

TOWN OF MILLIS

Robert Cantoreggi, *Chairman*
George Yered, *Clerk*
James McKay
Nicole Riley
Richard Nichols
Carlo Molinari, *Associate*

OFFICE OF THE PLANNING BOARD

900 Main Street • Millis, MA 02054

Phone: 508-376-7045

Fax: 508-376-7053

Camille Standley
Administrative Assistant
cstandley@millis.net

February 9, 2018

The Planning Board has **approved, with conditions**, the application of the Ellen Realty Trust of 730 Main Street, Millis, Massachusetts for:

- 1) a **Special Permit** for site plan approval pursuant to Section V, Use Regulations, Paragraph E and Section XIII, Special Permit Conditions, paragraph C, Site Plan Review;
- 2) a **Special Permit** for a Medical Marijuana Dispensary pursuant to Section V, Table 1, Use Regulations, Retail and Service Item no. 37 and Section XIII.R;

of the Millis Zoning By-laws of the Town of Millis, to construct a one-story commercial building along with appurtenant driveway, parking, landscaping, utilities and stormwater management systems at 1525 Main Street. The property is identified as Assessors' Parcels 49 and 52 on Assessors Map 21.

A copy of this decision was filed in the office of the Town Clerk of Millis on **February 9, 2018**.

Any person aggrieved by this decision of the Planning Board may appeal said decision pursuant to Massachusetts General Law Chapter 40A, Section 17, by bringing an action within twenty (20) days after the decision has been filed in the office of the Town Clerk. Notice of the action with a copy of the complaint shall be given to the Town Clerk so as to be received within twenty (20) days. A copy of said complaint shall be given to the Planning Board.

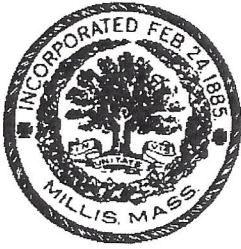
No variance or special permit, or any extension, modification or renewal thereof shall take effect until a copy of that decision bearing the certification of the Town Clerk that 20 days have elapsed and no appeal has been filed or that if such an appeal has been filed that it has been denied or dismissed, is recorded in the Registry of Deeds for the county or district in which the land is located and is indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's title certificate. The fee for recording or registering shall be paid by the owner or applicant.

To the Applicant: After 20 days have gone by from the above date, check with the Town Clerk's office and obtain a certified copy of the Board's decision. Be sure that the special permit/site plan is recorded at the Registry with your deed. The permit is not valid until it is recorded. A copy of the receipt from the Registry of Deeds must be filed with the Planning Board and Building Department when you apply for a building permit for the proposed construction. Also, prior to applying for a building permit for construction, contact the Planning Board for endorsement of the approved site plan.

Camille Standley
Camille Standley
Administrative Assistant

cc: Daniel Merrikin/Applicant (via email), Building Dept., BOH, A.butters, File

Decision cover ltr 1525 Main St. Medical Marijuana 2-9-18.doc



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Phone: 508-376-7045

Fax: 508-376-7053

Camille Standley
Administrative Assistant
cstandley@millis.net

Received!
Feb. 9, 2018
@ 10:10am
Katherine Smeltzer
Asst. Town Clerk

February 6, 2018

DECISION OF THE MILLIS PLANNING BOARD ON THE SPECIAL PERMIT WITH SITE PLAN APPROVAL APPLICATION SUBMITTED BY THE ELLEN REALTY TRUST

An application was filed with the Millis Town Clerk's office on September 21, 2017, by the Ellen Realty Trust of 730 Main Street, Millis, Massachusetts who requests;

- 1) a **Special Permit** for site plan approval pursuant to Section V, Use Regulations, Paragraph E and Section XIII, Special Permit Conditions, paragraph C, Site Plan Review;
- 2) a **Special Permit** for a Medical Marijuana Dispensary pursuant to Section V, Table 1, Use Regulations, Retail and Service Item no. 37 and Section XIII.R;

of the Millis Zoning By-laws of the Town of Millis, to construct a one-story commercial building along with appurtenant driveway, parking, landscaping, utilities and stormwater management systems at 1525 Main Street.

The property which is the subject of this application is identified as Assessors' Parcels 49 and 52 on Assessors Map 21. Said property is owned by the Ellen Realty Trust, 730 Main Street, Millis, Massachusetts. The property is zoned Industrial Park Two (I-P2). The Applicant has obtained a variety of dimensional and parking variances from the Zoning Board of Appeals. The application includes the following factors:

1. The Applicant has obtained variances for upland lot area requirements and parking space size requirements. The Applicant has also obtained a Special Permit from the Zoning Board under Section XI, Special Flood Hazard District, for the proposed work within the flood plain.
2. The Applicant proposes to construct a new, one-story commercial building with appurtenances.
3. The applicant proposes to use the building and appurtenances as a medical marijuana treatment center, specifically for the purpose of a dispensary.

In accordance with the provision of G. L. c. 40, Section 11, notice of hearing was published in The Milford Daily News on October 9, 2017 and October 16, 2017. Abutters to the property were properly notified of the public hearing by mail. A list of the abutters is on file in the Town Clerk's office, 900 Main Street, Millis, Massachusetts.

A public hearing in accordance with said notice was held on October 24, 2017, and continued hearings were held on December 5, 2017 and January 9, 2018. The public hearing was closed on January 9, 2018.

The Applicant was represented by Daniel Merrikin, P.E. of Merrikin Engineering, LLP. The consulting engineer for the Planning Board on this application was the BETA Group, Inc.

The following submissions were received through the public hearing process:

- Correspondence to the Millis Planning Board from Daniel J. Merrikin, P.E., Merrikin Engineering, LLP, dated September 20, 2017, with attachments:
 - An application for Special Permit with site plan approval for Medical Marijuana Treatment Center at 1525 Main St. (formerly 0 Main St.), Ellen Realty Trust, filed September 21, 2017
 - Certified Abutters List Dated August 22, 2017
 - Plans entitled, "Assessors Parcels 21-49 & 21-52 Main Street, Site Plan of Land in Millis, Massachusetts, May 10, 2017, Last Revision: September 19, 2017" (7 sheets), prepared by Merrikin Engineering, LLP
 - Stormwater Report for 0 Main Street, Millis, MA, dated September 19, 2017, prepared by Merrikin Engineering, LLP
- Correspondence to the Millis Planning Board from BETA Group, dated October 12, 2017
- Correspondence to the Millis Planning Board from Daniel J. Merrikin, P.E., Merrikin Engineering, LLP, dated December 7, 2017 with attachments, including:
 - Attachment C: Provisional Certificate from Mass DPH
 - Attachment D: Floor Plan and Elevation
 - Attachment E: Security Summary
 - Attachment F: Emergency Response Procedures

- Attachment G: Transportation Procedures
- Attachment H: Inventory Procedures
- Attachment I: Waste Disposal Procedures
- Plans entitled, "1525 Main Street Site Plan of Land in Millis, Massachusetts, May 10, 2017, Latest Revision: December 5, 2017" (7 sheets), prepared by Merrikin Engineering, LLP
- Stormwater Report for 1525 Main Street, Millis, MA, dated September 19, 2017, revised December 5, 2017, prepared by Merrikin Engineering, LLP
- Correspondence to the Millis Planning Board from BETA Group, dated December 18, 2017
- Correspondence to the Millis Planning Board from Daniel J. Merrikin, P.E., Merrikin Engineering, LLP, dated January 2, 2018 with attachments.
- Plans entitled, "1525 Main Street Site Plan of Land in Millis, Massachusetts, May 10, 2017, Latest Revision: December 29, 2017" (7 sheets), prepared by Merrikin Engineering, LLP
- Stormwater Report for 1525 Main Street, Millis, MA, dated September 19, 2017, revised December 29, 2017, prepared by Merrikin Engineering, LLP
- Example Traffic Study Memorandum; RE: Proposed Registered Medical Marijuana Dispensary, West Street - Mansfield, Massachusetts, dated May 19, 2016, prepared by MDM Transportation Consultants, Inc.
- Correspondence to the Millis Planning Board from BETA Group, dated January 9, 2018
- Plans entitled, "1525 Main Street Site Plan of Land in Millis, Massachusetts, May 10, 2017, Latest Revision: January 12, 2018" (7 sheets), prepared by Merrikin Engineering, LLP

FINDINGS

Regarding the requests for Special Permits, Section XII.Q of the Zoning By-Laws of the Town of Millis requires the following general conditions to be fulfilled prior to the granting of an application for a special permit:

(a) Special permits shall only be issued following public hearings held within 65 days after filing of an application with the Special Permit Granting Authority, a copy of which shall be given forthwith to the Town Clerk by the Applicant.

Finding: The application was filed with the office of the Town Clerk on September 21, 2017; and the initial public hearing was held on October 24, 2017. The Planning Board therefore finds that this requirement has been met.

(b) The use requested by the Applicant is listed in the Table 1 Use Regulations of the Millis Zoning By-laws as a special permit in the district for which application is made or is so designated elsewhere in the By-laws.

Finding: The proposed development of the site requires site plan approval and therefore requires a Special Permit. The proposed medical marijuana treatment center requires a Special Permit pursuant to Section V, Table 1, Use Regulations, Retail and Service Item no. 37. The Planning Board therefore finds that this requirement has been met.

(c) The requested use is essential or desirable to the public convenience or welfare.

Finding: The Board finds that the proposed use will provide a desirable public convenience by making medical marijuana products and accessories available to the residents of the Town. The Board further finds that the increased commercial development is consistent with town planning goals. The Board therefore finds that the proposed development is desirable to the public convenience and welfare.

(d) The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

Finding: The Applicant has demonstrated that parking will be provided with 27 spaces on-site, where the total parking required for the site is 14. The site is located directly on Main Street, a major thoroughfare and has provided general traffic information demonstrating that the proposed use will not cause undue traffic congestion. The requested use will therefore not create undue traffic congestion, or unduly impair pedestrian movement and the Planning Board finds that this requirement has been met.

(e) The requested use will not overload any municipal services to such an extent that the requested use or any developed use in the immediate area or in any other area of the town will be unduly subject to hazards affecting health, safety, or the general welfare.

Finding: The site is serviced by existing municipal water and sewer systems, which are both adequate. The Applicant has proposed a stormwater management system which meets state and local requirements for

stormwater mitigation and treatment. The requested use will not overload any municipal services to such an extent that the requested use or any developed use in the immediate area or in any other area of the town will be unduly subject to hazards affecting health, safety, or general welfare. The Planning Board therefore finds that this requirement has been met.

(f) Any special regulations for the use set forth in Section XI (Special Flood Hazard District), are fulfilled.

Finding: The applicant has obtained a special permit under Section XI for the proposed work in the flood plain.

(g) The requested use will not impair the integrity or character of the district or adjoining zones, not be detrimental to the health, morals, or welfare.

Finding: The requested use of a medical marijuana treatment center is a use allowed by special permit in the I-P2 zoning district and is located on a site in an established commercial area, surrounded by existing commercial sites. The proposed use will be a dispensary for medical marijuana products and accessories. This use will have no significant impacts on abutting properties, which are comprised of existing commercial building, self-storage facilities and wetland areas. As such, the requested use will not impair the integrity or character of the district or adjoining zones, not be detrimental to the health, morals, or welfare of the citizens of Millis. The Planning Board therefore finds that this requirement has been met.

(h) A special permit granted under the provision of the Millis Zoning by-laws shall lapse within one year, and including such time required to pursue or await the determination of an appeal, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause.

Finding: The Applicant shall adhere to such requirements and the Planning Board therefore finds that this requirement has been met.

Section XIII.C.5 of the Zoning By-laws of the Town of Millis requires the following matters be evaluated prior to the granting of an application for Site Plan Review:

(a) Protection of adjoining premises against detrimental uses by provision for surface water drainage, sound and sight buffers and preservation of views, light and air.

Finding: The applicant has proposed an appropriate stormwater management system design. Furthermore, proposed lighting is appropriate for the commercial use and area. Based on the plan submitted along with the imposition of conditions noted hereafter, the Planning Board therefore finds that this requirement has been met.

(b) Convenience and safety of vehicular and pedestrian movement within the site, the location of driveway openings in relation to traffic or adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly.

Finding: The applicant has obtained a variance to allow parking spaces to be 9 feet wide by 18 feet deep. All other parking requirements of the Zoning Bylaw are met and handicap spaces are provided in accordance with state regulations. The proposed driveway is adequate for the intended use and provides ample sight distances in both directions. Based on the plan submitted along with the imposition of conditions noted hereafter, the Planning Board therefore finds that this requirement has been met.

(c) Protection and enhancement of existing site features.

Finding: Portions of the work occurs within wetland jurisdictional areas and the applicant has provided compensatory wetland replication and flood storage areas in accordance with a Special Permit issued for work in the Flood Plain and an Order of Conditions issued under the Wetlands Protection Act and the Millis Wetlands Bylaw. There are no other unusual or unique site features. Based on the plan submitted along with the imposition of conditions noted hereafter, the Planning Board finds that this requirement has been met.

(d) Adequacy of the arrangement for parking and loading spaces in relation to the proposed use of the premises.

Finding: The applicant has obtained a variance to allow parking spaces to be 9 feet wide by 18 feet deep. All other parking requirements of the Zoning Bylaw are met and handicap spaces are provided in accordance with state regulations. Given the size of the building, loading spaces are not required or needed. Based on the plan submitted along with the imposition of conditions noted hereafter, the Planning Board therefore finds that this requirement has been met.

(e) Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site.

Finding: The site includes a dumpster for private refuse removal. Based on the plan submitted along with the imposition of conditions noted hereafter, the Planning Board finds that this requirement has been met.

(f) Relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area and compliance with other requirements of the by-law.

Finding: The Board finds that the proposed development is consistent with surrounding commercial land uses. Based on the plan submitted along with the imposition of conditions noted hereafter, the Planning Board finds that this requirement has been met.

(g) Protection of environmental features, particularly groundwater resources, on the site and in adjacent areas, adequate protection to prevent pollution of surface and groundwater, soil erosion, increase runoff, changes in groundwater recharge or elevation and flooding.

Finding: The applicant has proposed a stormwater management system which provides the collection, treatment and infiltration of stormwater runoff in accordance with state and local requirements. Construction-stage erosion controls will be implemented to prevent soil erosion during construction. Based on the plan submitted along with the imposition of conditions noted hereafter, the Planning Board therefore finds that this requirement has been met.

Section XIII.R of the Zoning By-laws of the Town of Millis requires the following matters be evaluated prior to the granting of an application for a Medical Marijuana Treatment Center:

2.a Location:

Finding: The proposed dispensary is surrounded on all sides by existing commercial uses and wetlands areas. None of the uses identified in XIII.R.2.a lie within 1,000 feet of the site. The Board therefore finds that this requirement has been met.

It is further noted that the applicant has submitted copies of the various documents required by Section XIII.R, including a copy of its provisional registration with the Massachusetts Department of Public Health.

DECISION

At a meeting held on February 6, 2018, acting upon a motion of Ms. Nicole Riley and seconded by Mr. Richard Nichols, with Mr. George Yered, Ms. Nicole Riley, Mr. Richard Nichols, and Mr. Carlo Molinari voting in the affirmative, it was unanimously voted to grant to the Applicant, the Ellen Realty Trust, a **Special Permit** for site plan approval and a **Special Permit** for a Medical Marijuana Treatment Center, for property located at 1525 Main Street, said location as described herein and on the plans. The site and the approved improvements are depicted on a seven-sheet plan set entitled "1525 Main Street Site Plan of Land in Millis, MA," dated May 10, 2017 with a final revision date of January 12, 2018, prepared by Merrikin Engineering, LLP. (hereinafter referred to as the "Approved Site Plan"). Site plan approval is subject to the following conditions:

1. All necessary approvals from other Town Boards and Commissions must be obtained by the Applicant. Proof of said approvals, where needed, shall be forwarded to the Millis Planning Board. Approvals and/or permits shall reference the Approved Site Plan.
2. All provisions of the Millis Zoning By-laws shall be observed unless otherwise approved herein, authorized by variance from the Millis Zoning Board of Appeals, or authorized by a Determination pursuant to M.G.L. Chapter 40A, Section 6 that such pre-existing non-conforming uses may remain or be expanded and/or modified.
3. This special permit granted under the provisions of the Millis Zoning By-laws shall lapse within twenty-four (24) months from the filing of this decision with the Town Clerk, and including such time required to pursue or await the determination of an appeal from the grant thereof. If the Applicant, for good cause, needs to be granted an extension of up to one (1) year for completion of the project, such an extension will not be unreasonably withheld.
4. This permit is for the development of the site at 1525 Main Street, including the construction of a one-story, 3,400 s.f. commercial building along with appurtenant driveway, parking areas, utility systems, stormwater management systems and landscape and replication areas as

shown on the Approved Site Plan. Any desired changes in use must be submitted the Board for review and determination as to whether an amendment or modification of the permit is required.

5. The Applicant shall identify the name, address and phone number of the contact person for construction management of the project. Said contact person shall be available 24 hours per day, seven days per week throughout construction. This information shall be provided to the dispatcher's office of the Millis Police and Fire Departments, the office of the Department of Public Works, and any other department deemed necessary by the Planning Board. In addition, this information should be posted in a prominent location on the required temporary construction fencing.
6. Prior to the start of construction, the Applicant shall conduct a pre-construction meeting with the Assistant Director of the Department of Public Works, the Planning Board's Engineer, and any other persons the Planning Board or its engineer deems appropriate.
7. No construction shall be started prior to 7:00 A.M. or continue beyond 6:00 P.M. No work will be permitted on the site on Sundays or on holidays observed in Norfolk County, Massachusetts. A sign stating these construction activity hours shall be posted at the construction entrance.
8. There shall be no loading/unloading or stacking of construction equipment and materials or idling of delivery trucks during construction on Main Street.
9. Areas of disturbance, including stockpiling areas shall be protected by temporary fencing throughout construction.
10. Areas of disturbance shall be limited to the greatest extent practical. Disturbed areas that will not be built upon, paved or grassed within 14 days shall be temporarily stabilized with grass.
11. Installation of erosion control devices shall precede all other construction. Flooding of abutting properties during construction shall not be allowed.
12. A dumpster shall be maintained on-site throughout construction. All trash shall be collected daily and deposited in the dumpster. No trash shall be buried on-site.

13. If it is determined by the Board that construction related dust is excessive, remediation shall be implemented within 24 hours. Dust control shall be by water truck, calcium chloride shall not be allowed.
14. Upon completion of construction and the establishment of vegetation, sedimentation and debris shall be removed from all components of the stormwater recharge system, including but not limited to catch basins. Accumulates shall be properly disposed of off-site.
15. The Planning Board and any of its representatives shall be allowed to inspect the premises at any time.
16. An "as-built" plan shall be submitted for approval to the Planning Board prior to occupancy. Facility shall not be allowed to partial occupancy at any time without the approval of the Planning Board.
17. The Applicant shall obtain the approval of the Fire Chief for the proposed site plan.
18. The applicant shall prepare and record a plan combining the two parcels of land into a single lot and shall provide proof of recording to the Planning Board prior to the issuance of a Building Permit.
19. Dumpsters shall be emptied during times when the facility is closed to the public. The operator shall ensure that there is access to the dumpster for emptying as needed.
20. Home delivery of medical marijuana products shall not originate from this facility.
21. The facility may be open for public access between 8:00 am and 10:00 pm, Monday through Saturday and between 8:00 am and 9:00 pm on Sundays. Hours of operation for staff are not restricted.
22. Cultivation of medical marijuana products is not permitted at this site, which is proposed as a dispensary for medical marijuana products and accessories which are cultivated and made at other facilities.
23. The permit holder shall file a copy of any Incident Report required under 105 CMR 725.110(F) with the Zoning Enforcement Officer and the Planning Board within 24 hours of creation by the Medical Marijuana Treatment Center. Such reports may be redacted as necessary to comply with any applicable state or federal laws and regulations.

24. The permit holder shall file a copy of any summary cease and desist order, cease and desist order, quarantine order, summary suspension order, order limiting sales, notice of a hearing, or any final action issued by DPH or the Division of Administrative Law Appeals, as applicable, regarding the Medical Marijuana Treatment Center with the Zoning Enforcement Officer and Planning Board within 48 hours of receipt by the Medical Marijuana Treatment Center.
25. The permit holder shall provide to the Zoning Enforcement Officer and Chief of the Police Department, the name, telephone number and electronic mail address of a contact person in the event that such person needs to be contacted after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder.
26. This special permit for the Medical Marijuana Treatment Center shall terminate within five years of the date this permit was filed with the Town Clerk unless the permit holder or operator submits a request to renew the special permit for the Medical Marijuana Treatment Center at least 120 days prior to five years from the date of this special permit was filed with the Town Clerk. Renewal request shall be in writing and does not require a new special permit issuance or a public hearing, but shall be scheduled for a public meeting with the Planning Board for a decision on renewal, which shall not be unreasonably withheld.
27. Unless otherwise approved by the Planning Board, this special permit for the Medical Marijuana Treatment Center shall be limited to the operation of Commcan, Inc., 730 Main Street, Millis, MA 02054 at the proposed dispensary. Unless otherwise approved by the Planning Board, this special permit for the Medical Marijuana Treatment Center shall lapse if Commcan, Inc. ceases operating the Medical Marijuana Treatment Center.
28. Unless otherwise approved by the Planning Board, this special permit for the Medical Marijuana Treatment Center shall lapse upon the expiration or termination of Commcan, Inc.'s registration by the Massachusetts Department of Public Health (or such other state entity charged with the issuance of permits/registrations for such facilities).
29. The permit holder shall notify the Zoning Enforcement Officer and Planning Board in writing within 48 hours of the cessation of operation of the Medical Marijuana Treatment Center or the expiration or termination of Commcan Inc.'s registration with the Massachusetts Department of

Public Health (or such other state entity charged with the issuance of permits/registrations for such facilities).

30. Final landscaping plan must be approved by the Planning Board. Should landscaping be damaged by snow plowing and/or road salt, such landscaping shall be replaced as soon as weather permits. Snow shall be stockpiled in areas designated on the plan.
31. All construction activities and future use of the site shall be in accordance with the provisions of the document submitted by the applicant entitled "Site Operations & Maintenance Plan" prepared by Merrikin Engineering, LLP, dated September 19, 2017, revised December 29, 2017, which includes the Long-Term O&M Plan for stormwater. The Long-Term O&M Plan will apply to the maintenance of the stormwater system and ongoing use of the property.
32. The property owner shall maintain on-site files including records of inspection, maintenance, and corrective actions for work performed in accordance with the operations and maintenance requirements prepared by the Applicant. Such files shall be available for inspection by the town.
33. Observation of the subsoil prior to the installation of the infiltration basin by a representative of the Town is required.
34. Any damage to the Main Street existing curbing or sidewalk shall be repaired to the satisfaction of the Millis Department of Public Works as soon as weather allows.
35. The Applicant shall be responsible for payment of professional outside consultant assistance that the Board deems necessary for inspection, etc., upon invoice from the Board.
36. Signage must meet the requirements/regulations set forth in the Zoning Bylaws. Signs must also be reviewed by the Building Inspector/Zoning Enforcement Officer. Any roadside signage shall be back lit (no internal lighting).
37. All parking spaces/lines shall be painted every three years or as needed.
38. Two planting containers shall be maintained on site with annual foliage.

MILLIS PLANNING BOARD:

Robert Cantoreggi
Chair

___ Approve ___ Deny ___ Abstain

George Yered
Clerk

___ Approve ___ Deny ___ Abstain

James McKay
Member

___ Approve ___ Deny ___ Abstain

Nicole Riley
Member

___ Approve ___ Deny ___ Abstain

Richard Nichols
Member

___ Approve ___ Deny ___ Abstain

Carlo Molinari
Associate Member

___ Approve ___ Deny ___ Abstain

DATE VOTED: February 6, 2018

DATED FILED WITH THE OFFICE OF THE TOWN CLERK: February 9, 2018

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN TWENTY (20) DAYS AFTER THE DATE THIS DECISION IS FILED IN THE OFFICE OF THE TOWN CLERK.

1525 MAIN STREET
SITE PLAN OF LAND
IN MILLIS, MASSACHUSETTS

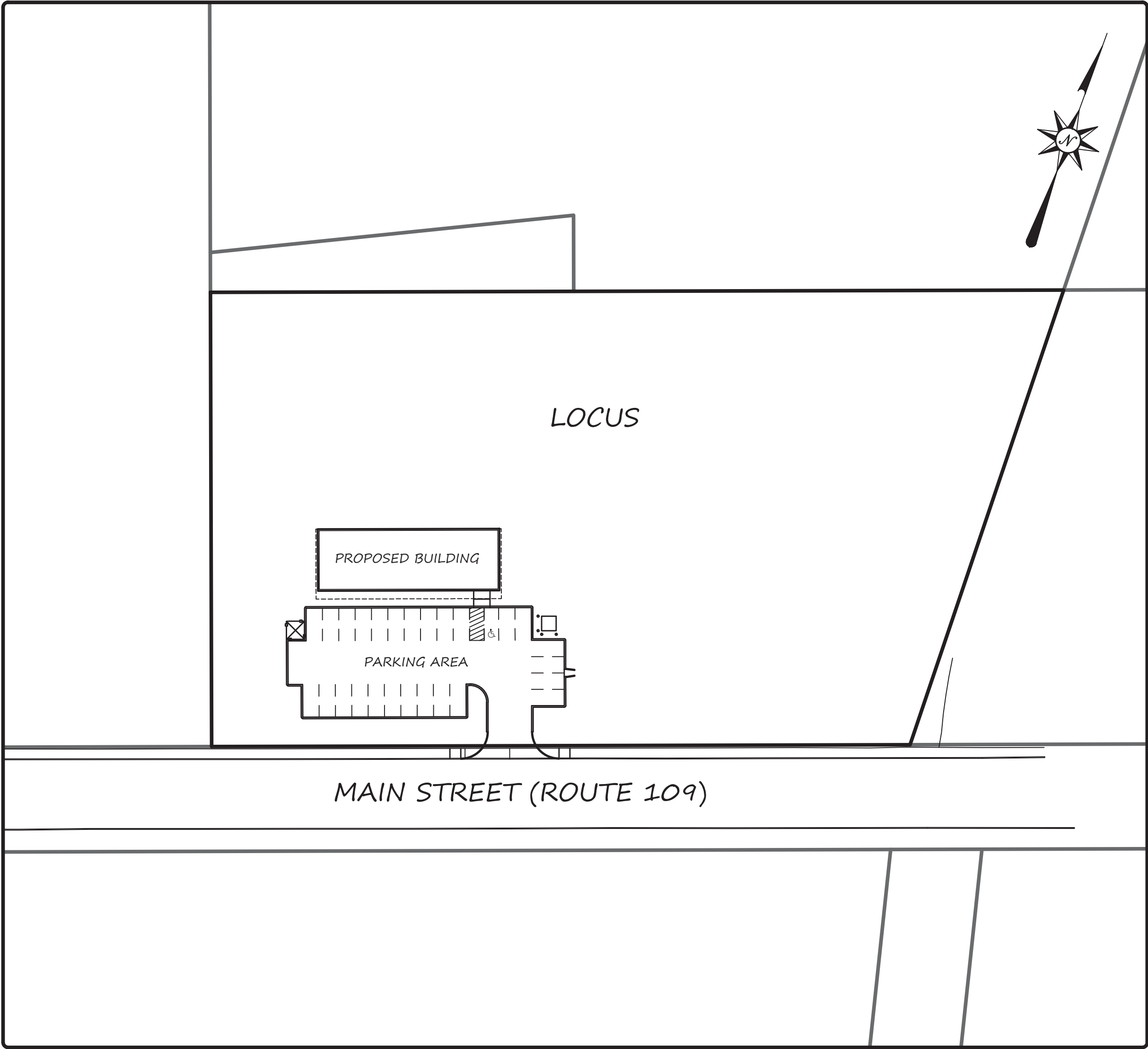
PREPARED BY:
MERRIKIN ENGINEERING, LLP
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

MAY 10, 2017
Latest Revision: January 12, 2018

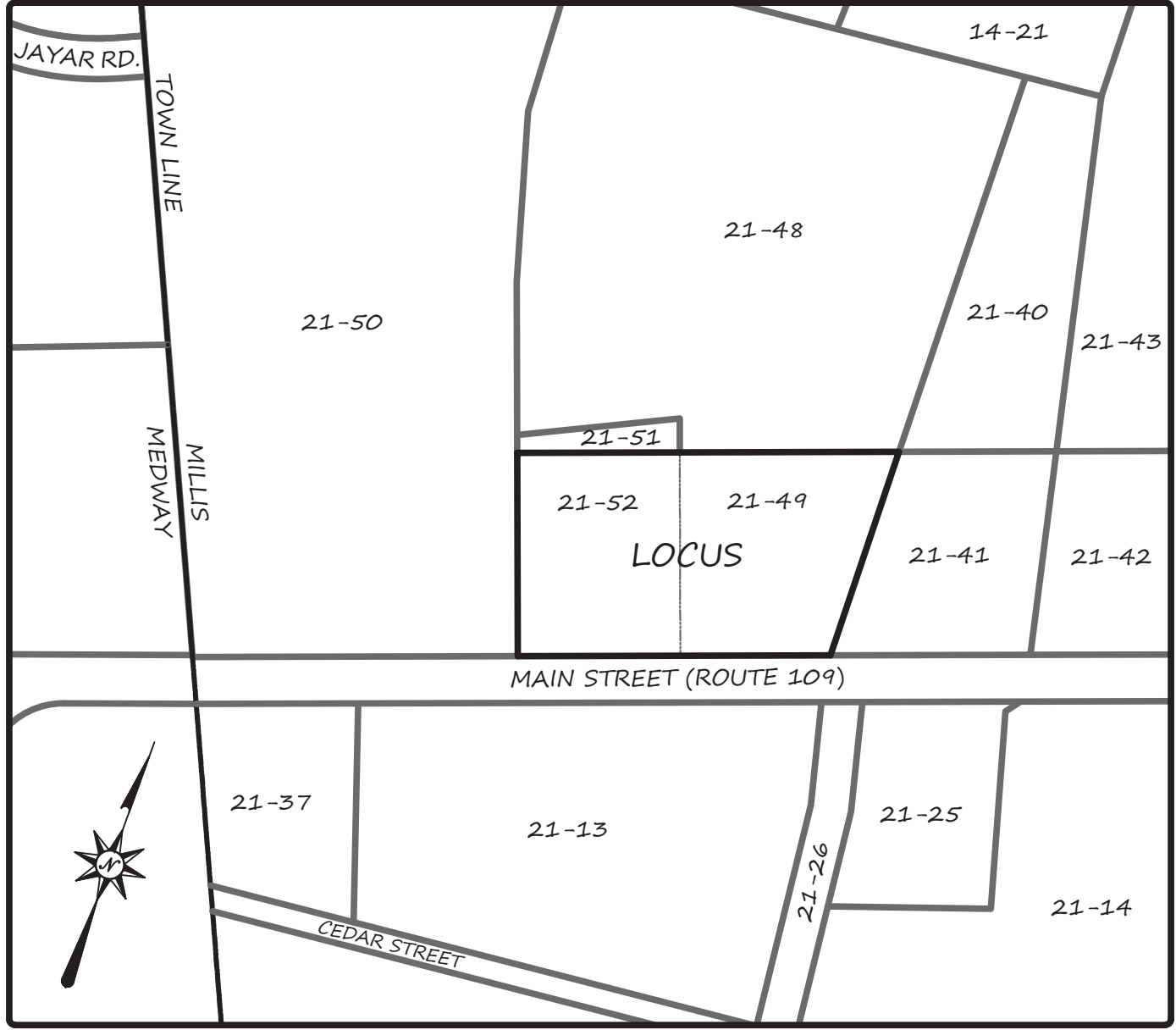
PREPARED FOR:
ELLEN REALTY TRUST
730 MAIN STREET
MILLIS, MA 02054



2009 MASSGIS AERIAL LOCUS
SCALE: 1" = 300'



LOCUS
SCALE: 1" = 50'



ASSESSORS LOCUS
SCALE: 1" = 200'

OWNER & APPLICANT:
ELLEN REALTY TRUST
730 MAIN STREET
MILLIS, MA 02054

ASSESSORS INFORMATION:
MAP 21
PARCELS 49 & 52

ZONING CLASSIFICATION:
INDUSTRIAL PARK TWO (I-P-2)

OVERLAY DISTRICTS:
SPECIAL FLOOD HAZARD DISTRICT

DATE APPROVAL ISSUED:
PLAN ENDORSEMENT DATE:

MILLIS PLANNING BOARD

PLAN INDEX

SHEET 1 - COVER
SHEET 2 - EXISTING CONDITIONS & EROSION CONTROL
SHEET 3 - LAYOUT SHEET
SHEET 4 - GRADING & UTILITY SHEET
SHEET 5 - LIGHTING SHEET
SHEET 6 - DETAIL SHEET
SHEET 7 - DETAIL SHEET



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2018.01.16 10:06:46 -05'00'



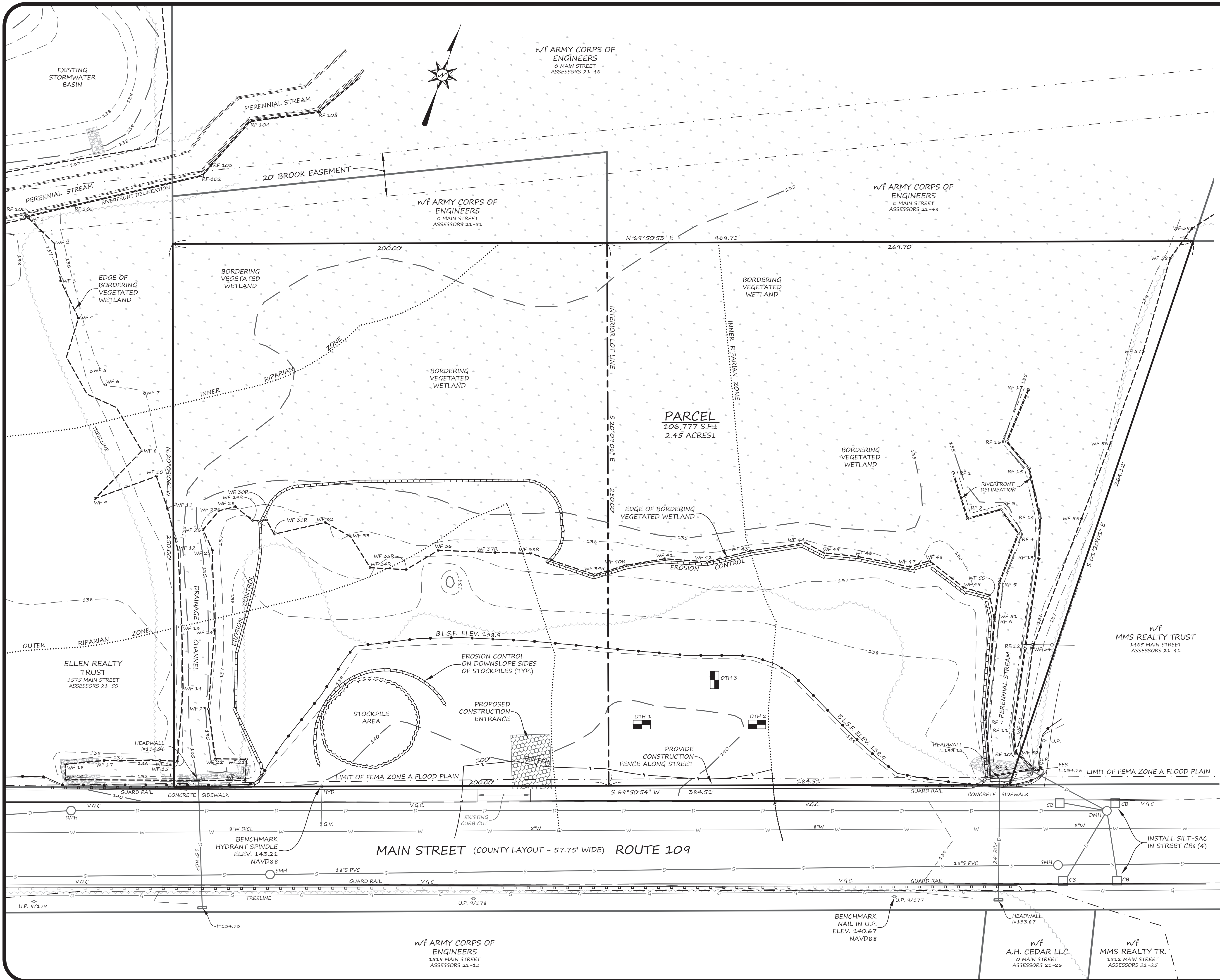
PLAN DATE: MAY 10, 2017

REVISION	DATE	BY
ADDITIONAL DESIGN INFORMATION	2017-09-19	DJM
ADDITIONAL DESIGN INFORMATION	2017-11-13	DJM
ADDITIONAL DESIGN INFORMATION	2017-12-21	DJM
REVISIONS PER TOWN COMMENTS	2017-12-21	DJM
DRAINAGE UPDATE	2018-01-12	DJM

1525 MAIN STREET
COVER SHEET
PLAN OF LAND
IN
MILLIS, MA



730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823



OWNER & APPLICANT:
ELLEN REALTY TRUST
730 MAIN STREET
MILLIS, MA 02054

ASSESSORS INFORMATION:
MAP 21
PARCELS 49 & 52

ZONING CLASSIFICATION:
INDUSTRIAL PARK TWO (I-P-2)

OVERLAY DISTRICTS:
SPECIAL FLOOD HAZARD DISTRICT

DATE APPROVAL ISSUED:

PLAN ENDORSEMENT DATE:



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2018.01.16 10:06:09 -05'00'

MILLIS PLANNING BOARD

GENERAL NOTES:

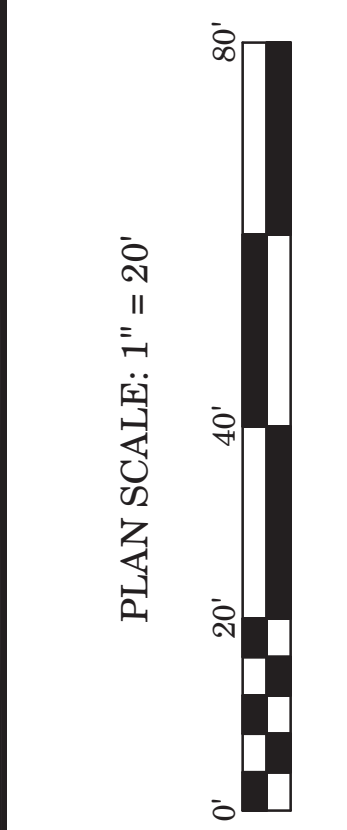
1. SURVEY & PLAN REFERENCES:
A. DEED REFERENCES:
BOOK 4416, PAGE 731
BOOK 18164, PAGE 318
B. PLAN REFERENCES:
PLAN BOOK 248 NO. 57
PLAN BOOK 399 NO. 280
2. ELEVATIONS ARE ON THE NAVD88 DATUM.
3. EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, 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.
4. FEATURES OUTSIDE OF THE SITE SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE ONLY AND BASED ON AVAILABLE AERIAL PHOTOGRAPHY.
5. THE SITE LIES WITH A DEP ZONE II.

CONSERVATION/EROSION & SEDIMENT CONTROL NOTES:

1. WETLANDS BOUNDARIES WERE DELINEATED BY GODDARD CONSULTING.
2. 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.
3. EROSION CONTROLS AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
4. EROSION CONTROLS AND CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN GOOD CONDITION UNTIL UPSLOPE AREAS ARE FULLY STABILIZED.
5. DOWNSLOPE CATCH BASINS SHALL BE PROTECTED WITH SILTSACS UNTIL UPSLOPE AREAS ARE FULLY STABILIZED.
6. ADJACENT ROADS SHALL BE MAINTAINED IN A CLEAN CONDITION AND SHALL BE SWEEPED AS NEEDED.
7. 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:

1. THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.

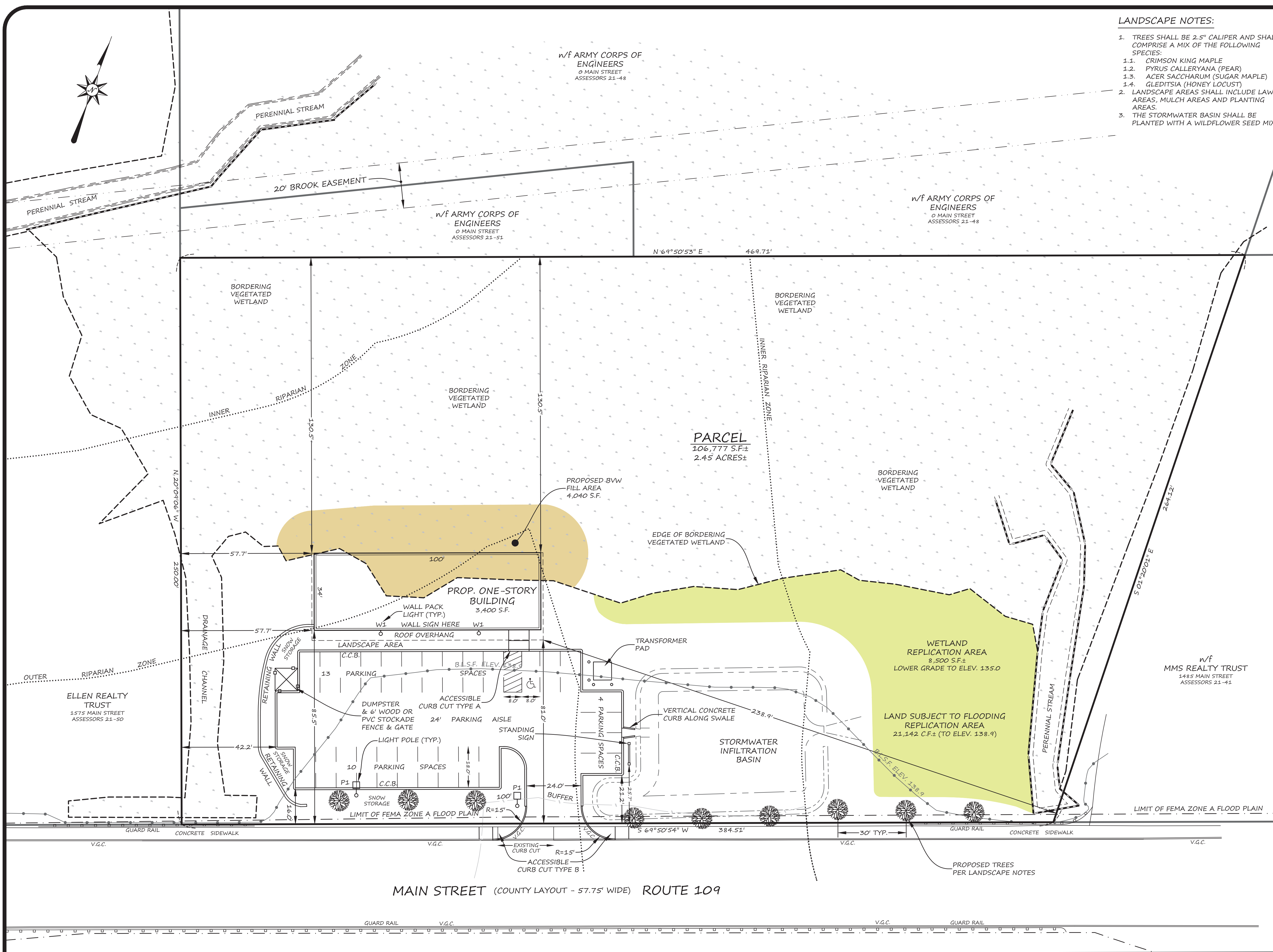


REVISION	DATE	BY
ADDITIONAL DESIGN INFORMATION	2017-09-19	DJM
ADDITIONAL DESIGN INFORMATION	2017-11-23	DJM
REVISIONS PER TOWN COMMENTS	2017-12-29	DJM
DRAINAGE UPDATE	2018-01-12	DJM

1525 MAIN STREET
EXISTING CONDITIONS
PLAN OF LAND
IN
MILLIS, MA



730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
Phone: 608-376-8883



LANDSCAPE NOTES:

1. TREES SHALL BE 2.5" CALIPER AND SHALL COMPRISE A MIX OF THE FOLLOWING SPECIES:
 - 1.1. CRIMSON KING MAPLE
 - 1.2. PYRUS CALLERYANA (PEAR)
 - 1.3. ACER SACCHARUM (SUGAR MAPLE)
 - 1.4. GLEDITSIA (HONEY LOCUST)
2. LANDSCAPE AREAS SHALL INCLUDE LAWN AREAS, MULCH AREAS AND PLANTING AREAS.
3. THE STORMWATER BASIN SHALL BE PLANTED WITH A WILDFLOWER SEED MIX.

SITE ADDRESS:
1575 MAIN STREET
MILLIS, MA 02054

MAP AND PARCEL:
MAP 21
PARCELS 49 & 52

ZONING CLASSIFICATION:
INDUSTRIAL PARK TWO (I-P-2)

OVERLAY DISTRICTS:
SPECIAL FLOOD HAZARD DISTRICT

OWNER & APPLICANT:
ELLEN REALTY TRUST
730 MAIN STREET
MILLIS, MA 02054

DATE APPROVAL ISSUED:

PLAN ENDORSEMENT DATE:

MILLIS PLANNING BOARD

LAYOUT NOTES:

1. 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.
2. THE SLOPE OF THE PAVEMENT IN HANDICAP PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. SNOW STORAGE IN WINDROWS ALONG PAVEMENT EDGE AND IN OTHER AREAS SHOWN ON THIS PLAN.
4. EXCEPT FOR HANDICAP SPACES, PARKING SPACES SHALL BE 9' WIDE X 18' DEEP. HANDICAP SPACES SHALL BE 8' WIDE X 18' DEEP (VARIANCE GRANTED).

ZONING NOTES:

USE:
RETAIL & SERVICE
37. MEDICAL MARIJUANA
TREATMENT CENTER
(ALLOWED BY SPECIAL PERMIT)

LOT FRONTAGE (WIDTH):
REQUIRED: 200'
PROVIDED: 384.51'

LOT AREA:
REQUIRED TOTAL AREA: 43,560 S.F.
PROVIDED: 106,771 S.F.
REQUIRED UPLAND AREA: 32,670 S.F.
PROVIDED (VARIANCE GRANTED):
15,750 S.F. OUTSIDE OF B.L.S.F.
1,085 S.F. OUTSIDE OF FEMA
ZONE A DIGITIZED AREA

LOT SHAPE FACTOR:
REQUIRED: P/A<=0.08
PROVIDED: 0.01

COVERAGE BY STRUCTURES:
MAX. ALLOWED: 40%
PROVIDED: 3.2%

PARKING:
REQUIRED: 14 SPACES (1/30 S.F.)
PROVIDED: 27 SPACES
(INCLUDING 1 HANDICAP SPACE)

SETBACKS:
FRONT YARD:
MIN. REQUIRED: 40'
PROVIDED: 81.0'
REAR YARD:
MIN. REQUIRED: 30'
PROVIDED: 130.5'
RIGHT SIDE YARD:
MIN. REQUIRED: 20'
PROVIDED: 238.9'
LEFT SIDE YARD:
MIN. REQUIRED: 20'
PROVIDED: 57.7'

LOT DEPTH:
MIN. REQUIRED: 250'
PROVIDED: 250.00'

BUILDING HEIGHT:
MAX. ALLOWED: 45'
PROVIDED: <45'
MAX. STORIES: 3
PROVIDED: 1 STORY

PLAN SCALE: 1" = 20'

0' 20' 40' 80'

PLAN DATE: MAY 10, 2017

REVISION	DATE	BY
2017-09-14	DJM	
2017-11-13	DJM	
2017-12-21	DJM	
2018-01-12	DJM	

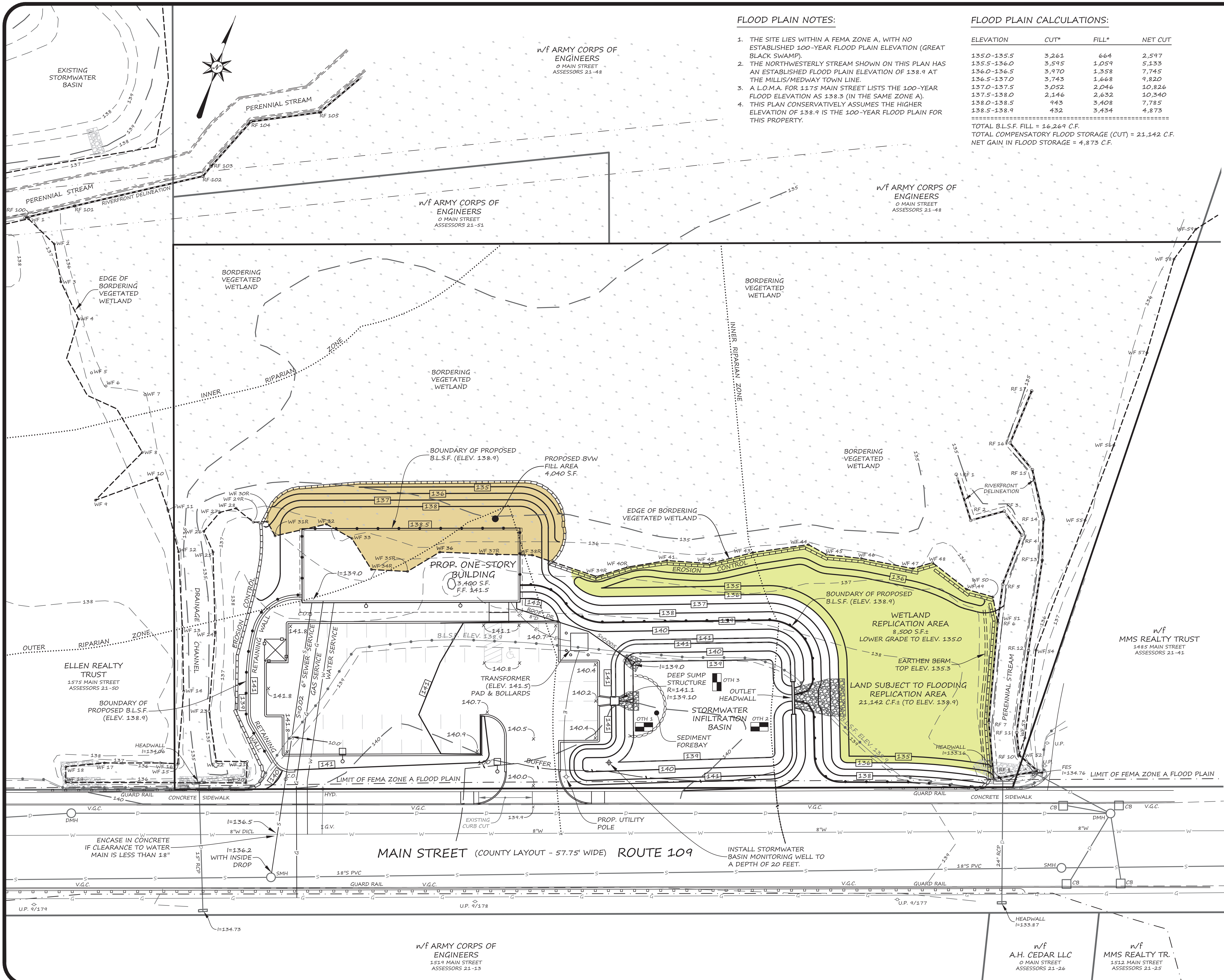
1525 MAIN STREET
LAYOUT
PLAN OF LAND
IN
MILLIS, MA



730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
Phone: 508-376-8883

354-D63

SHEET 3 OF 7



FLOOD PLAIN NOTES:

- 1. THE SITE LIES WITHIN A FEMA ZONE A, WITH NO ESTABLISHED 100-YEAR FLOOD PLAIN ELEVATION (GREAT BLACK SWAMP).
- 2. THE NORTHWESTERLY STREAM SHOWN ON THIS PLAN HAS AN ESTABLISHED FLOOD PLAIN ELEVATION OF 138.9 AT THE MILLIS/MEDWAY TOWN LINE.
- 3. A L.O.M.A. FOR 1175 MAIN STREET LISTS THE 100-YEAR FLOOD ELEVATION AS 138.3 (IN THE SAME ZONE A).
- 4. THIS PLAN CONSERVATIVELY ASSUMES THE HIGHER ELEVATION OF 138.9 IS THE 100-YEAR FLOOD PLAIN FOR THIS PROPERTY.

FLOOD PLAIN CALCULATIONS:

ELEVATION	CUT*	FILL*	NET CUT
135.0-135.5	3,261	664	2,597
135.5-136.0	3,595	1,059	5,133
136.0-136.5	3,970	1,358	7,745
136.5-137.0	3,743	1,668	9,820
137.0-137.5	3,052	2,046	10,826
137.5-138.0	2,146	2,632	10,340
138.0-138.5	943	3,408	7,785
138.5-138.9	432	3,434	4,873
=====			
TOTAL B.L.S.F. FILL = 16,269 C.F.			
TOTAL COMPENSATORY FLOOD STORAGE (CUT) = 21,142 C.F.			
NET GAIN IN FLOOD STORAGE = 4,873 C.F.			

SITE ADDRESS:
1575 MAIN STREET
MILLIS, MA 02054

MAP AND PARCEL:
MAP 21
PARCELS 49 & 52

ZONING CLASSIFICATION:
INDUSTRIAL PARK TWO (I-P-2)

OVERLAY DISTRICTS:
SPECIAL FLOOD HAZARD DISTRICT

OWNER & APPLICANT:
ELLEN REALTY TRUST
730 MAIN STREET
MILLIS, MA 02054

DATE APPROVAL ISSUED:

PLAN ENDORSEMENT DATE:

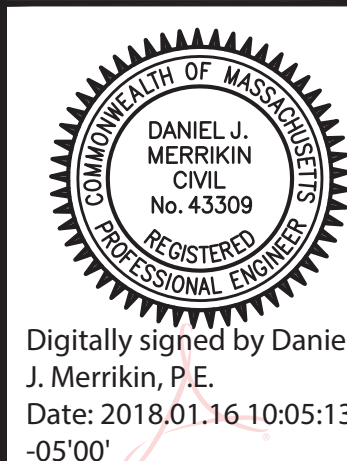
MILLIS PLANNING BOARD

GRADING & UTILITY NOTES:

- 1. DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE MILLIS DPW. THE PROJECT ARCHITECT SHALL VERIFY THE DOMESTIC WATER SERVICE PIPE SIZE REQUIREMENTS FOR THE BUILDING. ALL WATER AND SEWER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MILLIS SEWER AND WATER CONSTRUCTION GUIDELINES.
- 2. DRAINAGE PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ADS N12 OR EQUAL)
- 3. SEWER SERVICE SHALL BE SDR35 PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MILLIS DPW AND SHALL BE AT LEAST 10 FEET FROM THE WATER SERVICE.
- 4. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER (IF NEEDED).
- 5. THE GAS COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE GAS SERVICE.
- 6. TRENCHES MAY NOT BE LEFT OPEN OVERNIGHT.
- 7. POST "KEEP OUT" AND "DANGER" SIGNS AROUND EXCAVATIONS IF DIRECTED BY THE BOARD OF HEALTH.
- 8. PROVIDE CONSTRUCTION FENCING ALONG THE STREET.
- 9. NO BOULDERS IN EXCESS OF 20 CUBIC YARDS IN VOLUME AND NO TREES OR STUMPS SHALL BE BURIED ON-SITE.
- 10. ALL GRASSED LANDSCAPE AREAS TO BE SURFACED WITH A MINIMUM OF 4-INCHES OF TOPSOIL AND SEEDED.
- 11. AFTER ROUGH-GRADING, PROTECT INFILTRATION BASIN BOTTOM FROM COMPACTION FROM EQUIPMENT. SHOULD SUCH COMPACTION OCCUR, TILL THE UPPER 12-INCHES PRIOR TO INSTALLING LOAM.
- 12. PROTECT STORMWATER INFILTRATION BASIN FROM SEDIMENT WITH CHECKDAMS UNTIL THE UPSTREAM PARKING LOT IS PAVED.

WETLAND RESTORATION AREA:

- 1. RESERVE TOPSOIL EXCAVATED FROM FILLED WETLAND AREAS TO USE AS TOPSOIL IN THE WETLAND RESTORATION AREA.
- 2. EXCAVATE RESTORATION AREA TO 6 INCHES BELOW FINISHED GRADE.
- 3. INSTALL SALVAGED LOAM AND SUPPLEMENT WITH ADDITIONAL LOAM AS NEEDED.
- 4. SEED BOTTOM OF RESTORATION AREA WITH WETLAND SEED MIX.
- 5. THE WETLAND RESTORATION AREA SHALL BE PLANTED WITH A VARIETY OF TREES AND SHRUBS IN ACCORDANCE WITH A PLANTING PLAN TO BE APPROVED BY THE CONSERVATION COMMISSION. EXISTING WOODY SHRUB SPECIMENS IN THE FILLED WETLAND AREA AND ADJACENT AREAS MAY BE TRANSPLANTED INTO THE RESTORATION AREA.



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2018.01.16 10:05:13 -05'00'

PLAN SCALE: 1" = 20'

REVISION	DATE	BY
ADDITIONAL DESIGN INFORMATION	2017-09-19	DJM
ADDITIONAL DESIGN INFORMATION	2017-11-23	DJM
ADDITIONAL DESIGN INFORMATION	2017-12-29	DJM
REVISIONS PER TOWN COMMENTS	2018-01-12	DJM
DRAINAGE UPDATE		

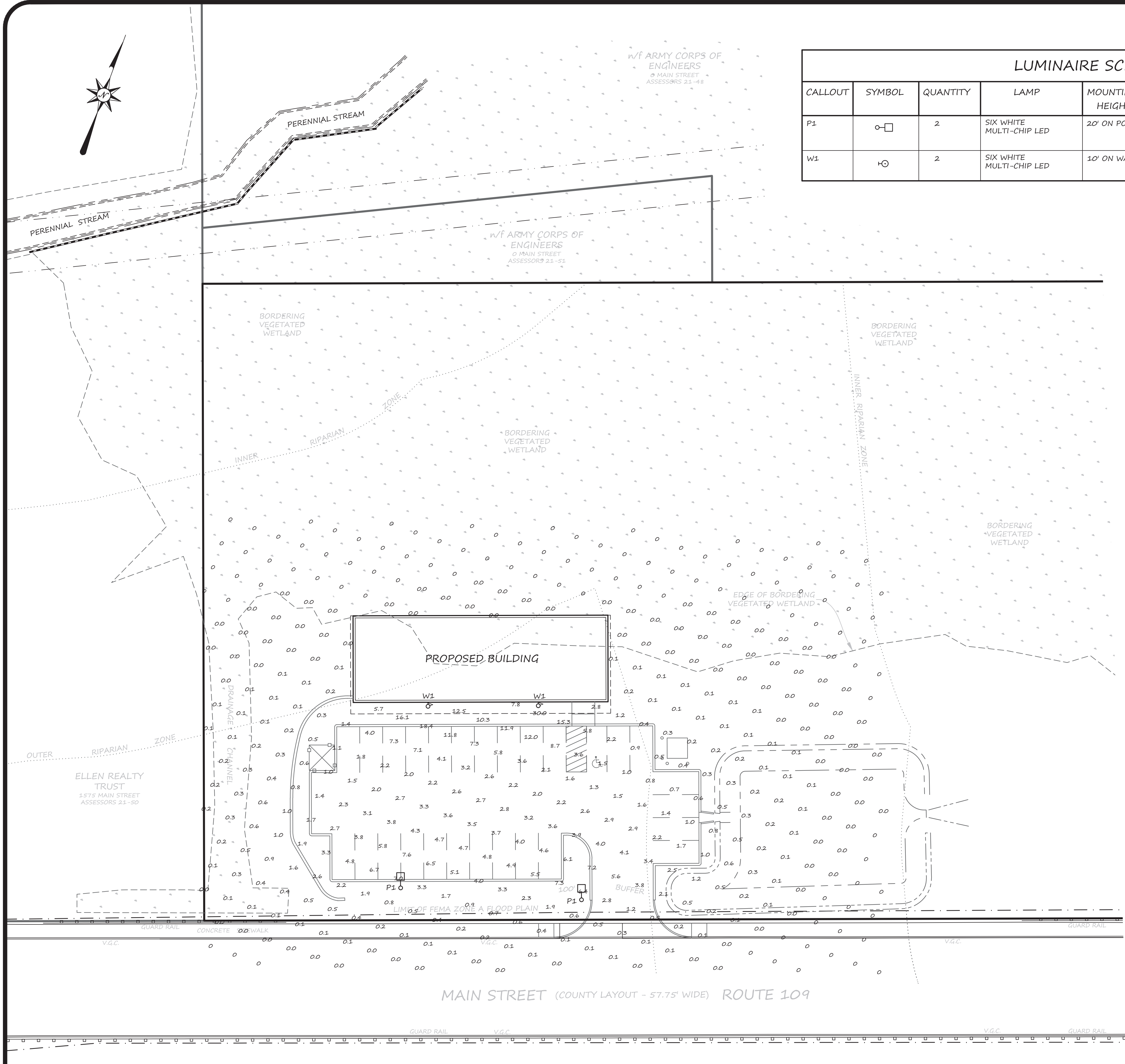
1525 MAIN STREET
GRADING & UTILITIES
PLAN OF LAND
IN
MILLIS, MA



730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
Phone: 608-376-8883

354-D63

SHEET 4 OF 7



LUMINAIRE SCHEDULE							
CALLOUT	SYMBOL	QUANTITY	LAMP	MOUNTING HEIGHT	CONFIGURATION	MODEL	TOTAL LUMENS
P1		2	SIX WHITE MULTI-CHIP LED	20' ON POLE	SINGLE FIXTURE FACING DOWN	RAB LIGHTING INC., ALED3T125 (TYPE III) LED	14886
W1		2	SIX WHITE MULTI-CHIP LED	10' ON WALL	SINGLE FIXTURE FACING DOWN	RAB LIGHTING INC., WPLED3T105 (TYPE III) LED	12474

SITE ADDRESS:
1575 MAIN STREET
MILLIS, MA 02054

MAP AND PARCEL:
MAP 21
PARCELS 49 & 52

ZONING CLASSIFICATION:
INDUSTRIAL PARK TWO (I-P-2)

OVERLAY DISTRICTS:
SPECIAL FLOOD HAZARD DISTRICT

OWNER & APPLICANT:
ELLEN REALTY TRUST
730 MAIN STREET
MILLIS, MA 02054

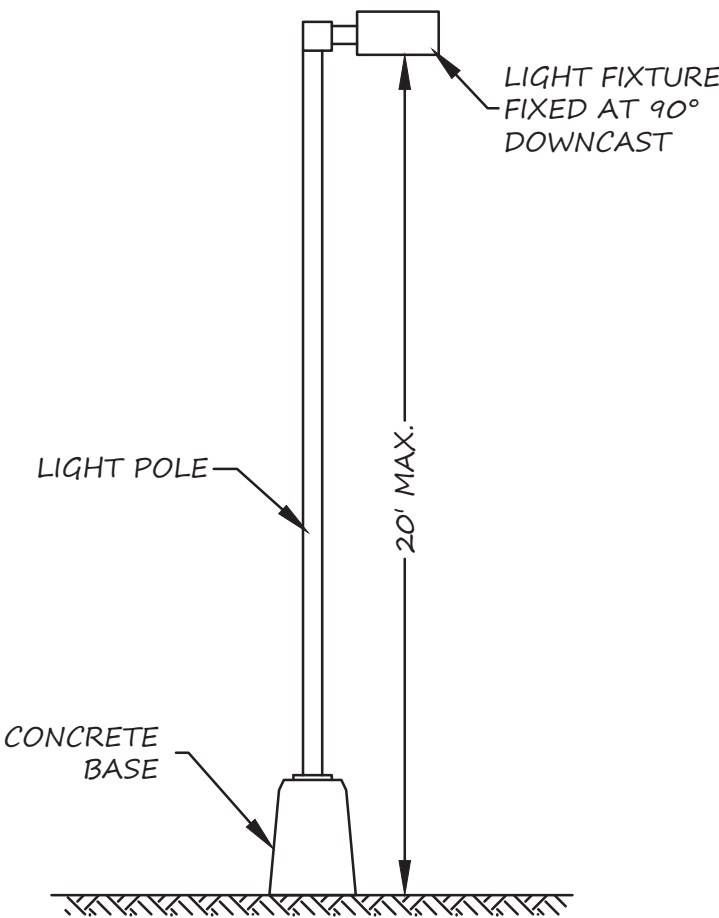
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PLAN ENDORSEMENT DATE:

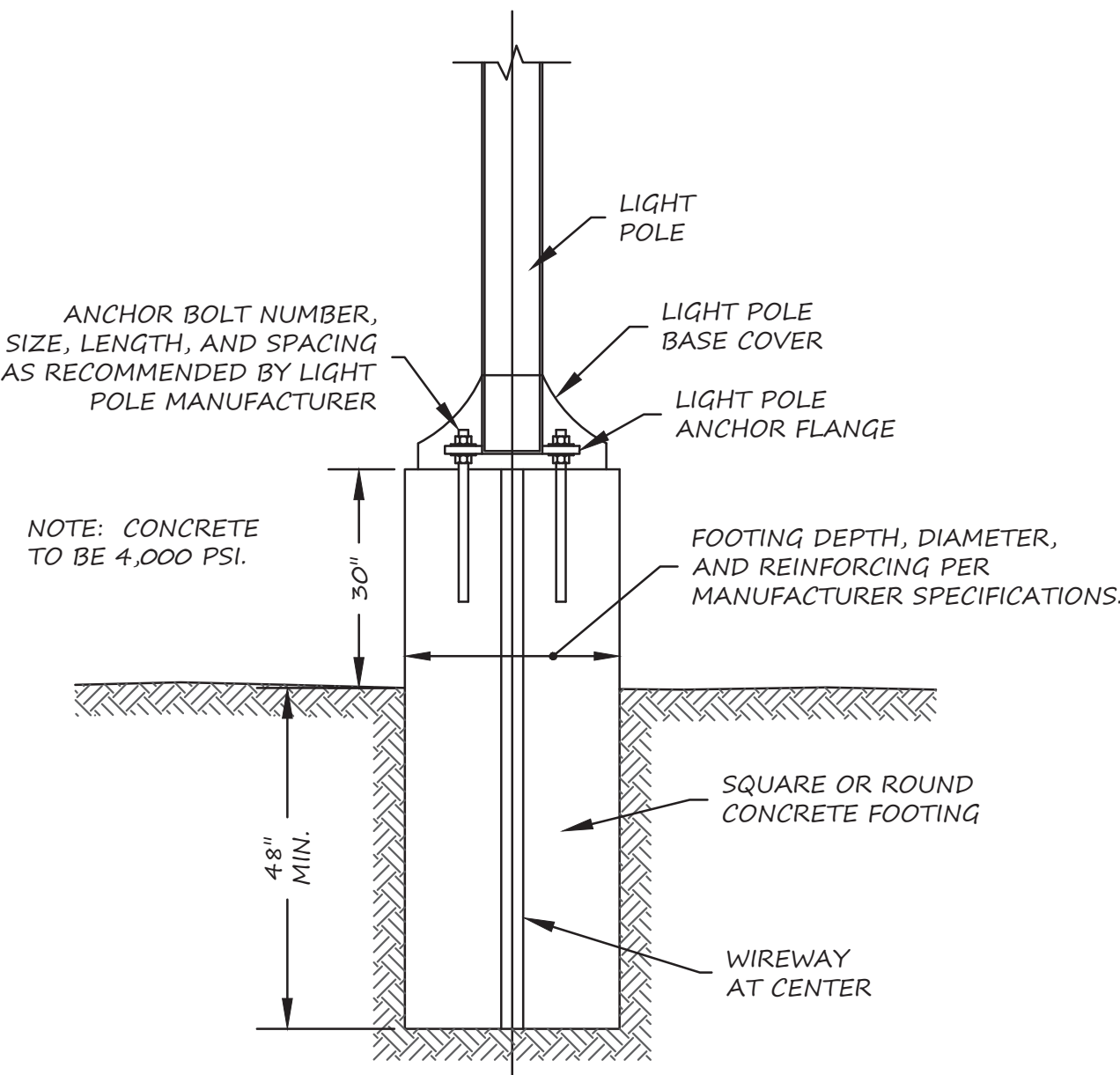
MILLIS PLANNING BOARD

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 x 18' DEEP. HANDICAP SPACES SHALL BE 8' WIDE x 18' DEEP (VARIANCE GRANTED).



TYPICAL LIGHT POLE DETAIL
NOT TO SCALE



CONCRETE LIGHT POLE BASE DETAIL
NOT TO SCALE



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2018.01.16 10:04:52 -05'00'



PLAN DATE: MAY 10, 2017

REVISION	DATE	BY
ADDITIONAL DESIGN INFORMATION	2017-09-14	DJM
ADDITIONAL DESIGN INFORMATION	2017-11-23	DJM
REVISIONS PER TOWN COMMENTS	2017-12-24	DJM
DRAINAGE UPDATE	2018-01-12	DJM

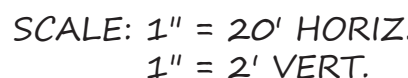
1525 MAIN STREET
LIGHTING
PLAN OF LAND
IN
MILLIS, MA



730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
Phone: 508-376-8883



NOT TO SCALE



1. COORDINATE INSTALLATION AND INSPECTIONS WITH MILLIS DPW

NOT TO SCALE



NOTES:

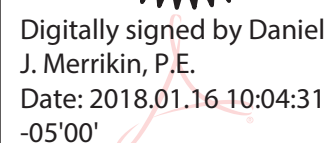
1. COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
2. 1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.

NOT TO SCALE



NOTES:

1. RIP-RAP TO BE PLACED ON EMBANKMENTS TO A POINT 1' ABOVE TOP OF FES (WHERE APPLICABLE).
2. WIDTH OF RIP-RAP APRON SHALL EQUAL THE HEADWALL WIDTH (BETWEEN WINGWALLS IF USED) OR THE NOMINAL PIPE DIA. PLUS 6'-FEET FOR FES OUTLETS.



PLAN SCALE: N.T.S.

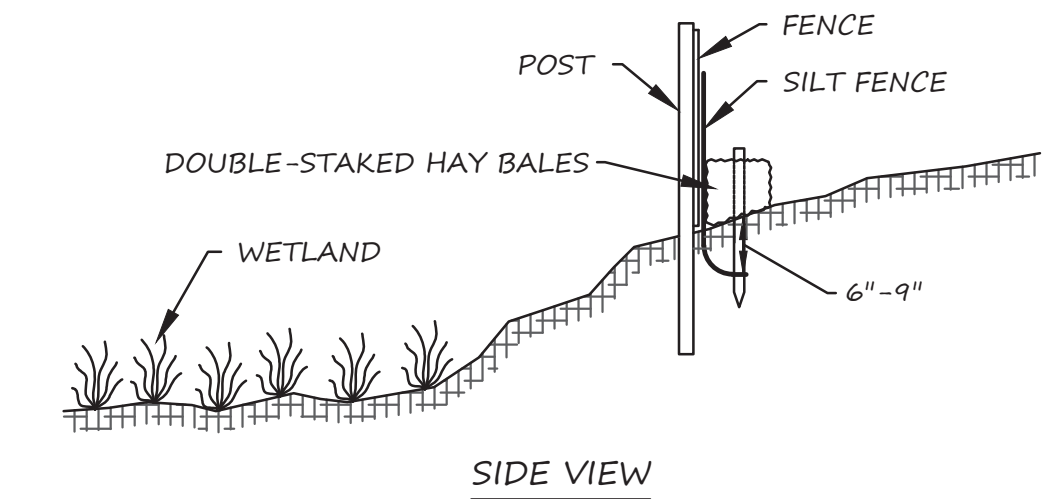
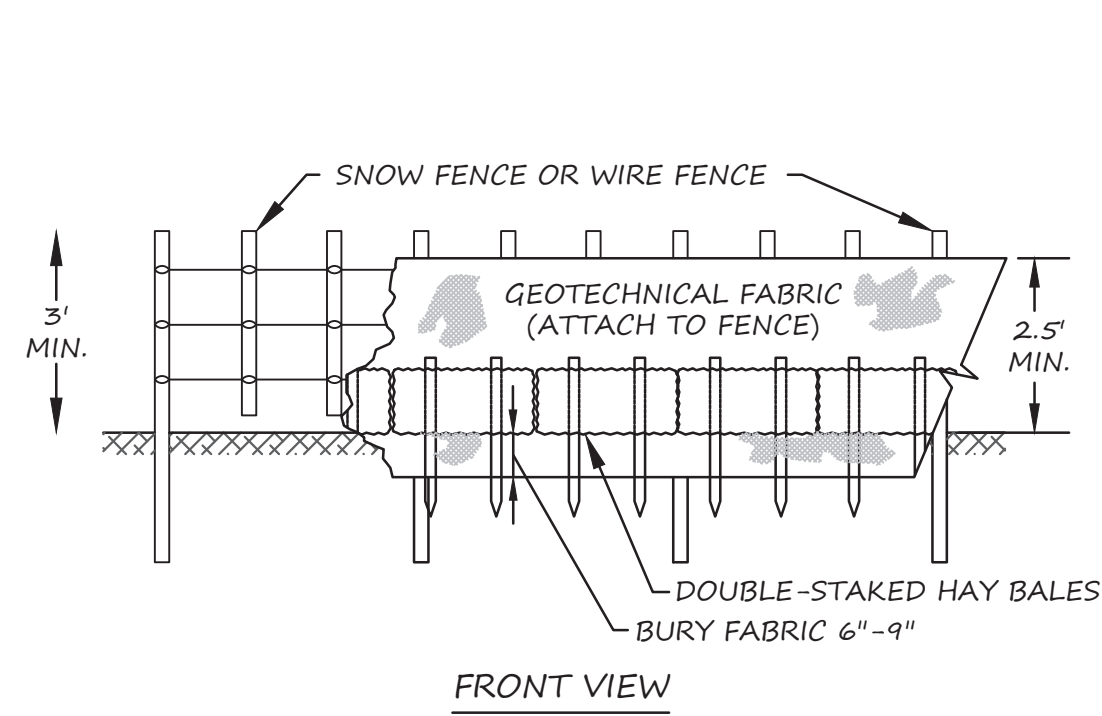
PLAN DATE: MAY 10, 2017			
REVISION	DATE	BY	
ADDITIONAL DESIGN INFORMATION	2017-09-19	D.J.M.	
DESIGN REVISIONS	2017-12-13	D.J.M.	
REVISIONS PER TOWN COMMENTS	2017-12-13	D.J.M.	
REVISIONS PER TOWN COMMENTS	2017-12-29	D.J.M.	
DRAINAGE UPDATE	2018-01-12	D.J.M.	

1525 MAIN STREET
DETAILS
PLAN OF LAND
IN
MILLIS, MA

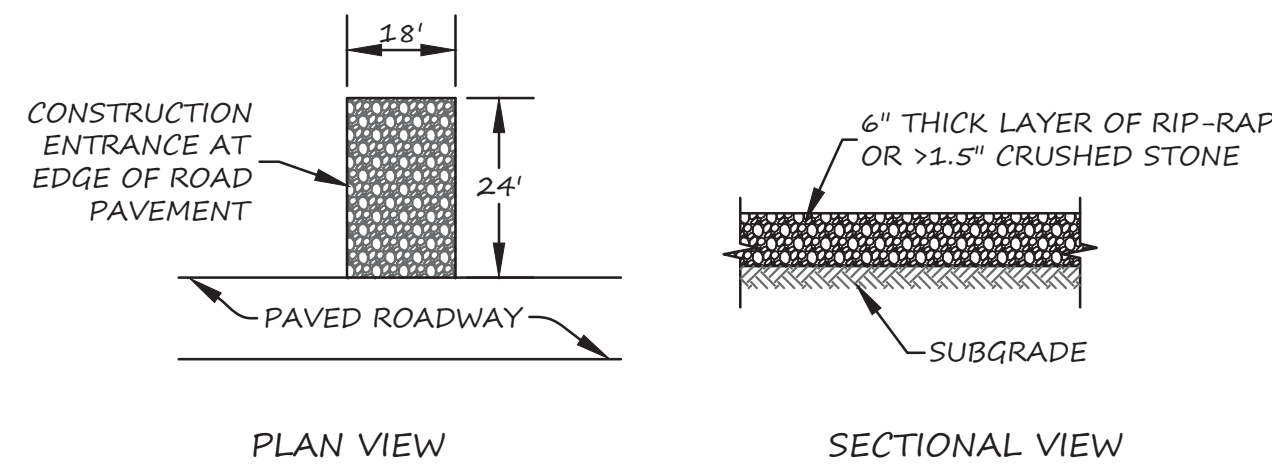


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SHEET 6 OF 7

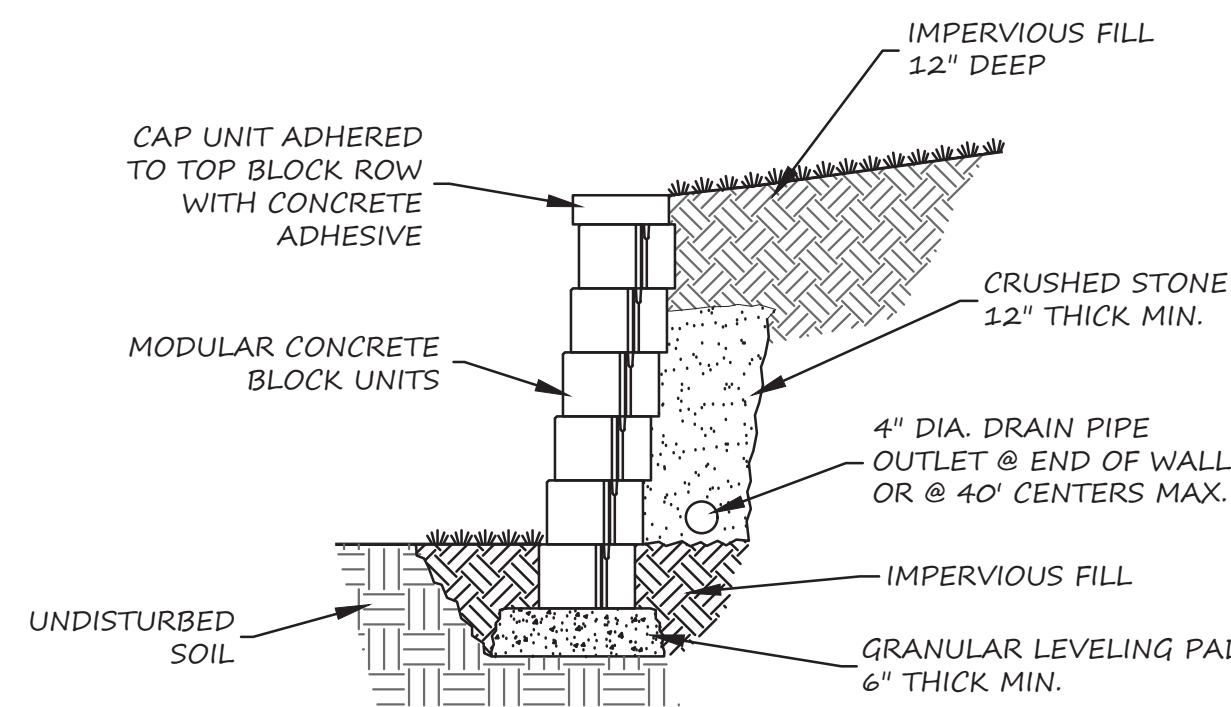


SILT FENCE & STRAWBALES DETAIL
NOT TO SCALE



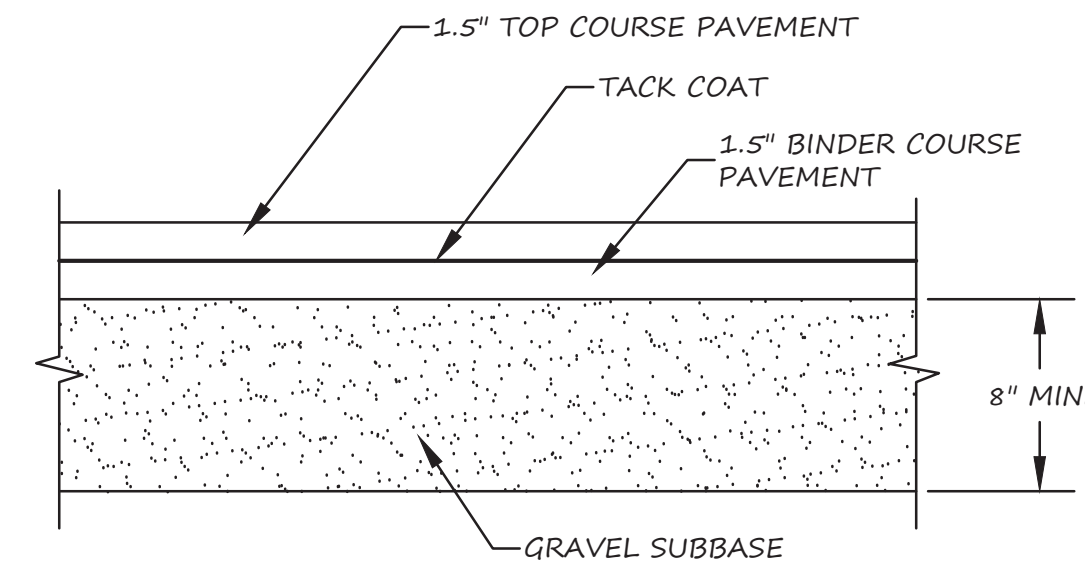
- NOTES:
- ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
 - ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.

CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

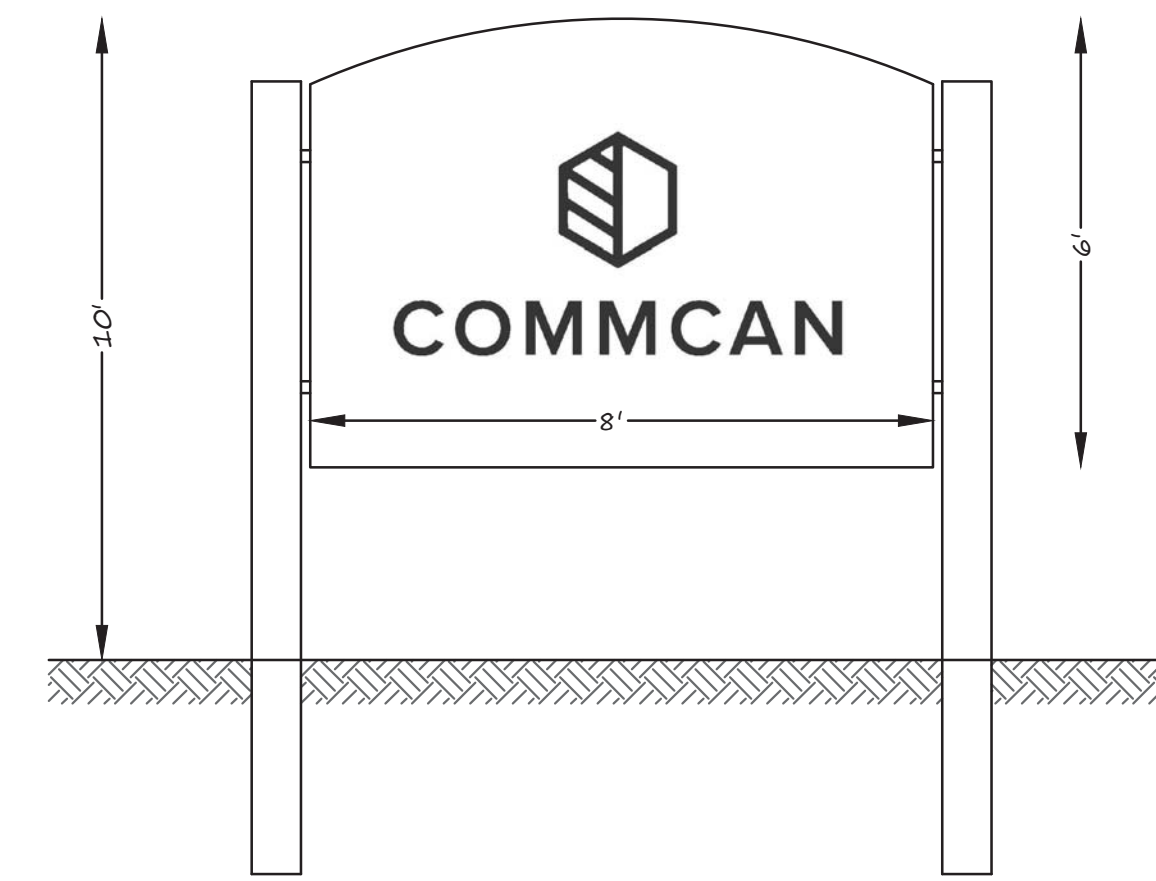
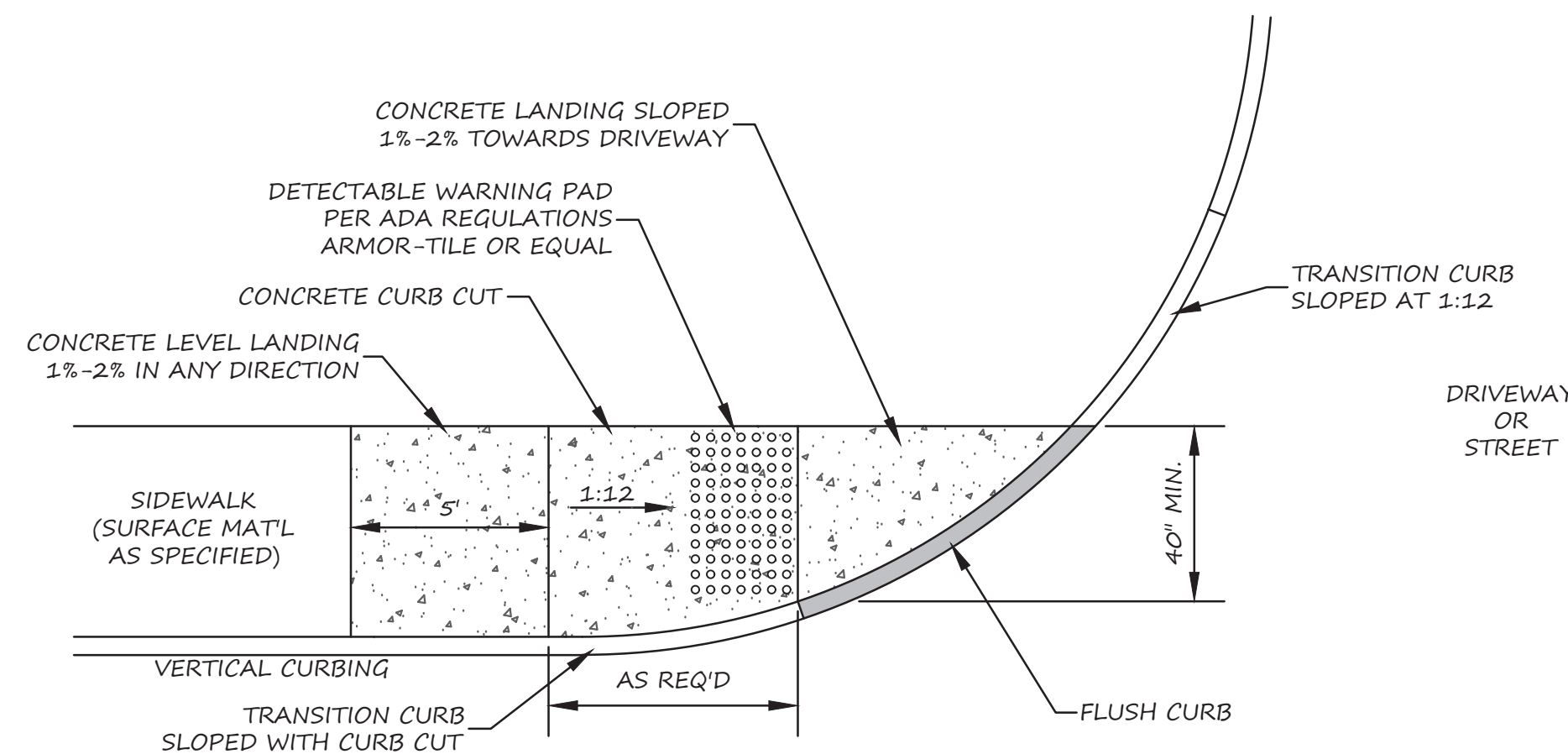
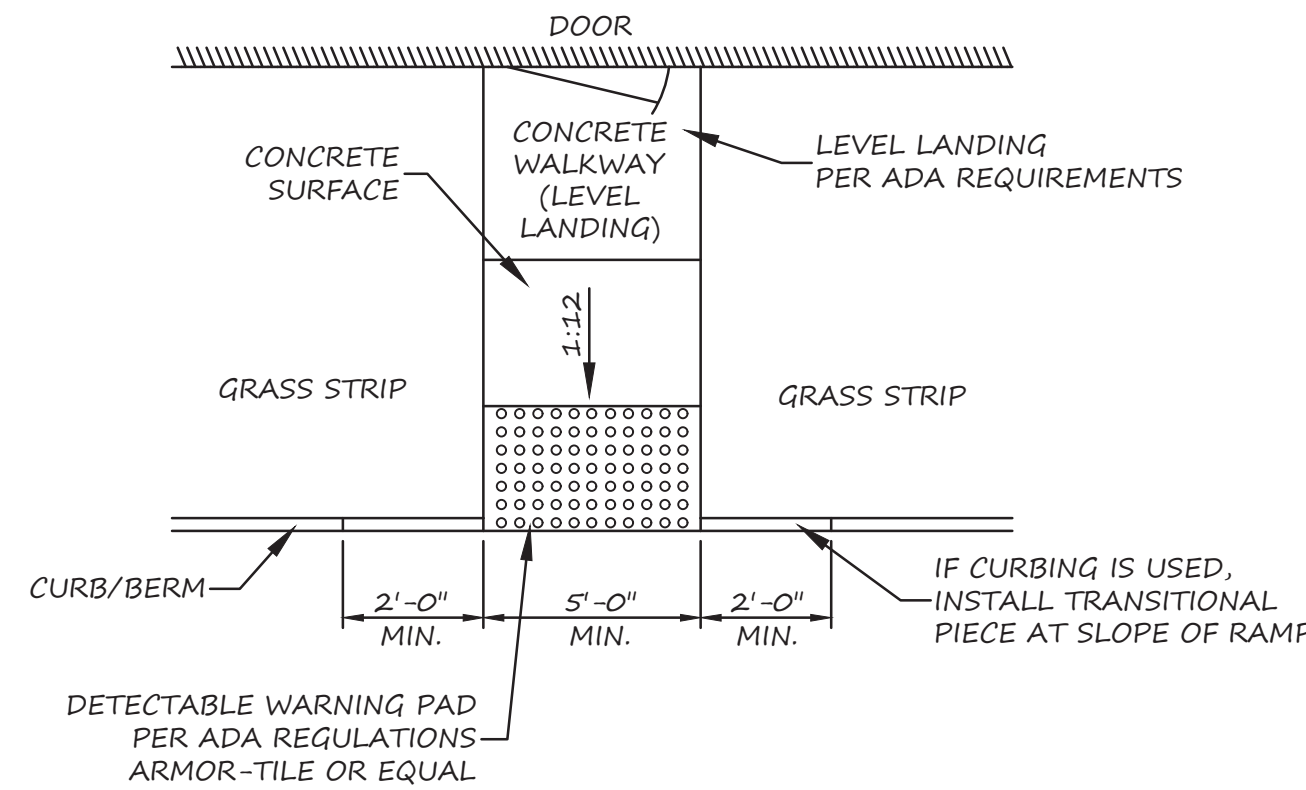
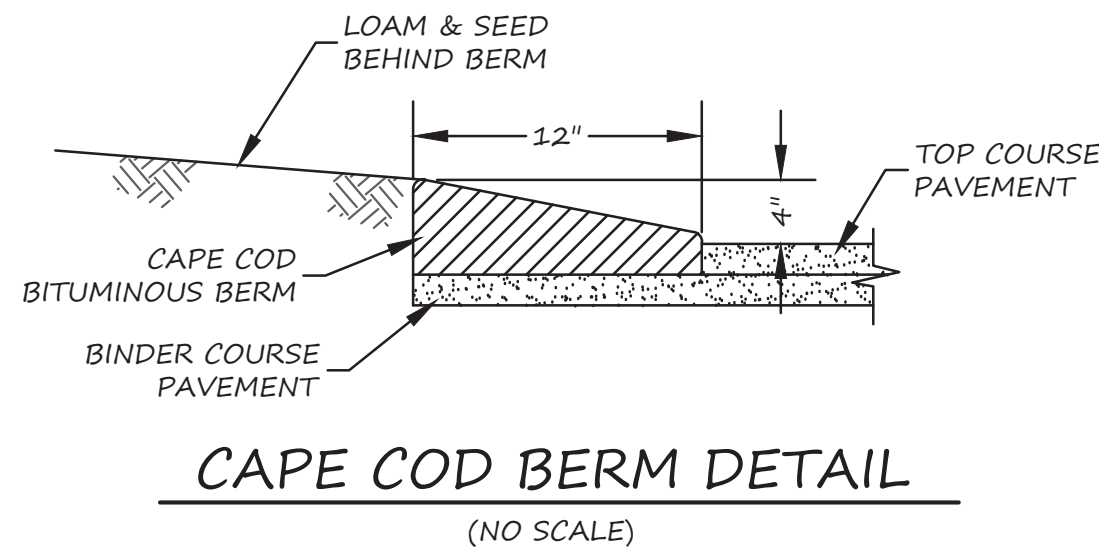


- NOTES:
- SMALL BLOCK UNITS SHALL BE THE SQUARE FOOT PRODUCT BY VERSA-LOK OR APPROVED EQUAL. WALL HEIGHT WITHOUT REINFORCEMENT SHALL BE LIMITED TO 3.5' EXPOSED FACE.
 - INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

TYPICAL "SMALL BLOCK" RETAINING WALL
NOT TO SCALE

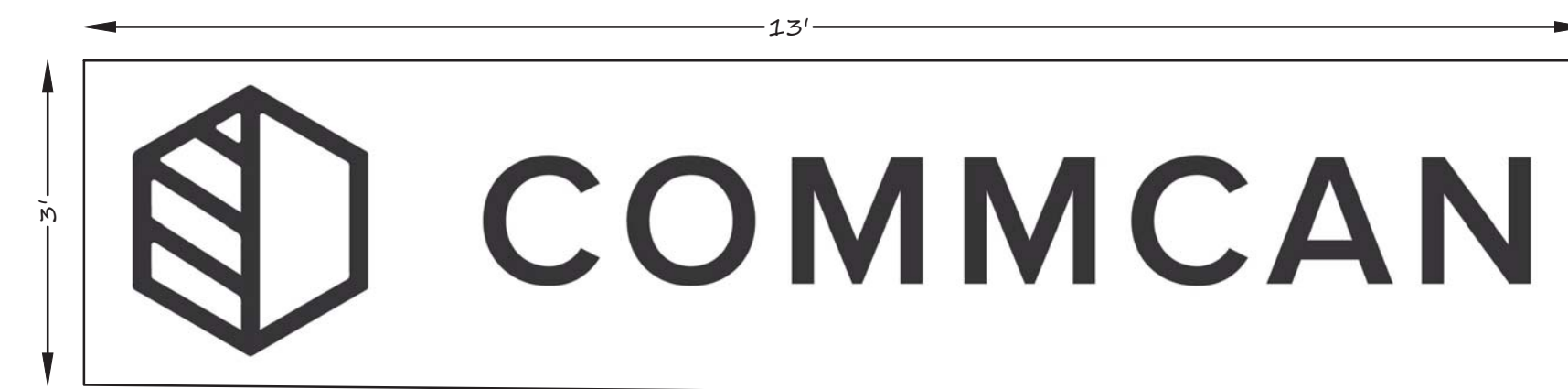


TYPICAL PARKING LOT PAVING SECTION
NOT TO SCALE



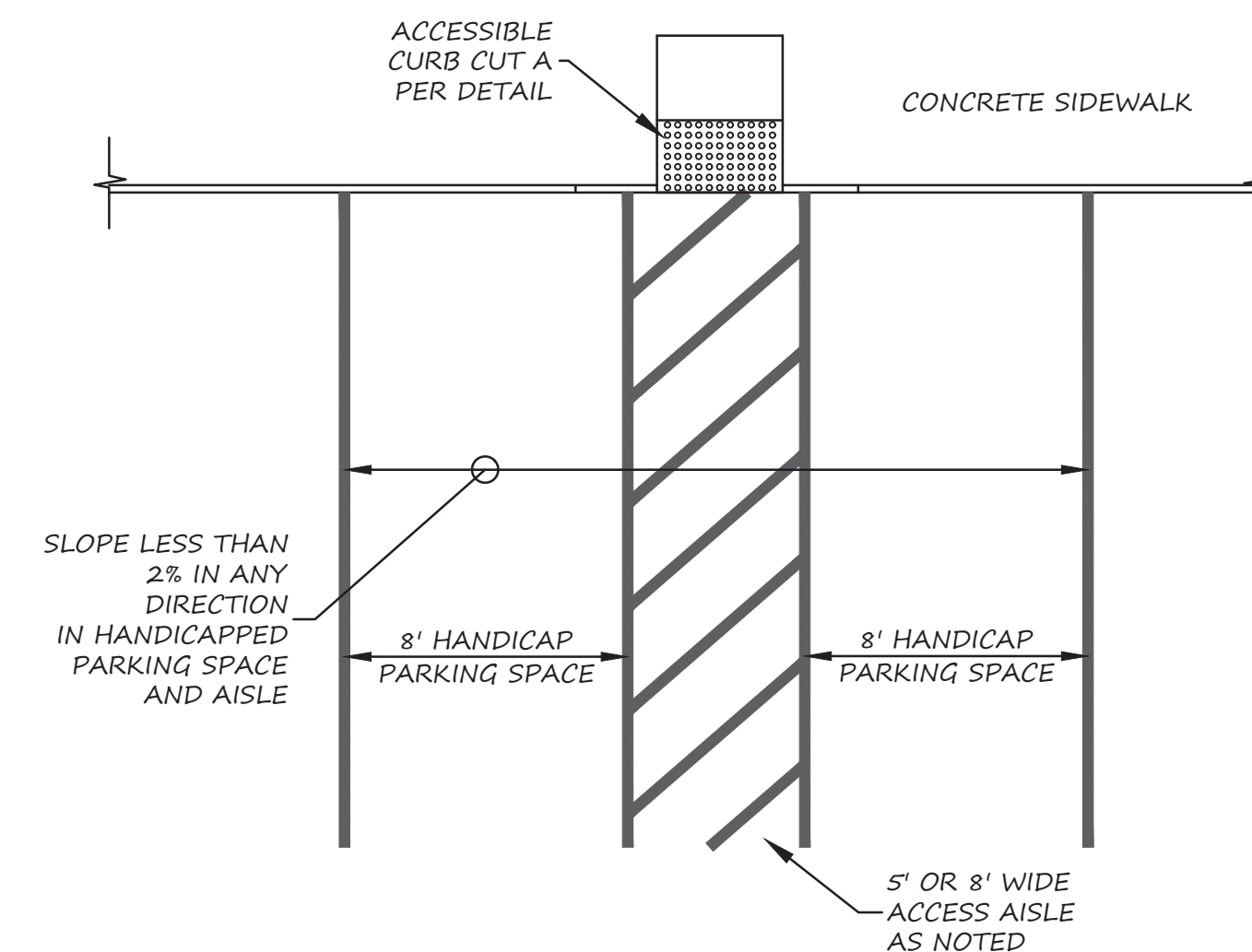
NOTE: COLORS AND MATERIALS TO BE DETERMINED. SUBMIT DETAILED SIGN DETAIL TO BUILDING INSPECTOR PRIOR TO INSTALLATION.

STANDING SIGN DETAIL
NOT TO SCALE



NOTE: WALL SIGN ILLUSTRATION IS SUBJECT TO CHANGE. APPLICANT SHALL PROVIDE A DETAILED WALL SIGN DETAIL TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

WALL SIGN DETAIL
NOT TO SCALE



NOTE: REFER TO THE LAYOUT PLAN FOR THE LOCATION OF HANDICAP PARKING SPACES IN RELATION TO ADJOINING WALKWAYS.

TYPICAL HANDICAP PARKING DETAIL
(NO SCALE)

OWNER & APPLICANT:
ELLEN REALTY TRUST
730 MAIN STREET
MILLIS, MA 02054

ASSESSORS INFORMATION:
MAP 21
PARCELS 49 & 52

ZONING CLASSIFICATION:
INDUSTRIAL PARK TWO (I-P-2)

OVERLAY DISTRICTS:
SPECIAL FLOOD HAZARD DISTRICT

DATE APPROVAL ISSUED:

PLAN ENDORSEMENT DATE:

MILLIS PLANNING BOARD



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2018.01.16 10:04:10 -05'00'

PLAN SCALE: N.T.S.



PLAN DATE: MAY 10, 2017

REVISION	DATE	BY
ADDITIONAL DESIGN INFORMATION	2017-09-14	DJM
ADDITIONAL DESIGN INFORMATION	2017-11-15	DJM
ADDITIONAL DESIGN INFORMATION	2017-12-14	DJM
REVISIONS PER TOWN COMMENTS	2017-12-14	DJM
DRAINAGE UPDATE	2018-01-12	DJM

1525 MAIN STREET
DETAILS
PLAN OF LAND
IN
MILLIS, MA



2 MILLISTON ROAD, SUITE 1C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

354-D63

SHEET 7 OF 7