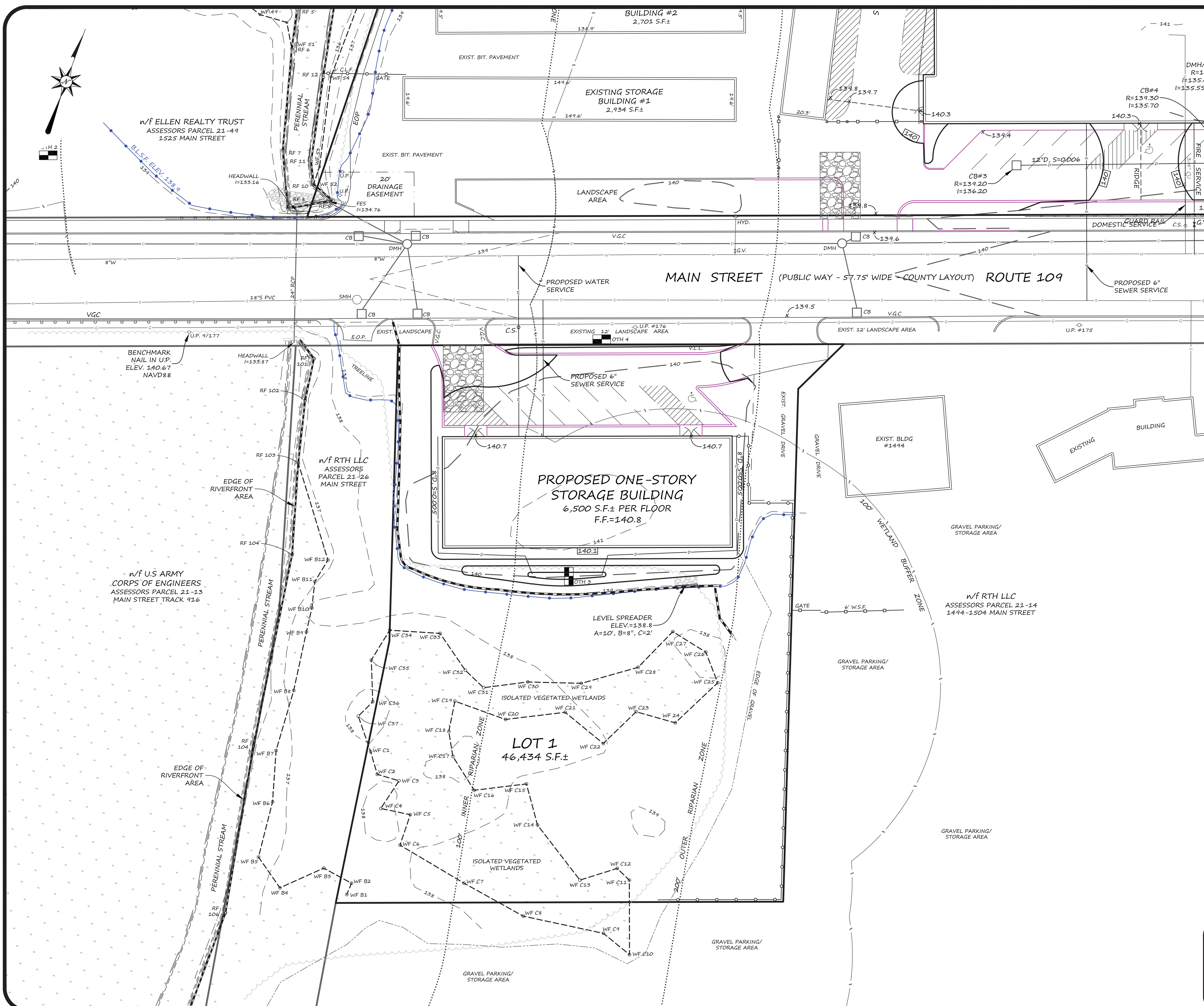
UTILITY NOTES:

- DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT. THE PROJECT ARCHITECT SHALL VERIFY THE DOMESTIC, IRRIGATION AND FIRE WATER SERVICE PIPE SIZE REQUIREMENTS FOR THE BUILDINGS.
- SEWER SERVICE SHALL BE 6-INCH SDR35 PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MILLIS SEWER AND WATER DEPARTMENT. CLEANOUTS SHALL BE POSITIONED IN LANDSCAPE AREAS.
- DRAINAGE PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ADS N12 OR EQUAL)
- THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE.

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
SHEET C-6



D154-01



OWNERS
B & B REALTY TRUST (#1475)
1475 MAIN STREET
MILLIS, MA 02054

M.M.S. REALTY TRUST
(#1485 & #1512)
1485 MAIN STREET
MILLIS, MA 02054

APPLICANT
MERIT HILL CAPITAL
41 FLATBUSH AVENUE, 3RD FLOOR
BROOKLYN, NY 11217

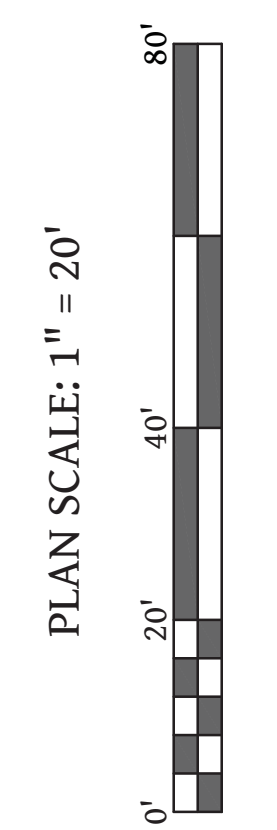
ZONING DISTRICT
I-P 2

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Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.05.22 14:44:39 -04'00'



REVISION	DATE	BY

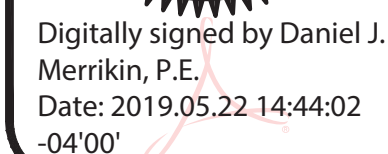
1475/1485/1512 MAIN STREET
GRADING & UTILITY
PLAN OF LAND
IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
SHEET C-7





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DEED: 12132, PG 450



1. LIGHT FIXTURES TO BE WALL-MOUNTED, FULL-CUTOFF, DARK SKY FIXTURES.

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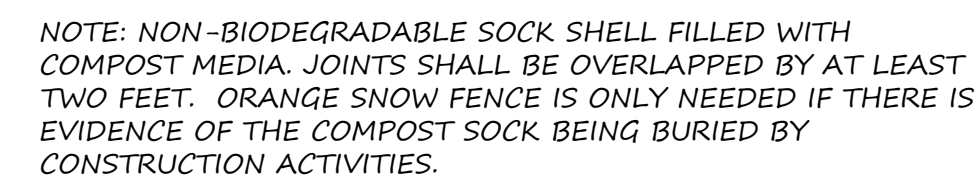
1475/1485/1512 MAIN STREET
LAYOUT
PLAN OF LAND
IN
MILLIS, MA

D154-01

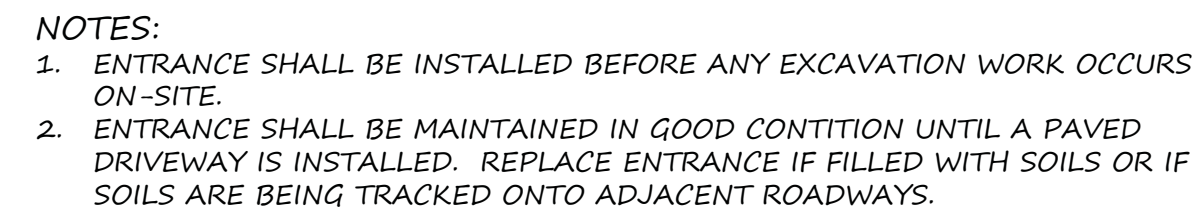




D154-01



NOT TO SCALE

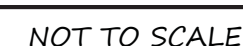


NOT TO SCALE



1. REFER TO THE LAYOUT PLAN FOR THE LOCATION, LAYOUT, AND NUMBER OF HANDICAP PARKING SPACES IN RELATION TO ADJOINING WALKWAYS.
2. HANDICAP PARKING SPACES AND ACCESSIBLE ROUTES (CURB CUTS, RAMPS, WALKWAYS, ETC.) SHALL BE IN ACCORDANCE WITH 521 CMR.
3. ANGLED ACCESSIBLE SPACES SHALL BE ANGLED IN THE SAME MANNER AS THE OTHER SPACES, WITH THE WIDTHS AND SLOPES NOTED ON THIS DETAIL.

(NO SCALE)

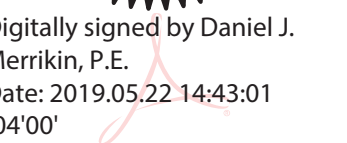


1. ALL METAL COMPONENTS TO BE GALVANIZED OR VINYL COATED
2. FENCE TO BE INSTALLED WITH FINISHED SIDE FACING ABUTTING PROPERTIES.

NOT TO SCALE



PLAN & DEED REFERENCE
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PLAN SCALE: N. 1:3

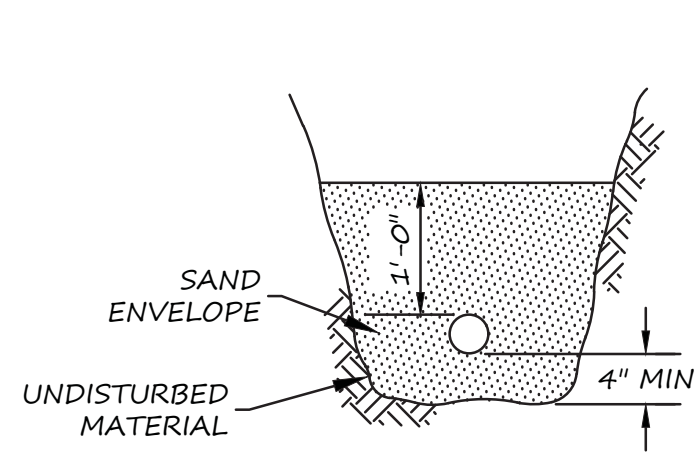
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1475/1485/1512 MAIN STREET
DETAILS
PLAN OF LAND
IN
MILLIS, MA

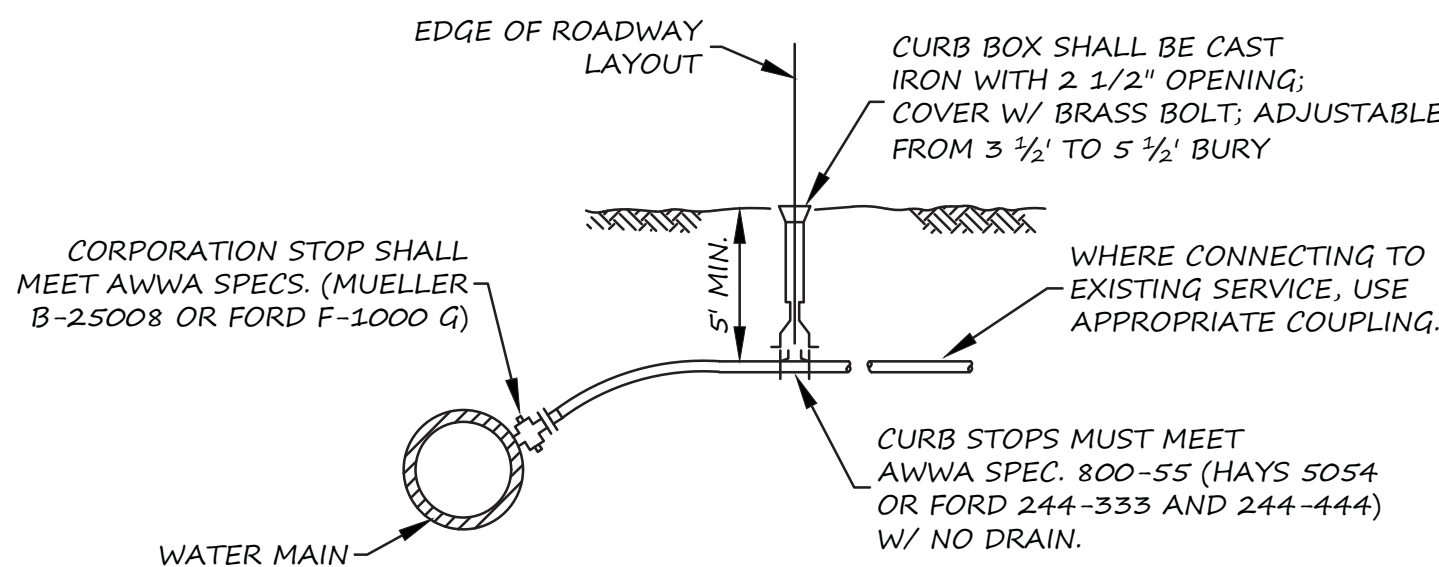
D154-01



LEGACY
ENGINEERING



TRENCH CROSS-SECTION



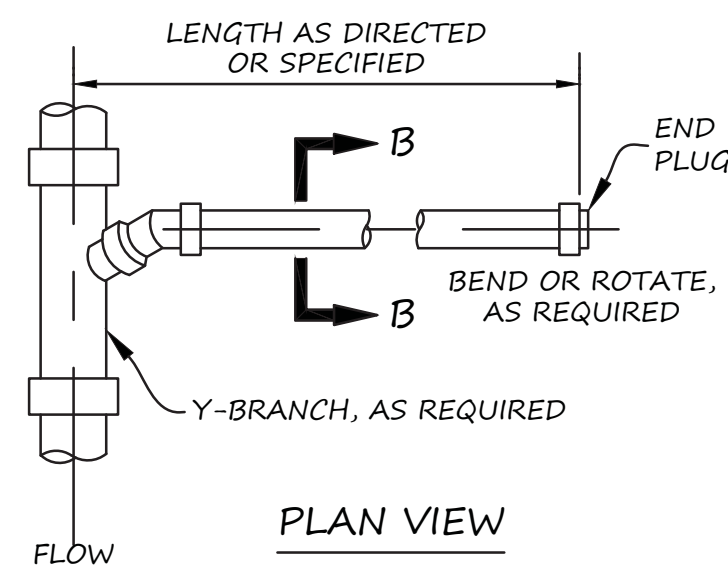
SECTION ALONG PIPE

NOTES:

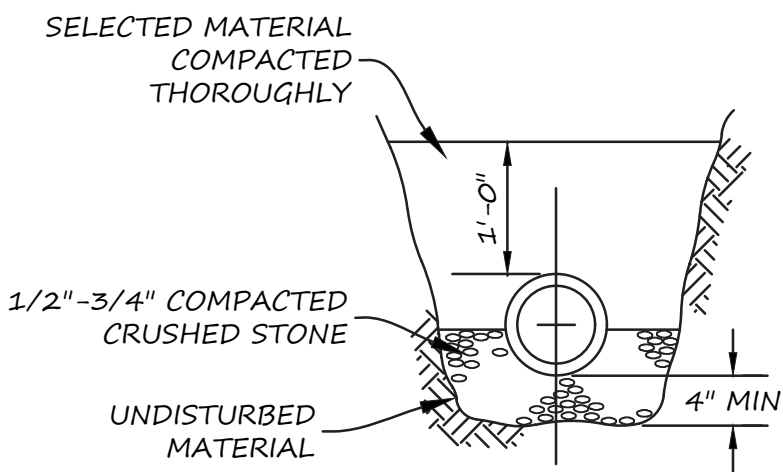
1. COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
2. 1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.

TYPICAL WATER SERVICE CONNECTION

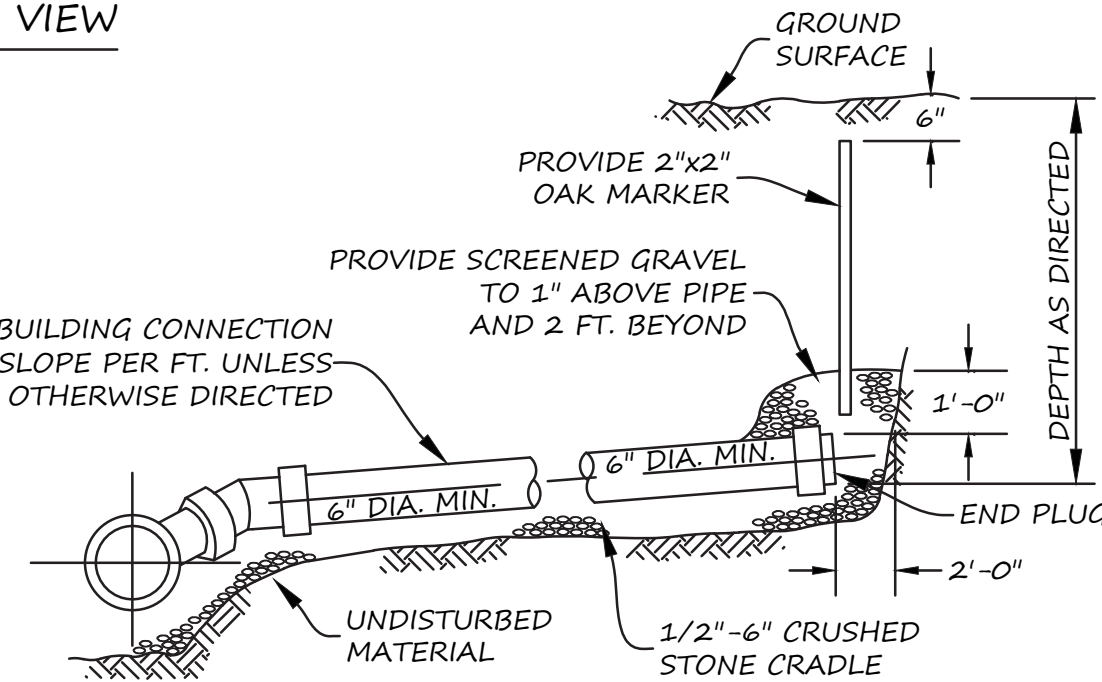
NOT TO SCALE



PLAN VIEW



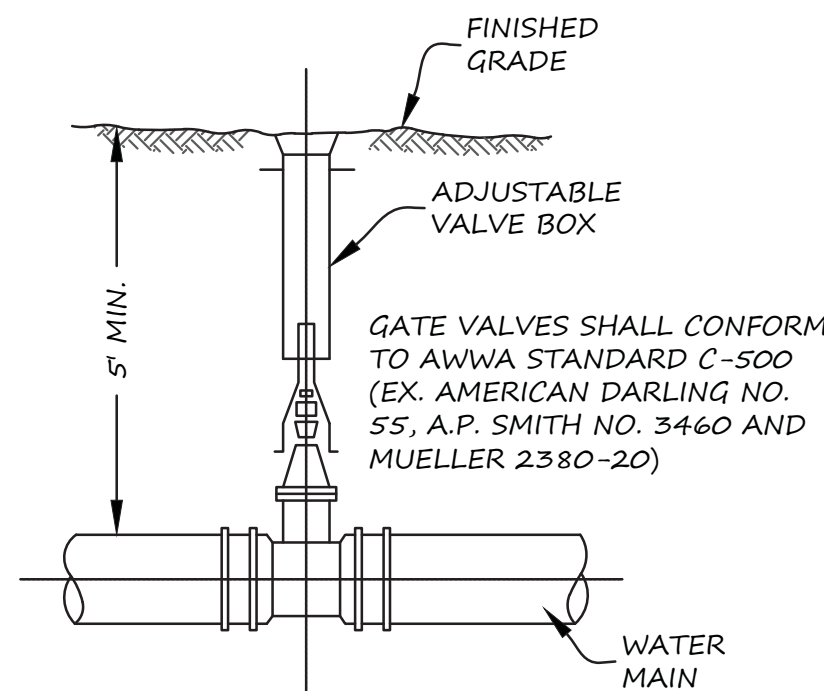
SECTION B-B



SECTION

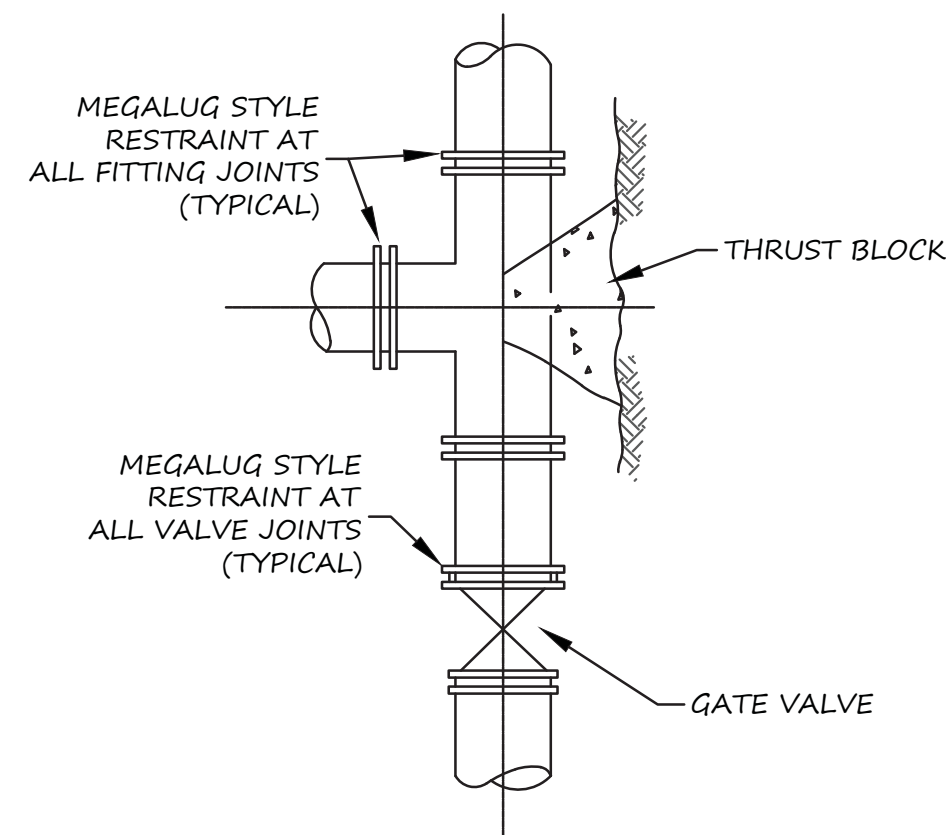
TYPICAL BUILDING SEWER SERVICE CONNECTION

NOT TO SCALE



TYPICAL GATE VALVE

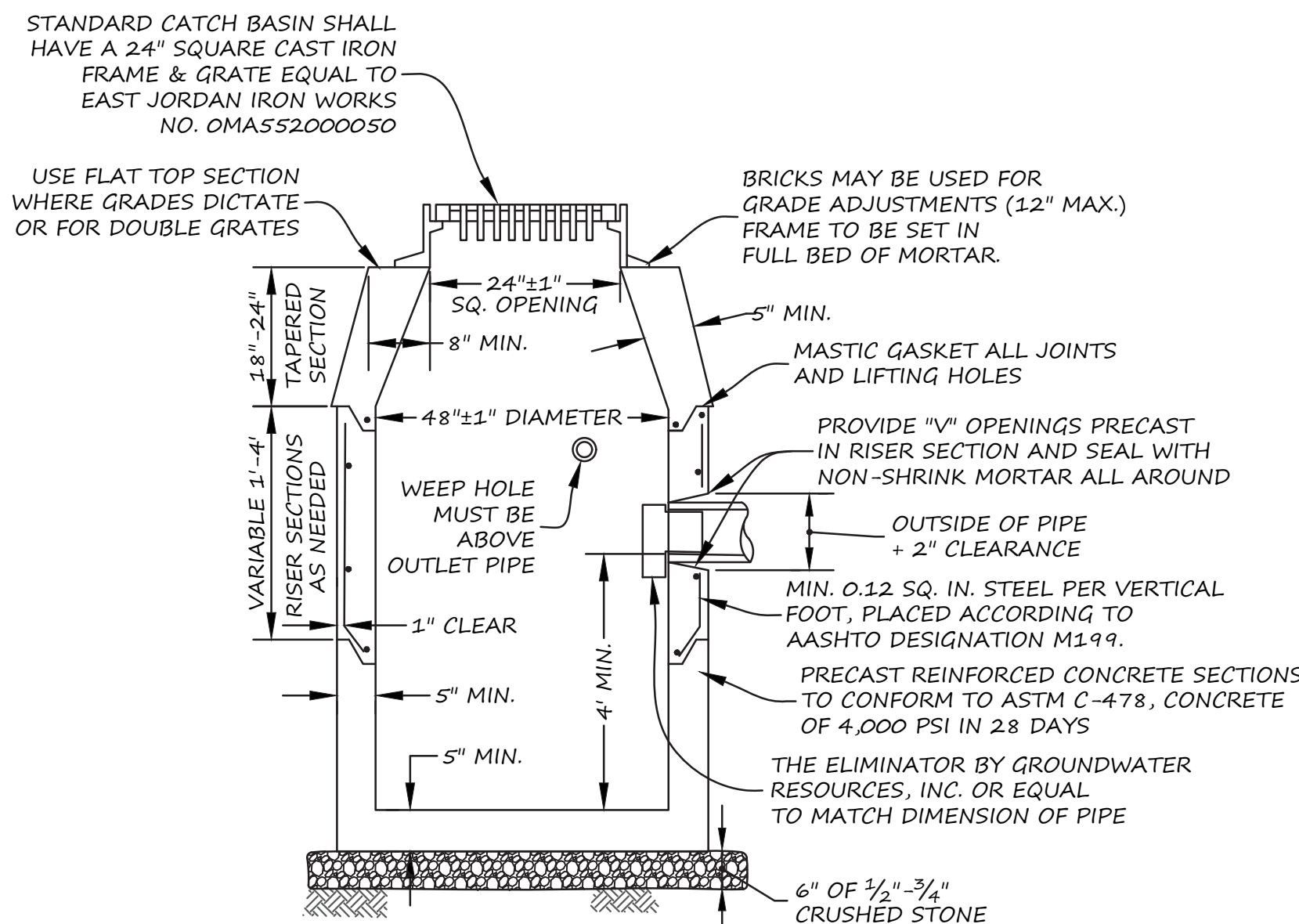
NOT TO SCALE



NOTE: ALL GATE VALVES AND FITTINGS SHALL BE PROVIDED WITH MEGALUG STYLE JOINT RESTRAINTS. TEES AND BENDS SHALL ALSO BE PROVIDED WITH THRUST BLOCKS.

TYPICAL JOINT RESTRAINT DETAIL

NOT TO SCALE

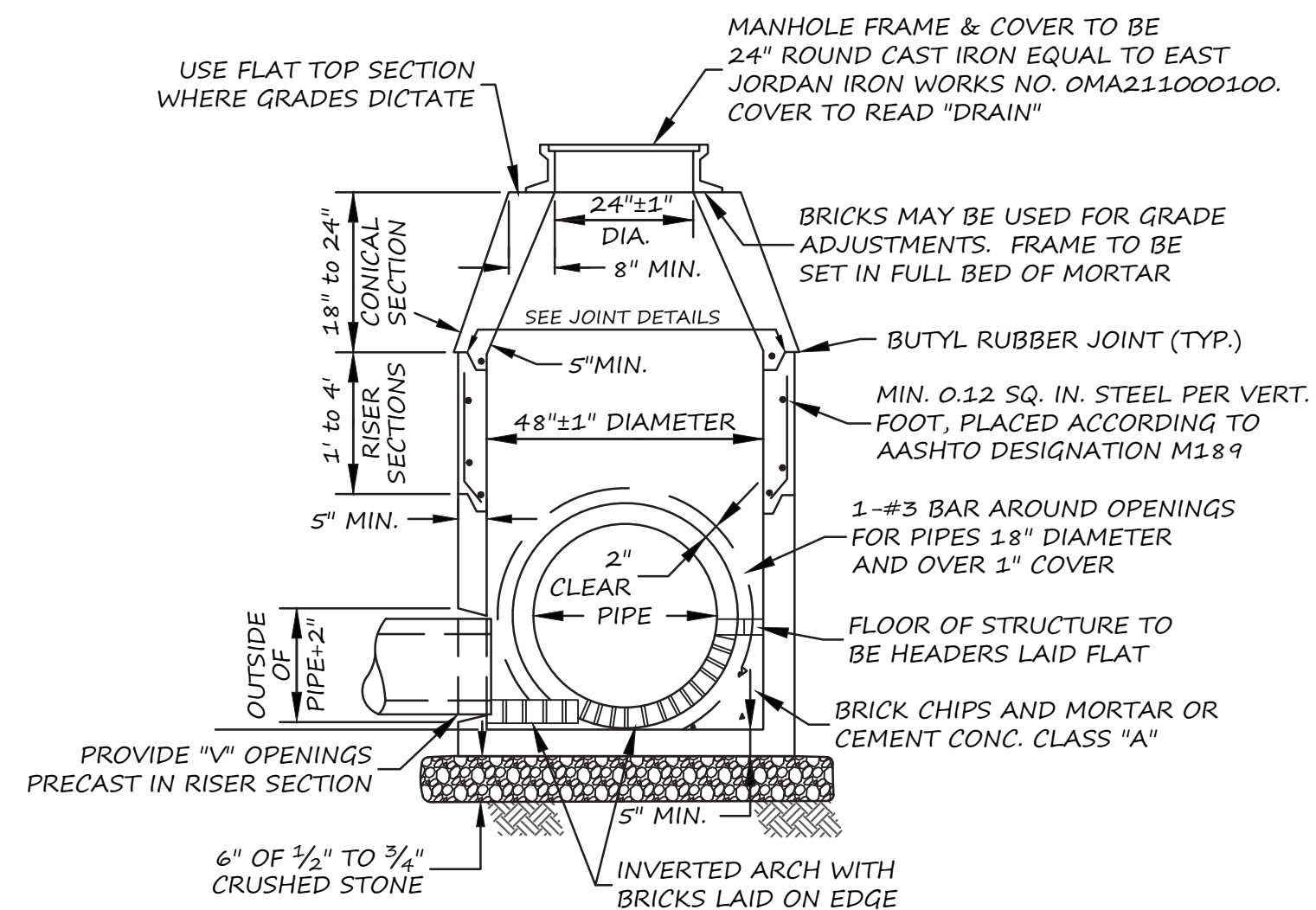


NOTES:

1. NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
2. SUBSTITUTE FRAME AND GRATE SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.
3. PROVIDE 5" DIAMETER STRUCTURE WITH FLAT TOP WITH RECTANGULAR OPENING FOR DOUBLE GRATES, WHICH SHALL BE EAST JORDAN IRON WORKS NO. OMA544000002 WITH GRATES EQUAL TO ABOVE-SPECIFICATION.

PRECAST CONCRETE CATCH BASIN

NOT TO SCALE

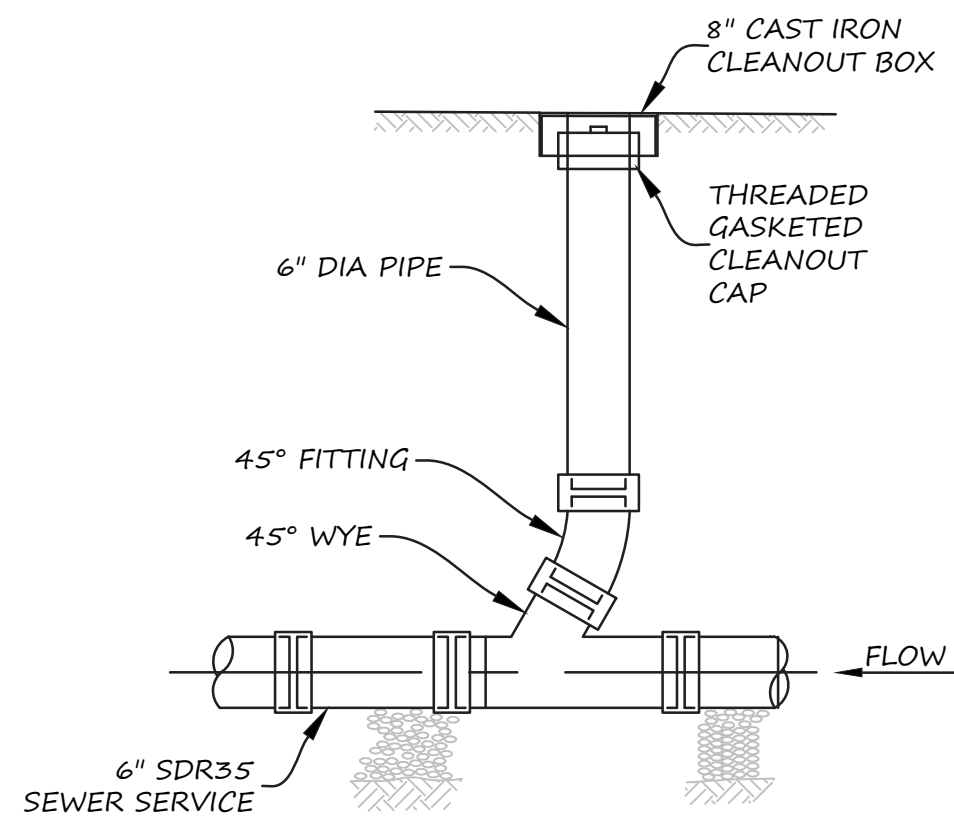


NOTES:

1. MANHOLE DIAMETER SHALL BE INCREASED IF NUMBER, SIZE, AND CONFIGURATION OF INLET/OUTLET PIPING NECESSITATES A LARGER MANHOLE DIAMETER.
2. SUBSTITUTE FRAME AND COVERS SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.

PRECAST CONCRETE MANHOLE

NOT TO SCALE



TYPICAL SEWER CLEANOUT DETAIL

NOT TO SCALE

OWNERS
B & B REALTY TRUST (#1475)
1475 MAIN STREET
MILLIS, MA 02054

M.M.S. REALTY TRUST
(#1485 & #1512)
1485 MAIN STREET
MILLIS, MA 02054

APPLICANT
MERIT HILL CAPITAL
41 FLATBUSH AVENUE, 3RD FLOOR
BROOKLYN, NY 11217

ZONING DISTRICT
I-P 2

ASSESSORS PARCELS
21-25, 21-41 & 21-42

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DEED: 5817, PG 224
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DEED: 12132, PG 450



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.05.22 14:42:33 -04'00'

PLAN SCALE: N.T.S

PLAN DATE: MAY 17, 2019

BY

DATE

REVISION

1475/1485/1512 MAIN STREET
DETAILS
PLAN OF LAND
IN
MILLIS, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
SHEET C-11



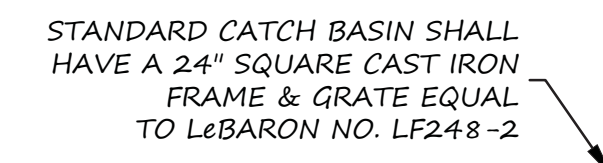
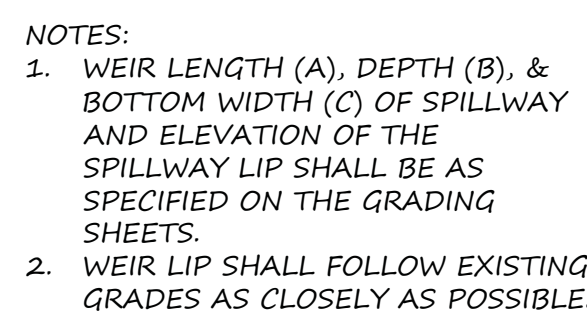
LEGACY
ENGINEERING

D154-01



NOTES:

1. SEE GRADING SHEETS AND PROFILE SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
2. ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE CLEAN GRAVEL. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM. (TITLE V CLASSIFICATIONS).
3. BERM AREAS SHALL BE REMOVED OF ALL TOP AND SUB-SOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.



Digitally signed by Daniel
J. Merrikin, P.E.
Date: 2019.05.22 14:42:09
-04'00'

PLAN SCALE: N.T.S

[illegible]

1475/1485/1512 MAIN STREET
DETAILS
PLAN OF LAND
IN
MILLIS, MA

OWNERS
B & B REALTY TRUST (#1475)
1475 MAIN STREET
MILLIS, MA 02054

M.M.S. REALTY TRUST
(#1485 & #1512)
1485 MAIN STREET
MILLIS, MA 02054

APPLICANT
MERIT HILL CAPITAL
41 FLATBUSH AVENUE, 3RD FLOOR
BROOKLYN, NY 11217

ZONING DISTRICT
I-P 2

ASSESSORS PARCELS
21-25, 21-41 & 21-42

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730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

SHEET C-12



D154-01

APPENDIX F: BOTANIST DELINEATION REPORT

February 27, 2019

Legacy Engineering LLC
730 Main Street
Suite 2C
Millis, MA 02054

Re: 1485 and 1475 Main Street, Millis

Dear Mr. Merrikin:

On February 26, 2019 the wetland resources were delineated on land located at the above referenced site as well as across the street along a vacant lot. The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al. and Millis Wetlands Protection Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

At 1485 and 1475 Main Street a Bordering Vegetated Wetland was delineated along the property with series A1-24. This wetland is dominant in red maple, sweet pepperbush, highbush blueberry, winterberry, spice bush and wetland ferns. The adjacent upland is dominant in oaks, rose, Japanese knotweed, and upland grasses. Department of Environmental Protection BVW field data forms were documented at wetland flag #A-7 (see attached forms).

The Mean Annual High Water of a mapped perennial stream was flagged off-site with a series of MAHW13-17. MAHW 1-13 was recently approved in a different NOI.

Across Main Street the MAHW of this same river was delineated with MAHW100-107 and the adjacent BVW was flagged with series B1-13. This BVW is dominant in red maple, sweet pepperbush, highbush blueberry and wetland ferns. The adjacent upland is dominant in oak, Japanese knot weed, pines and upland herbs. Department of Environmental Protection BVW field data forms were documented at wetland flag B10 (see attached forms).

An isolated wetland (which could act as a potential vernal pool and/or Isolated Land Subject to Flooding (ILSF, calculations need to be performed) was delineated with series C1-37. This wetland is dominant in maple, highbush blueberry and ferns.

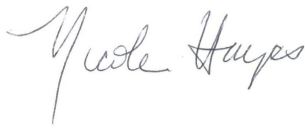
According to the Mass GIS data layers for NHESP, this site not is located within Estimated and/or Priority Habitat of Rare Wildlife, and no mapped vernal pools are located on or near the site. The site is located in a jurisdictional FEMA Flood Zone and therefore the resource Bordering Land Subject to Flooding is located on site from the delineated wetland line up to the 100-ft FEMA flood elevation.

The MA Wetlands Protection Act and Millis Wetlands Protection Bylaw takes jurisdiction over BVW and its 100-ft Buffer zone area, and the 200-ft Riverfront Area (which starts at the MAHW line). The Isolated Wetland behind the vacant lot will only fall under state and local jurisdiction if it meets the criteria for ILSF; which is an isolated area able to hold ¼-acre foot of water at a minimum depth of 6-inches.

Any work within the resource area (BVW, BLSF, Riverfront, ILSF) and/or 100-foot BVW buffer zone requires a Request for Determination (RDA) or Notice of Intent (NOI) be filed with the Conservation Commission. If you need further assistance with permitting, please call us we would be happy to assist.

Sincerely,
GODDARD CONSULTING, LLC

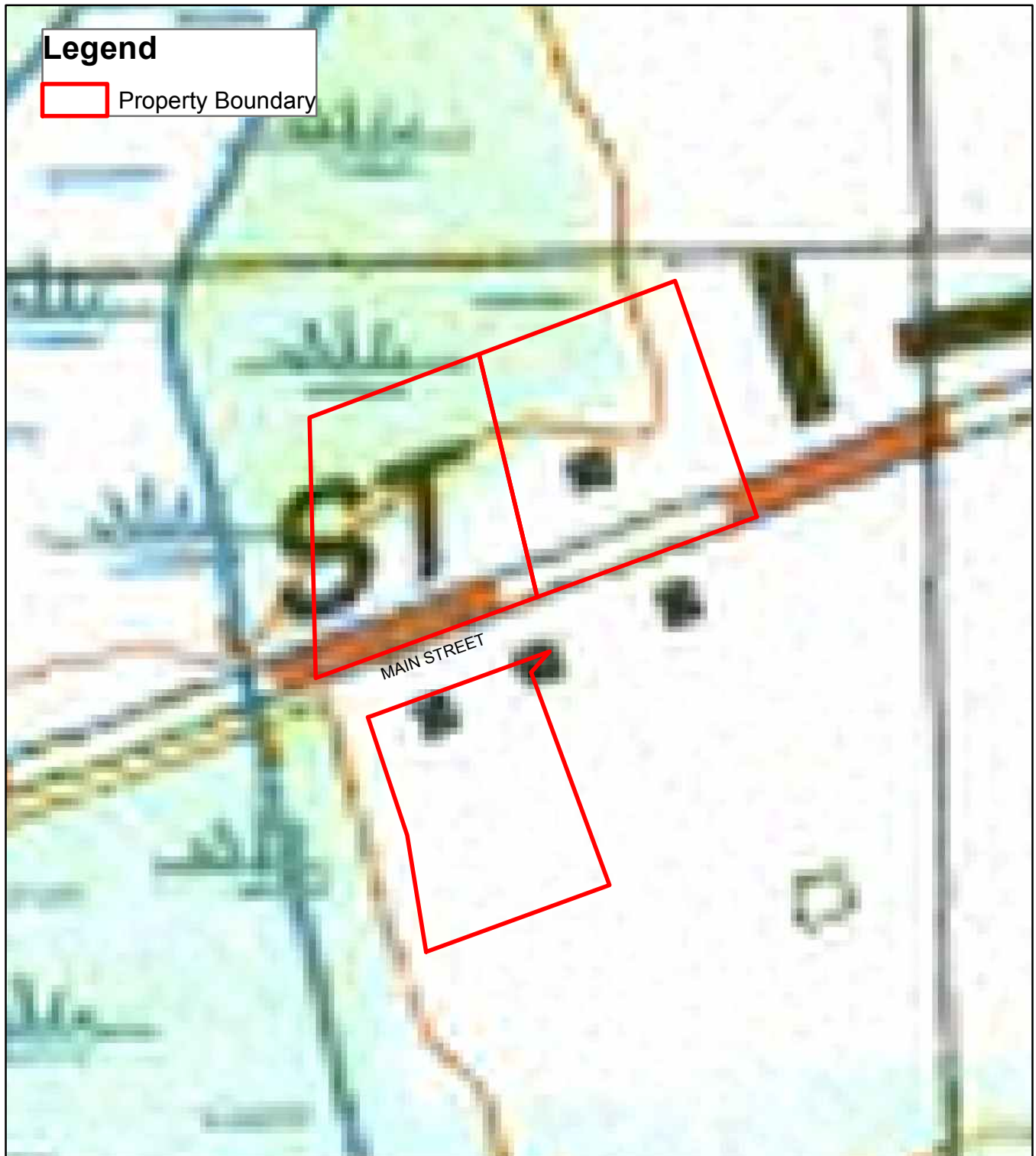
by

A handwritten signature in cursive script that reads "Nicole Hayes". The ink is dark and the signature is fluid.

Nicole Hayes, PWS
Senior Wetland Scientist

Legend

 Property Boundary



USGS Site Locus

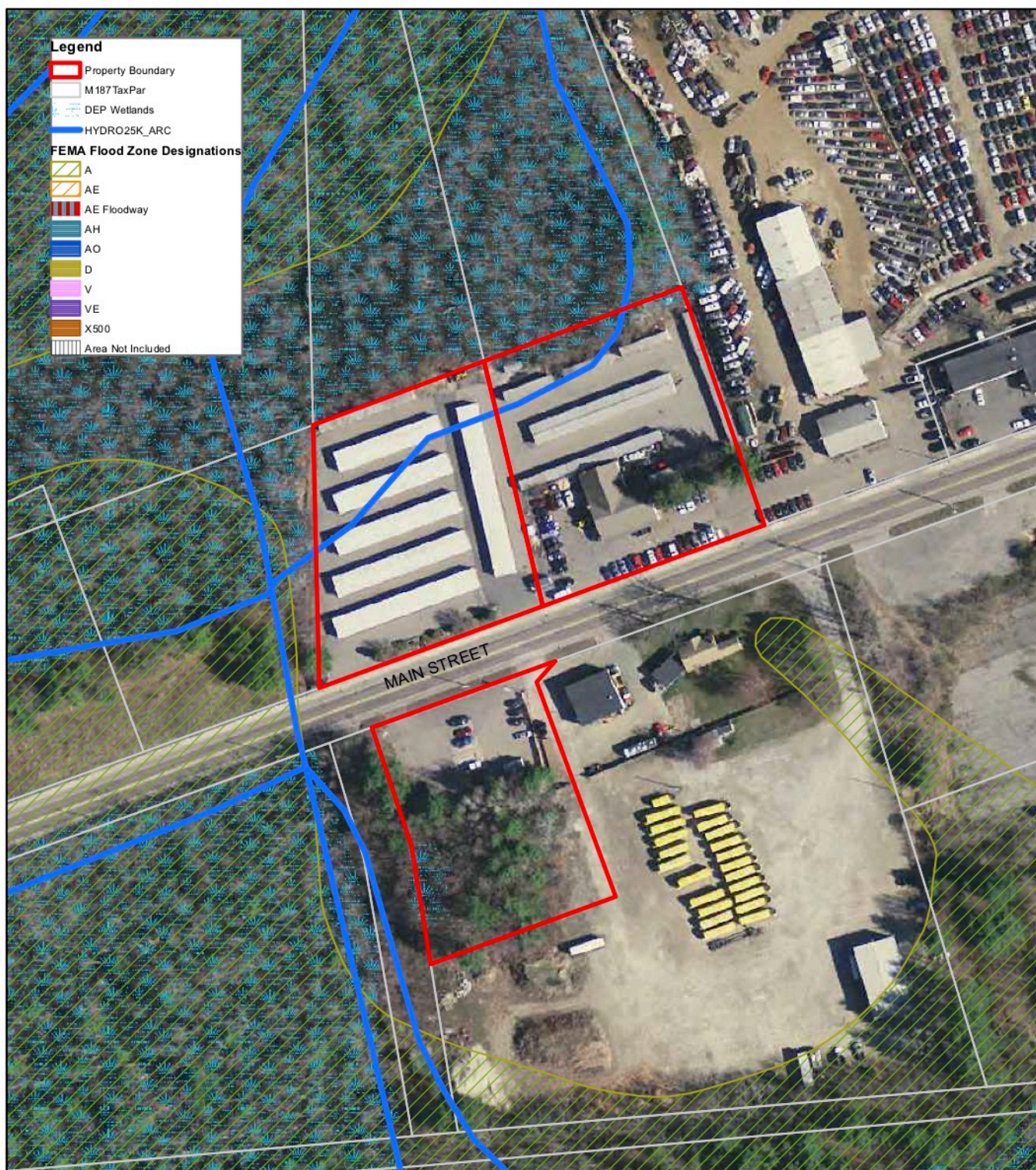
Main Street Millis, MA



0 75 150
Feet
1 inch = 150 feet
Date: 3/1/19

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

GODDARD CONSULTING
Strategic Wetland Permitting INC.



Ortho View of Site

Main Street Millis, MA



0 75 150 Feet
1 inch = 150 feet
Date: 3/1/19

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

GODDARD CONSULTING LLC
Strategic Wetland Permitting

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant:

Prepared by: Goddard Consulting LLC

Project location: 1485-1475 Main St, Mills

DEP File #:

Check all that apply:

<input type="checkbox"/>	Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
<input checked="" type="checkbox"/>	Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
<input type="checkbox"/>	Method other than dominance test used (attach additional information)

Section I. Vegetation

Observation Plot Number: A-7

Transect Number: Upgradient

Date of Delineation: 26-Feb-19

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (Yes or no)	Wetland Indicator Category*
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<u>Tree Layer</u> Red Oak	<i>Quercus rubra</i>	20%	100.0%	Yes	FACU
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Sapling Layer

Shrub Layer

<u>Climbing Woody Vine</u> American Bittersweet	<i>Celastrus scandens</i>	10%	100.0%	Yes	FACU
----------------------------------------------------	---------------------------	-----	--------	-----	------

<u>Ground Cover</u> Hay-Scented Fern Goldenrod Upland grasses	<i>Demissaethia punctilobula</i> <i>Solidago</i> sp. <i>Gramineae</i> sp.	10% 36% 20%	15.2% 54.5% 30.3%	No Yes Yes	UPL NI FACU
------------------------------------------------------------------------	---------------------------------------------------------------------------------	-------------------	-------------------------	------------------	-------------------

Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth

Morphological Adaptations: 0

Description:

* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum, or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:

Number of dominant wetland indicator plants: 0

Number of dominant non-wetland indicator plants: 4

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?

☒ yes ☐ no

title/date: Soil Survey of Norfolk and Suffolk Counties - 1989

map number: _____

soil type mapped: Urban land

hydric soil inclusions: _____

Are field observations consistent with soil survey?

☒ yes ☐ no

Remarks:

2. Soil Description

Horizon Depth (inches) Matrix Color Mottles Color or Texture

A 0-4" 10YR2/2 _____

B 4-20" 10YR5/4 _____

Remarks:

3. Other:

Conclusion: Is soil hydric?

☐ yes

☒ no

Other Indicators of Hydrology: (check all that apply and describe)

☐ Site inundated: _____

☐ Depth to free water in observation hole: _____

☐ Depth to soil saturation in observation hole: _____

☐ Water marks: _____

☐ Drift Lines: _____

☐ Sediment deposits: _____

☐ Drainage patterns in BVW: _____

☐ Oxidized rhizospheres: _____

☐ Water-stained leaves: _____

☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____

☐ Other: _____

Vegetation and Hydrology Conclusion for Upgradient of A-7

yes

no

Number of wetland indicator plants
≥ number of non-wetland plants X

Wetland hydrology present:

hydric soils present X

other indicators of hydrology
present X

Sample location is in a BVW

X

Submit this form with the Request for Determination of Applicability or Notice of Intent

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant:

Prepared by: Goddard Consulting LLC

Project location: 1485-1475 Main St, Mills

DEP File #:

Check all that apply:

<input type="checkbox"/>	Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
<input checked="" type="checkbox"/>	Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
<input type="checkbox"/>	Method other than dominance test used (attach additional information)

Section I. Vegetation

Observation Plot Number: A-7

Transect Number: Downgradient

Date of Delineation: 26-Feb-19

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
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<u>Tree Layer</u> Red Maple	<i>Acer rubrum</i>	63%	100.0%	Yes	FAC*
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<u>Sapling Layer</u> Red maple	<i>Acer rubrum</i>	20%	100.0%	Yes	FAC*
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<u>Shrub Layer</u> Red maple Sweet pepperbush Winterberry	<i>Acer rubrum</i> <i>Clethra alnifolia</i> <i>Ilex verticillata</i>	100% 36% 20%	15.2% 54.5% 30.3%	No Yes Yes	FAC* FAC* FACW*
--------------------------------------------------------------------	----------------------------------------------------------------------------	--------------------	-------------------------	------------------	-----------------------

Climbing Woody Vine

<u>Ground Cover</u> Cinnamon fern	<i>Osmundastrum cinnamomeum</i>	20%	100.0%	Yes	FACW*
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Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth

Morphological Adaptations: 0

Description:

* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:

Number of dominant wetland indicator plants: 5

Number of dominant non-wetland indicator plants: 0

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?

☒ yes ☐ no

title/date: Soil Survey of Norfolk and Suffolk Counties - 1989

map number: _____

soil type mapped: Freetown muck

hydric soil inclusions: _____

Are field observations consistent with soil survey?

☒ yes ☐ no

Remarks:

2. Soil Description

Horizon Depth (inches) Matrix Color Mottles Color or Texture

A 0-10" 10YR2/1

C 10-20" 10YR6/1

Remarks:

3. Other:

Conclusion: Is soil hydric?

☒ yes

☐ no

Other Indicators of Hydrology: (check all that apply and describe)

☐ Site inundated: _____

☐ Depth to free water in observation hole: _____

☐ Depth to soil saturation in observation hole: _____

☐ Water marks: _____

☐ Drift Lines: _____

☐ Sediment deposits: _____

☒ Drainage patterns in BVW: _____

☒ Oxidized rhizospheres: _____

☒ Water-stained leaves: _____

☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____

☐ Other: _____

Vegetation and Hydrology Conclusion for Downgradient of A-7

yes no

Number of wetland indicator plants
≥ number of non-wetland plants

X

Wetland hydrology present:

hydric soils present

X

other indicators of hydrology present

X

Sample location is in a BVW

X

Submit this form with the Request for Determination of Applicability or Notice of Intent

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant:

Prepared by: Goddard Consulting LLC

Project location: 1485-1475 Main St, Mills

DEP File #:

Check all that apply:

<input checked="" type="checkbox"/>	Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
<input checked="" type="checkbox"/>	Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
<input type="checkbox"/>	Method other than dominance test used (attach additional information)

Section I. Vegetation Observation Plot Number: B10 Transect Number: Upgradient Date of Delineation: 26-Feb-19

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u> Red Oak White Pine	<i>Quercus rubra</i>	10%	21.7%	Yes	FACU
	<i>Pinus strobus</i>	36%	78.3%	Yes	FACU
<u>Sapling Layer</u>					
<u>Shrub Layer</u> White pine European buckthorn	<i>Pinus strobus</i>	10%	33.3%	Yes	FACU
	<i>Frangula alnus</i>	20%	66.7%	Yes	FAC*
<u>Climbing Woody Vine</u>					
American Bittersweet					
	<i>Celastrus scandens</i>	3%	100.0%	Yes	FACU
<u>Ground Cover</u>					
Hay-Scented Fern Goldenrod Upland grasses	<i>Demissaethia punctilobula</i>	3%	11.5%	No	UPL
	<i>Solidago</i> sp.	3%	11.5%	No	NI
	<i>Gramineae</i> sp.	20%	76.9%	Yes	FACU

Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth

Morphological Adaptations: 0 Description:

* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:

Number of dominant wetland indicator plants: 1

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland indicator plants: 5

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?

☒ yes ☐ no

title/date: Soil Survey of Norfolk and Suffolk Counties - 1989

map number: _____

soil type mapped: Urban land

hydric soil inclusions: _____

Are field observations consistent with soil survey?

☒ yes ☐ no

Remarks:

2. Soil Description

Horizon

Depth (inches)

Matrix Color

Mottles Color or Texture

A 0-6" 10YR2/2

B 6-20" 10YR5/4

Remarks:

3. Other:

Conclusion: Is soil hydric?

☐ yes

☒ no

Other Indicators of Hydrology: (check all that apply and describe)

☐ Site inundated: _____

☐ Depth to free water in observation hole: _____

☐ Depth to soil saturation in observation hole: _____

☐ Water marks: _____

☐ Drift Lines: _____

☐ Sediment deposits: _____

☐ Drainage patterns in BVW: _____

☐ Oxidized rhizospheres: _____

☐ Water-stained leaves: _____

☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____

☐ Other: _____

Vegetation and Hydrology Conclusion for Upgradient of B10

yes

no

Number of wetland indicator plants
≥ number of non-wetland plants

X

Wetland hydrology present:

hydric soils present

X

other indicators of hydrology
present

X

Sample location is in a BVW

X

Submit this form with the Request for Determination of Applicability or Notice of Intent

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant:

Prepared by: Goddard Consulting LLC

Project location: 1485-1475 Main St, Mills

DEP File #:

Check all that apply:

<input type="checkbox"/>	Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
<input type="checkbox"/>	Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
<input type="checkbox"/>	Method other than dominance test used (attach additional information)

Section I. Vegetation Observation Plot Number: B10 Transect Number: Downgradient Date of Delineation: 26-Feb-19

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u> Red Maple	<i>Acer rubrum</i>	36%	100.0%	Yes	FAC*
<u>Sapling Layer</u> Red maple White pine	<i>Acer rubrum</i>	20%	66.7%	Yes	FAC*
	<i>Pinus strobus</i>	10%	33.3%	Yes	FACU
<u>Shrub Layer</u> Red maple European buckthorn Winterberry	<i>Acer rubrum</i>	10%	20.0%	Yes	FAC*
	<i>Frangula alnus</i>	20%	40.0%	Yes	FAC*
	<i>Ilex verticillata</i>	20%	40.0%	Yes	FACW*
<u>Climbing Woody Vine</u>					
<u>Ground Cover</u> Cinnamon fern	<i>Osmundastrum cinnamomeum</i>	3%	100.0%	Yes	FACW*
Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth					
Morphological Adaptations: 0		Description:			
* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.					
Vegetation conclusion:		Number of dominant non-wetland indicator plants: 1			
Number of dominant wetland indicator plants: 6		Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes			

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? ☒ yes ☐ no
title/date: Soil Survey of Norfolk and Suffolk Counties - 1989

map number: _____
soil type mapped: Freetown muck
hydric soil inclusions: _____

Are field observations consistent with soil survey? ☒ yes ☐ no
Remarks: _____

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
A	0-8"	10YR2/1	
C	8-20"	10YR6/1	

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? ☒ yes ☐ no

Other Indicators of Hydrology: (check all that apply and describe)

- ☐ Site inundated: _____
- ☐ Depth to free water in observation hole: _____
- ☐ Depth to soil saturation in observation hole: _____
- ☐ Water marks: _____
- ☐ Drift Lines: _____
- ☐ Sediment deposits: _____
- ☒ Drainage patterns in BVW: _____
- ☒ Oxidized rhizospheres: _____
- ☒ Water-stained leaves: _____
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____
- ☐ Other: _____

Vegetation and Hydrology Conclusion for Downgradient of B10		
	yes	no
Number of wetland indicator plants ≥ number of non-wetland plants	X	
Wetland hydrology present: hydric soils present	X	
other indicators of hydrology present	X	
Sample location is in a BVW		X

Submit this form with the Request for Determination of Applicability or Notice of Intent

APPENDIX G: STORMWATER REPORT
FOR 1475/1485 MAIN STREET &
1512 MAIN STREET SITE PLAN DATED
MAY 17, 2019
(SEE SEPARATELY BOUND DOCUMENT)