



TOWN OF MILLIS

Richard Nichols, *Chair*
Nicole Riley, *Clerk*
James McKay
George Yered
Bodha B. Raut Chhetry
Joshua Guerrero, *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@millisma.gov

August 26, 2019

The Planning Board has **approved, with conditions**, the application of Merit Hill Capital of 14 Flatbush Ave., Brooklyn, NY, 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; of the Millis Zoning By-laws of the Town of Millis, to construct a three-story self-storage commercial building at 1475/1485 Main Street and a one-story self-storage commercial building at 1512 Main Street, both including appurtenant driveway, parking, landscaping, utilities and stormwater management systems.

The properties which are the subject of this application are identified as Assessors' Parcels 25, 41 and 42 on Assessors Map 21. The properties are zoned Industrial Park Two (I-P-2). A copy of this decision was filed in the office of the Town Clerk of Millis on **August 26, 2019**.

The Decision may be viewed on the Planning Board's webpage at:

http://www.millis.net/Pages/MillisMA_BComm/Planning/links

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.

Camille Standley
Camille Standley, Administrative Assistant

cc: Daniel Merrikin/Applicant (via email), Building Dept., BOH, Abutters, File
Decision cover ltr 1475, 1485 & 1512 Main St.Self-Storage 8-26-19.doc



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Camille Standley
Administrative Assistant
cstandley@millisma.gov

Millis Town Clerk
Received

AUG 26 2019

Kathleen E. Smith
Asst. Town Clerk
@ 3:00pm

August 26, 2019

DECISION OF THE MILLIS PLANNING BOARD ON THE SPECIAL PERMIT WITH SITE PLAN APPROVAL APPLICATION SUBMITTED BY MERIT HILL CAPITAL

An application was filed with the Millis Town Clerk's office on May 23, 2019, by Merit Hill Capital of 14 Flatbush Avenue, 3rd Floor, Brooklyn, New York 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;

of the Millis Zoning By-laws of the Town of Millis, to construct a three-story self-storage commercial building at 1475/1485 Main Street and a one-story self-storage commercial building at 1512 Main Street, both including appurtenant driveway, parking, landscaping, utilities and stormwater management systems.

The properties which are the subject of this application are identified as Assessors' Parcels 25, 41 and 42 on Assessors Map 21. Said properties are owned by the B&B Realty Trust, 1475 Main Street, Millis, Massachusetts (assessors 21-42) and the M.M.S. Realty Trust, 1485 Main Street, Millis, Massachusetts (assessors 21-25 & 21-41). The properties are zoned Industrial Park Two (I-P-2). All three properties are currently developed and contain a variety of non-conformances associated with the existing uses. The Applicant has therefore obtained a variety of dimensional and parking variances, Findings and Special Permits from the Zoning Board of Appeals. The following summarizes the relief granted by the Zoning Board of Appeals:

1. Variance for upland lot area requirements for the 1512 Main Street site.

2. Variance to allow fewer parking and loading spaces at each site that would otherwise be required.
3. Special Permits from the Zoning Board under Section X, Watershed Protection District and Section XI, Special Flood Hazard District, for the proposed work within the flood plain.
4. Finding to allow various existing non-conformities to remain or to be modified as shown on the site plans.

In accordance with the provision of G. L. c. 40, Section 11, notice of hearing was published in The Milford Daily News on May 27, 2019 and June 3, 2019. 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 June 11, 2019, and continued hearings were held on July 9, 2019, August 6, 2019 (continued without discussion) and August 13, 2019. The public hearing was closed on August 13, 2019.

The Applicant was represented by Daniel Merrikin, P.E. of Legacy Engineering LLC. 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., Legacy Engineering LLC, dated May 22, 2019, with attachments:
 - An application for Special Permit with Site Plan Approval for self-storage facilities at 1475, 1485 and 1512 Main St., Merit Hill Capital, filed May 22, 2109
 - Certified Abutters List Dated May 17, 2019
 - Plans entitled, "1475/1485/1512 Main Street, Site Plan of Land in Millis, Massachusetts, May 17, 2019" (12 sheets), prepared by Legacy Engineering LLC
 - "Stormwater Report for 1475/1485 Main Street & 1512 Main Street, Site Plan Millis, MA," dated May 17, 2019, prepared by Legacy Engineering LLC
- Correspondence to the Millis Planning Board from BETA Group, dated May 28, 2019

- Correspondence to the Millis Planning Board from BETA Group, dated June 6, 2019
- Correspondence to the Millis Planning Board from Daniel J. Merrikin, P.E., Legacy Engineering LLC, dated June 11, 2019 with attachments, including:
 - Preliminary architectural plans entitled “Proposed Self-Storage Addition, 1475 Main Street, Millis, MA 02054” dated June 7, 2019, prepared by Stanley Lance Heal Architect
- Correspondence to the Millis Planning Board from Daniel J. Merrikin, P.E., Legacy Engineering LLC, dated June 20, 2019
- Correspondence to the Millis Planning Board from Daniel J. Merrikin, P.E., Legacy Engineering LLC, dated July 5, 2019, with attachments:
 - Plans entitled, “1475/1485/1512 Main Street, Site Plan of Land in Millis, Massachusetts”, dated May 17, 2019 with revisions through July 5, 2019 (12 sheets), prepared by Legacy Engineering LLC
 - “Stormwater Report for 1475/1485 Main Street & 1512 Main Street, Site Plan Millis, MA,” dated May 17, 2019 with revisions through July 5, 2019, prepared by Legacy Engineering LL
 - Preliminary architectural plans entitled “Proposed Self-Storage Addition, 1475 Main Street, Millis, MA 02054” dated June 9, 2019, prepared by Stanley Lance Heal Architect
 - Plan entitled “1475/1485 Main Street Fire Access Plan of Land in Millis, MA” dated July 5, 2019, prepared by Legacy Engineering LLC
 - Decision of the Zoning Board of Appeal dated June 20, 2019
- Correspondence to the Millis Planning Board from BETA Group, dated July 17, 2019
- Correspondence to the Millis Planning Board from Daniel J. Merrikin, P.E., Legacy Engineering LLC, dated July 17, 2019, with attachments:
 - Plans entitled, “1475/1485/1512 Main Street, Site Plan of Land in Millis, Massachusetts”, dated May 17, 2019 with revisions through July 16, 2019 (12 sheets), prepared by Legacy Engineering LLC

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 May 23, 2019; and the initial public hearing was held on June 11, 2019. 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 use of storage buildings is allowed by right pursuant to Section V, Table 1, Use Regulations, Wholesale, Transportation, & Industrial Item no. 8. 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 providing climate-controlled self-storage units. The Board further finds that the increased commercial development/redevelopment 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: Self-storage facilities generate significantly less traffic than other types of uses in comparably sized buildings. The site is located directly on Main Street, a major thoroughfare and proposed use of self-storage

buildings generates a limited amount of traffic. 1475/1485 Main Street is already fully developed with existing traffic-generating uses on-site. Some of those existing uses will be displaced by the new building. The Applicant has provided 11 designated parking spaces at the 1475/1485 Main Street site and 7 designated parking spaces at the 1512 Main Street site, which has been approved through a zoning variance obtained by the Applicant. In addition, 1475/1485 Main Street site has a variety of loading areas around the buildings that will be used by customers to access the buildings. Given the limited traffic flow expected for the facility, the number of spaces proposed appears to be adequate. An existing sidewalk runs along the westerly side of Main Street and provides adequate pedestrian access. 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 meeting state and local requirements for stormwater mitigation and treatment for redevelopment projects to the maximum extent practicable. This represents a significant improvement over the existing condition of the already developed sites, which currently have little or no stormwater management. 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 self-storage is a use allowed by right in the I-P-2 zoning district and is located on a site in an established commercial area, surrounded by existing commercial sites. 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 a lesser number of parking spaces than would otherwise be required but given the limited traffic these types of facilities receive and the nature of the traffic patterns (i.e. most traffic is for loading and offloading into units), the proposed number appears adequate. Handicap spaces are provided in accordance with state regulations. The applicant proposes to modify the existing driveway curb cuts in a way which brings them further into compliance with the Zoning Bylaw (as permitted

by the Zoning Board Finding). These driveways provide 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: Both sites are currently developed and the proposed redevelopment will reduce impervious coverage and provide substantive stormwater management systems where little or none exist currently. These actions will protect and enhance the wetlands that abut each site. 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 therefore 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 a lesser number of parking and loading spaces than would otherwise be required but given the limited traffic these types of facilities receive and the nature of the traffic patterns (i.e. most traffic is for loading and offloading into units), the proposed number appears adequate. Handicap spaces are provided in accordance with state regulations. 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 use of self-storage unit does not generate significant waste and a dumpster is not needed. The minimal amounts of refuse and waste that will be generated will be disposed of by private removal companies. Based on the plan submitted along with the imposition of conditions noted hereafter, the Planning Board therefore 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: Both sites are currently developed, and the proposed redevelopment will enhance both sites for a variety of significant reasons as discussed in this decision. Based on the plan submitted along with the

imposition of conditions noted hereafter, the Planning Board therefore 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. The applicant is also reducing impervious coverage on both sites. 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.

DECISION

At a meeting held on August 13, 2019, acting upon a motion of Ms. Nicole Riley, and seconded by Mr. Richard Nichols, with Mr. George Yered, Ms. Nicole Riley, Mr. Richard Nichols, Mr. James McKay, Mr. Bodha B. Raut Chhetry, and Mr. Joshua Guerrero voting in the affirmative, it was voted unanimously (6-0) to grant to the Applicant, Merit Hill Capital, a **Special Permit** for Site Plan Approval for properties located at 1475, 1485 and 1512 Main Street, said location as described herein and on the plans. The site and the approved improvements are depicted on a twelve-sheet plan set entitled "1475/1485/1512 Main Street, Site Plan of Land in Millis, Massachusetts", dated May 17, 2019 with a final revision date of July 16, 2019 prepared by Legacy Engineering LLC (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 1475, 1485 and 1512 Main Street, including the construction of a one-story, approximately 6,500 s.f. commercial building along with appurtenant driveway, parking areas, utility systems, stormwater management systems and landscape at 1512 Main Street, and a three-story, approximately 76,383 s.f. commercial building along with appurtenant driveway, parking areas, utility systems, stormwater management systems and landscape at 1475/1485 Main Street, all 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 Director of the Department of Public Works, the Planning Board's Engineer, and any other persons the Planning Board or its engineer deems appropriate. A Scope & Fee for construction inspection services to be paid for by the Applicant shall be agreed upon and signed by the Applicant and Town of Millis prior to the start of construction.
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 unless approved by the Building Inspector and notification is provided to the Director of the

Department of Public Works. 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 during construction on Main Street. There shall be no idling of delivery trucks during construction either within the project site or on adjacent streets. Truck and machine idling as governed by MGL Chapter 90 Section 16-A. Activities along Main Street must meet the approval of the Police Chief. A sign stating these conditions shall be posted at the construction entrance.
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. Among other things, the As-built plan shall show the location of all utility systems and shall include ties to water and sewer curb stops. As-built plans shall be accompanied by a written statement certifying substantial compliance with the Approved Plans. The statement shall note any deviation from the Approved Plans as part of this

permit, shall be written by a Professional Engineer and shall include dates of inspection(s). Facility shall not be allowed to partial occupancy at any time without the approval of the Planning Board.

17. 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 May 17, 2019, revised July 5, 2019, 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.
18. 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.
19. The applicant shall prepare and record a plan combining the two parcels of land at 1475/1485 Main Street into a single lot and shall provide proof of recording to the Planning Board prior to the issuance of a Building Permit.
20. The Applicant must receive approval for the design of the proposed wall sign on the 1475/1485 building from the Zoning Board of Appeals prior to the start of construction or shall reduce the size of said wall sign to a size allowed under the Zoning Bylaw.
21. The Applicant shall obtain the written approval of the Fire Chief indicating that the site is adequate for emergency vehicles prior to the start of construction.
22. The Tree Warden shall approve all proposed tree plantings prior to installation.
23. If invasive species are encountered during construction, the Applicant shall inform the Conservation Commission and treat and remove the invasive species to the extent directed by the Commission.
24. Storage on-site shall be limited to non-toxic and non-hazardous materials except as otherwise permitted under Section XV Groundwater Protection District of the Zoning Bylaw.

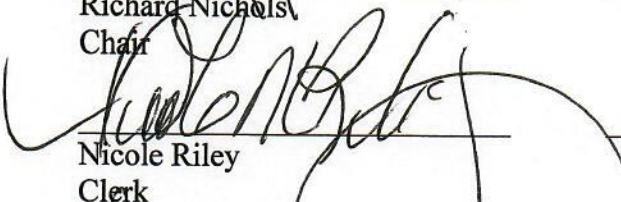
25. Abandonment of the existing septic tank at 1512 Main Street shall be coordinated with the Millis Board of Health and completed per their requirements.
26. Observation and approval of subsoil prior to installation of all infiltration basins and fields shall be performed by a designee of the Town to determine whether soils and high groundwater are consistent with assumptions made in the stormwater report. At least two business days' notice must be provided for inspection. Site conditions found not to be consistent shall be reviewed by a Professional Engineer to determine whether the proposed facilities under the existing conditions will meet or exceed the approved design infiltration rate. A written statement certifying that the systems will function in accordance with the Approved Stormwater Report with the existing soil conditions shall be provided by the Professional Engineer. If approved design rates cannot be met, modifications to the design shall be proposed for review and approval by the Planning Board.
27. Prior to construction the Applicant shall update the SWPPP document with the final names of the site contractor and any other incomplete information and shall submit a copy to the Board for review and comment.
28. The Site Operation and Maintenance Plan with signature of the owner/operator shall be provided to the Board prior to occupancy and future responsible parties shall be notified of their continuing legal responsibility to operate and maintain the stormwater management system. Each new owner of the site(s) shall provide the Planning Board with an updated Site Operations and Maintenance Plan with signature.
29. 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.
30. 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.
31. All parking spaces/lines shall be painted every three years or as needed.

32. Installation of erosion controls and perimeter control devices shall precede all other construction. Flooding of abutting properties during construction is not allowed.
33. Should landscaping vegetation be damaged by snow plowing and/or road salt, such items shall be replaced as soon as weather permits. All plantings, mulch and grass shall be repaired/refurbished annually.
34. Snow shall be stockpiled in areas shown on the plan and removed from site when quantity of snow exceeds storage areas.

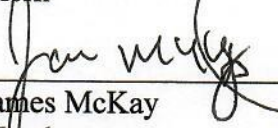
MILLIS PLANNING BOARD:


Richard Nichols
Chair

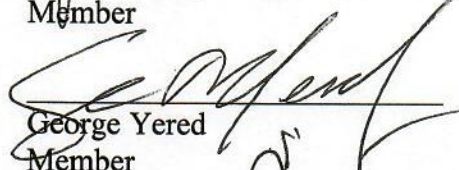
Approve Deny Abstain


Nicole Riley
Clerk


Approve Deny Abstain


James McKay
Member

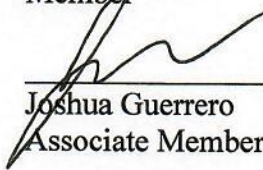
Approve Deny Abstain


George Yered
Member

Approve Deny Abstain


Bodha B. Raut Chhetry
Member

Approve Deny Abstain


Joshua Guerrero
Associate Member

Approve Deny Abstain

DATE VOTED: August 13, 2019

DATED FILED WITH THE OFFICE OF THE TOWN CLERK: August 26, 2019

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.

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

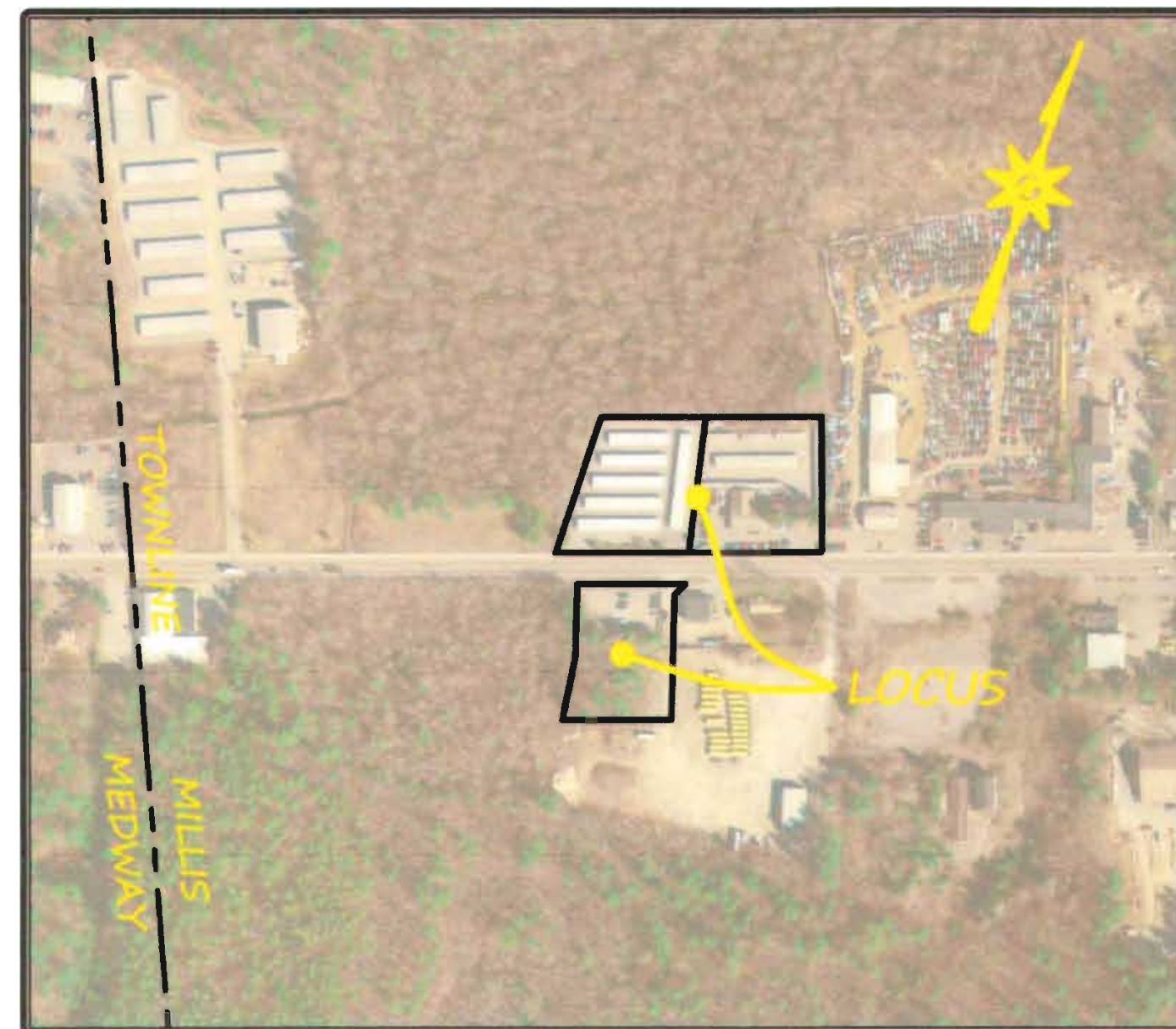
PREPARED BY:
LEGACY ENGINEERING LLC
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

MAY 17, 2019
Latest Revision: July 16, 2019

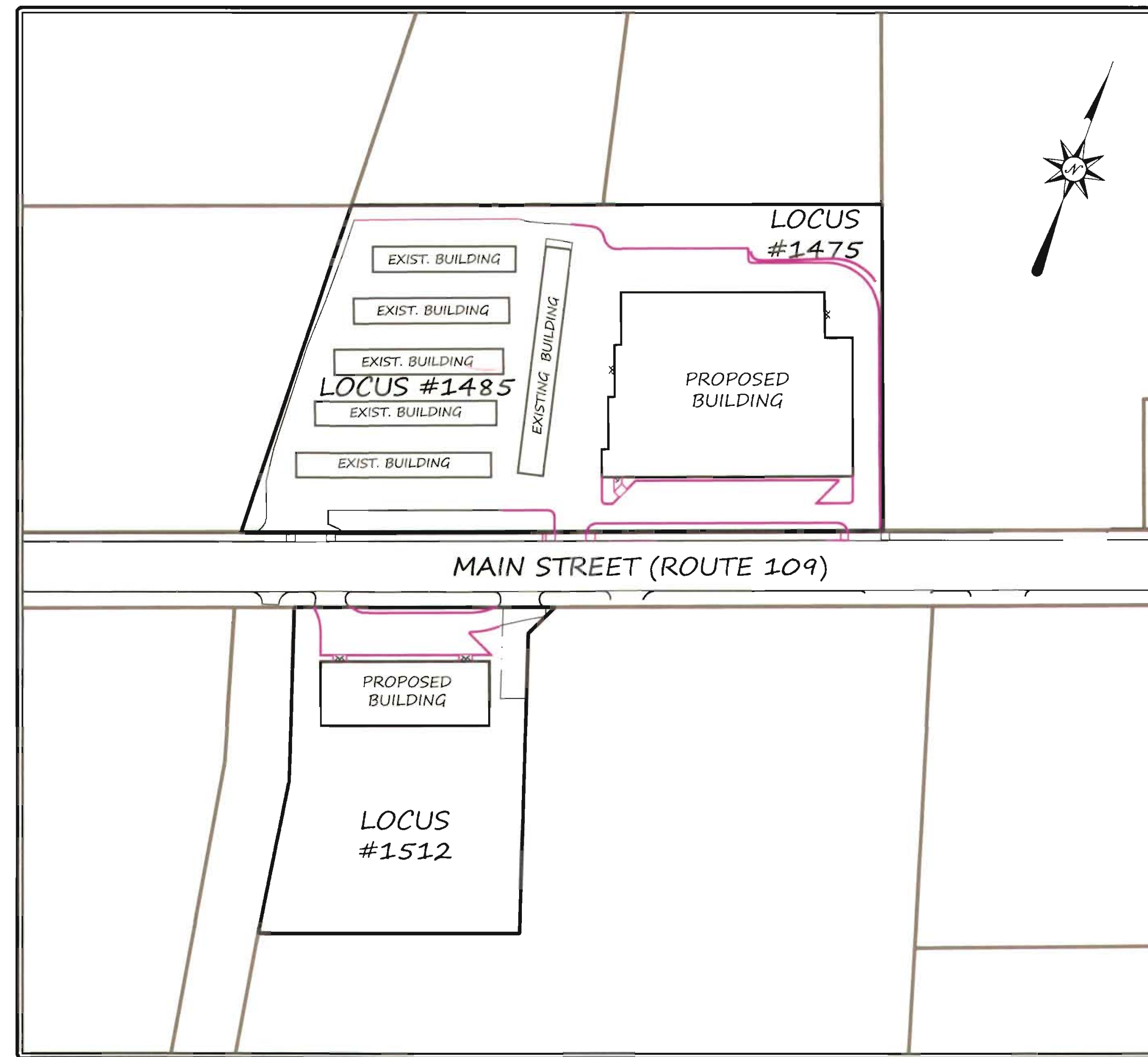
PREPARED FOR:
MERIT HILL CAPITAL
14 FLATBUSH AVENUE, 3rd FLOOR
BROOKLYN, NY 11217



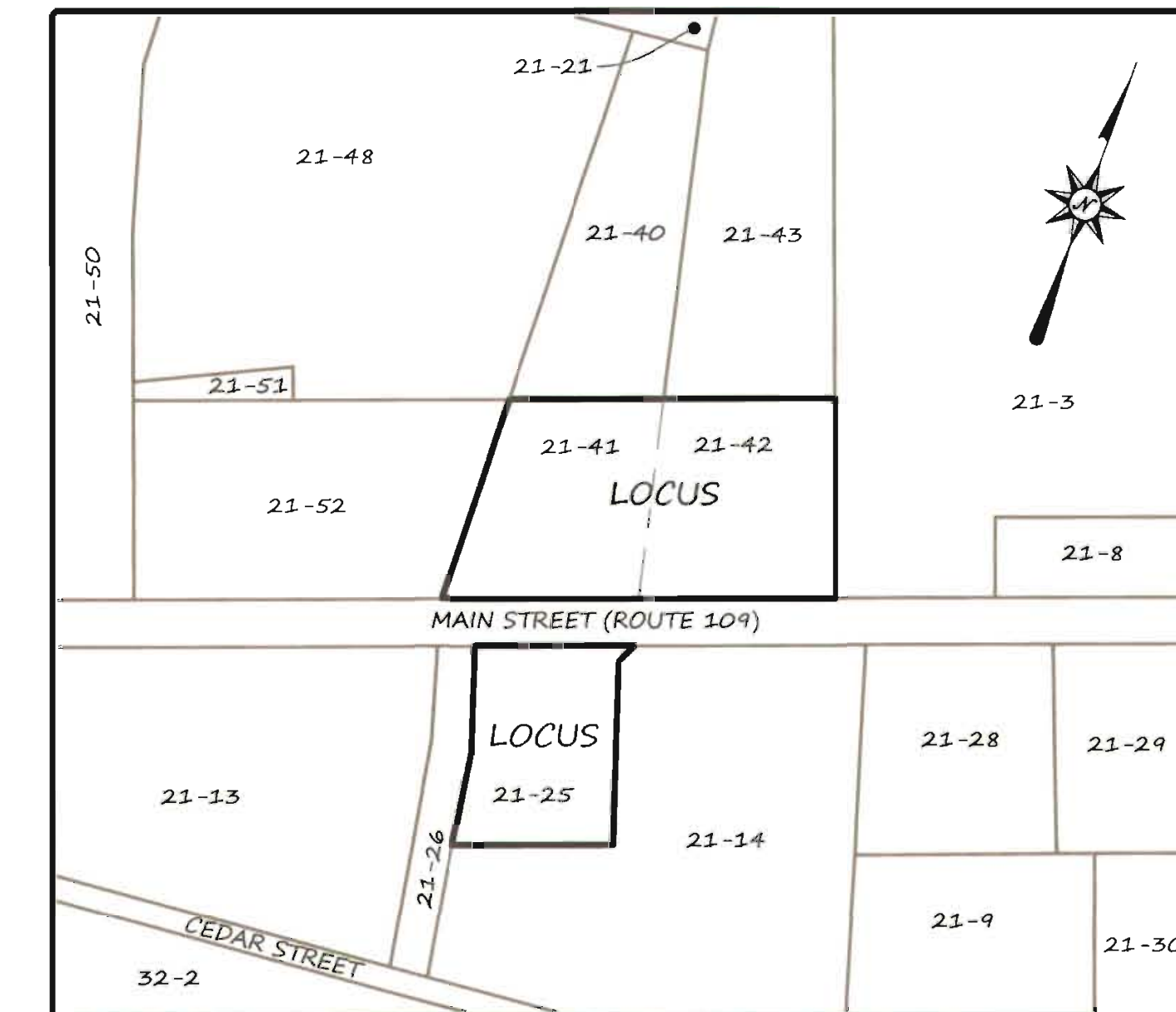
Revised 2/19/2019



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
43 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
SHEET C-7 - GRADING & UTILITIES PLAN 2
PL. 723 OF 1969, BK. 4622, PG. 706
DEED: 5817, PG. 224
DEED: 17349, PG. 639
DEED: 12132, PG. 450

DATE APPROVED: AUGUST 26, 2019

DATE ENDORSED: 10/8/19

Shadi Al-Ruba
Van Hany
Joseph...
MILLIS PLANNING BOARD

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



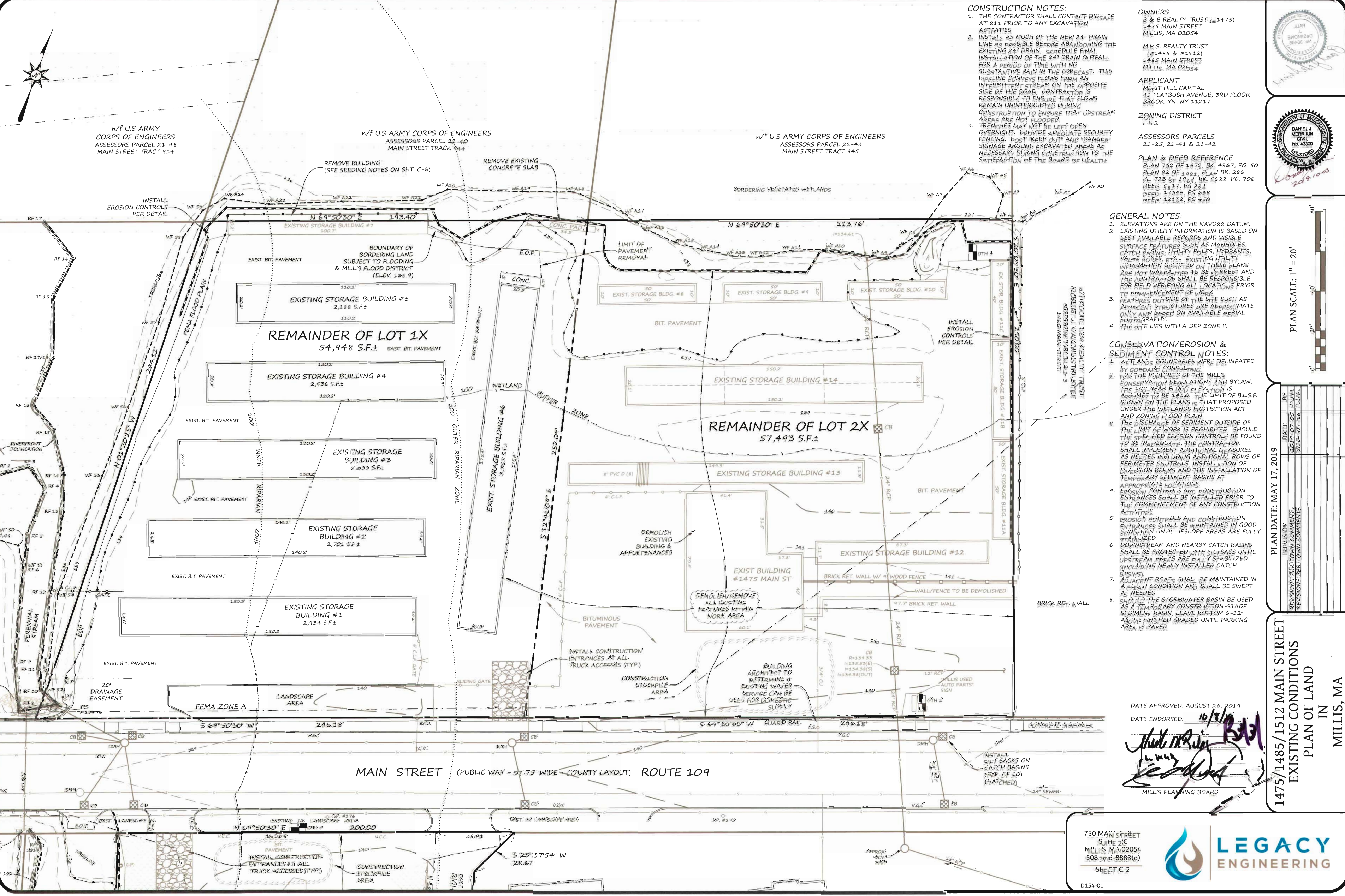
D154-01

PLAN SCALE: AS NOTED

PLAN DATE: MAY 17, 2019

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2014-07-05	DJM
REVISIONS PER TOWN COMMENTS	2014-07-16	DJM

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



CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CONTACT BIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
2. INSTALL AS MUCH OF THE NEW 24" DRAIN LINE AS POSSIBLE BEFORE ABANDONING THE EXISTING 24" DRAIN. SCHEDULE FINAL INSTALLATION OF THE 24" DRAIN OUTFALL FOR A PERIOD OF TIME WITH NO SUBSTANTIVE RAIN IN THE FORECAST. THIS PIPELINE CONVEYS FLOWS FROM AN INTERMITTENT STREAM ON THE OPPOSITE SIDE OF THE ROAD. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT FLOWS REMAIN UNINTERRUPTED DURING CONSTRUCTION TO ENSURE THAT UPSTREAM AREAS ARE NOT FLOODED.
3. TRENCHES MAY NOT BE LEFT OPEN OVERNIGHT. PROVIDE ADEQUATE SECURITY FENCING, POST "KEEP OUT" AND "DANGER" SIGNAGE AROUND EXCAVATED AREAS AS NECESSARY DURING CONSTRUCTION TO THE SATISFACTION OF THE BOARD OF HEALTH.

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

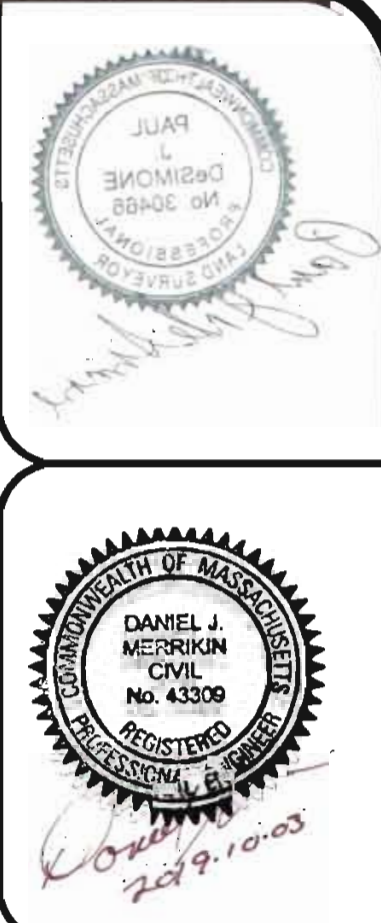
M.M.S. REALTY TRUST
 (#1485 & #1512)
 1485 MAIN STREET
 MILLIS, MA 02054

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

ZONING DISTRICT
 I-2

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

PLAN & DEED REFERENCE
 PLAN 732 OF 1972, BK. 4867, PG. 50
 PLAN 92 OF 1983, PL. BK. 286
 PL. 723 OF 1984, BK. 4622, PG. 706
 DEED: 5817, PG. 224
 DEED: 17349, PG. 639
 DEED: 12132, PG. 450

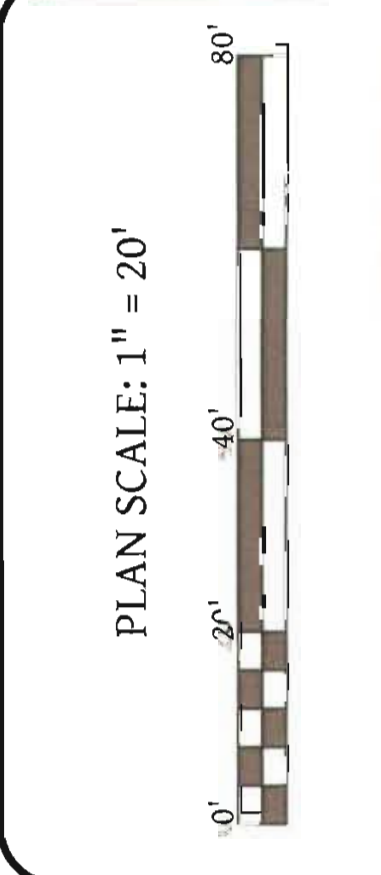


GENERAL NOTES:

1. ELEVATIONS ARE ON THE NAVD88 DATUM.
2. 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 SHOWN 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.
3. FEATURES OUTSIDE OF THE SITE SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE ONLY AND BASED ON AVAILABLE AERIAL PHOTOGRAPHY.
4. THE SITE LIES WITH A DEP ZONE II.

CONSERVATION/EROSION & SEDIMENT CONTROL NOTES:

1. WETLANDS BOUNDARIES WERE DELINEATED BY GORDIAN CONSULTING.
2. FOR THE PURPOSES OF THE MILLIS CONSERVATION REGULATIONS AND BYLAW, THE 100-YEAR FLOOD ELEVATION IS ASSUMED TO BE 143.0. THE LIMIT OF B.L.S.F. SHOWN ON THE PLANS IS THAT PROPOSED UNDER THE WETLANDS PROTECTION ACT AND ZONING FLOOD PLAN.
3. 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 BENS AND THE INSTALLATION OF TEMPORARY SEDIMENT BASINS AT APPROPRIATE LOCATIONS.
4. EROSION CONTROLS AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
5. EROSION CONTROLS AND CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN GOOD CONDITION UNTIL UPSLOPE AREAS ARE FULLY STABILIZED.
6. DOWNSTREAM AND NEARBY CATCH BASINS SHALL BE PROTECTED WITH SLOTTAS UNTIL UPSLOPE AREAS ARE FULLY STABILIZED (INCLUDING NEWLY INSTALLED CATCH BASINS).
7. ADJACENT ROADS SHALL BE MAINTAINED IN A CLEAN CONDITION AND SHALL BE SWEEP AS NEEDED.
8. 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.



NO.	DATE	REVISIONS PER TOWN COMMENTS
1	2019-07-25	LOJIM
2	2019-07-26	DJM
3	2019-07-26	DJM

PLAN DATE: MAY 17, 2019

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

DATE APPROVED: AUGUST 26, 2019

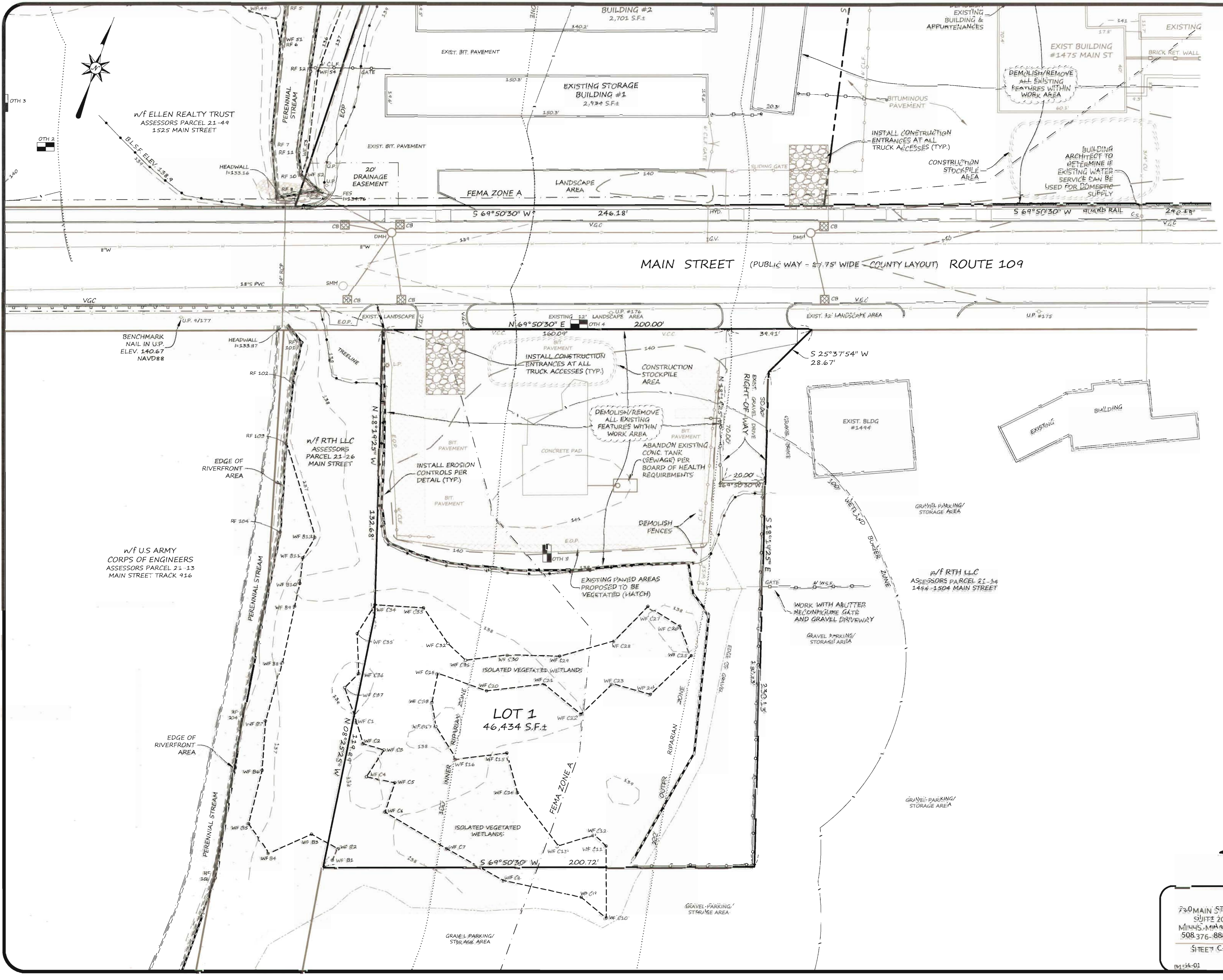
DATE ENDORSED: 10/15/19

[Signature]
 MILLIS PLANNING BOARD

730 MAIN STREET
 SUITE 202
 MILLIS, MA 02054
 508-274-8883 (o)
 SHEET C-2

LEGACY ENGINEERING

D154-01



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

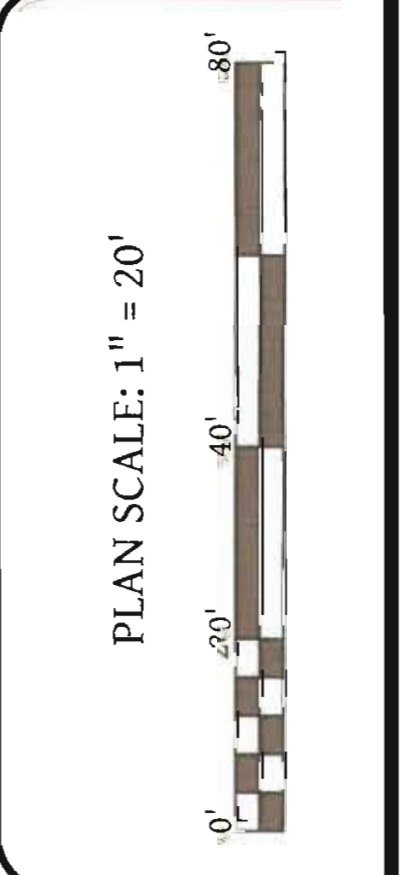
M.M.S. REALTY TRUST
 (#1485 & #1512)
 1485 MAIN STREET
 MILLIS, MA 02054

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
 PLAN 732 OF 1972, BK. 4864, 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



REVISION	DATE	BY
1	2019-05-17	DAVID
2	2019-05-17	DAVID
3	2019-05-17	DAVID

PLAN DATE: MAY 17, 2019

DATE APPROVED: AUGUST 26, 2019
 DATE ENDORSED: 10/18/19

Handwritten signatures and initials

MILLIS PLANNING BOARD

14751485/1512 MAIN STREET
 EXISTING CONDITIONS
 PLAN OF LAND
 IN
 MILLIS, MA

730 MAIN STREET
 SUITE 2C
 MILLIS, MA 02054
 508.376.8883(o)
 SHEET C-3
 10/14/20





w/ U.S. ARMY
CORPS OF ENGINEERS
ASSESSOR'S PARCEL 21-48
MAIN STREET TRACT 914

w/ U.S. ARMY CORPS OF ENGINEERS
ASSESSOR'S PARCEL 21-40
MAIN STREET TRACT 944

w/ U.S. ARMY CORPS OF ENGINEERS
ASSESSOR'S PARCEL 21-43
MAIN STREET TRACT 945

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

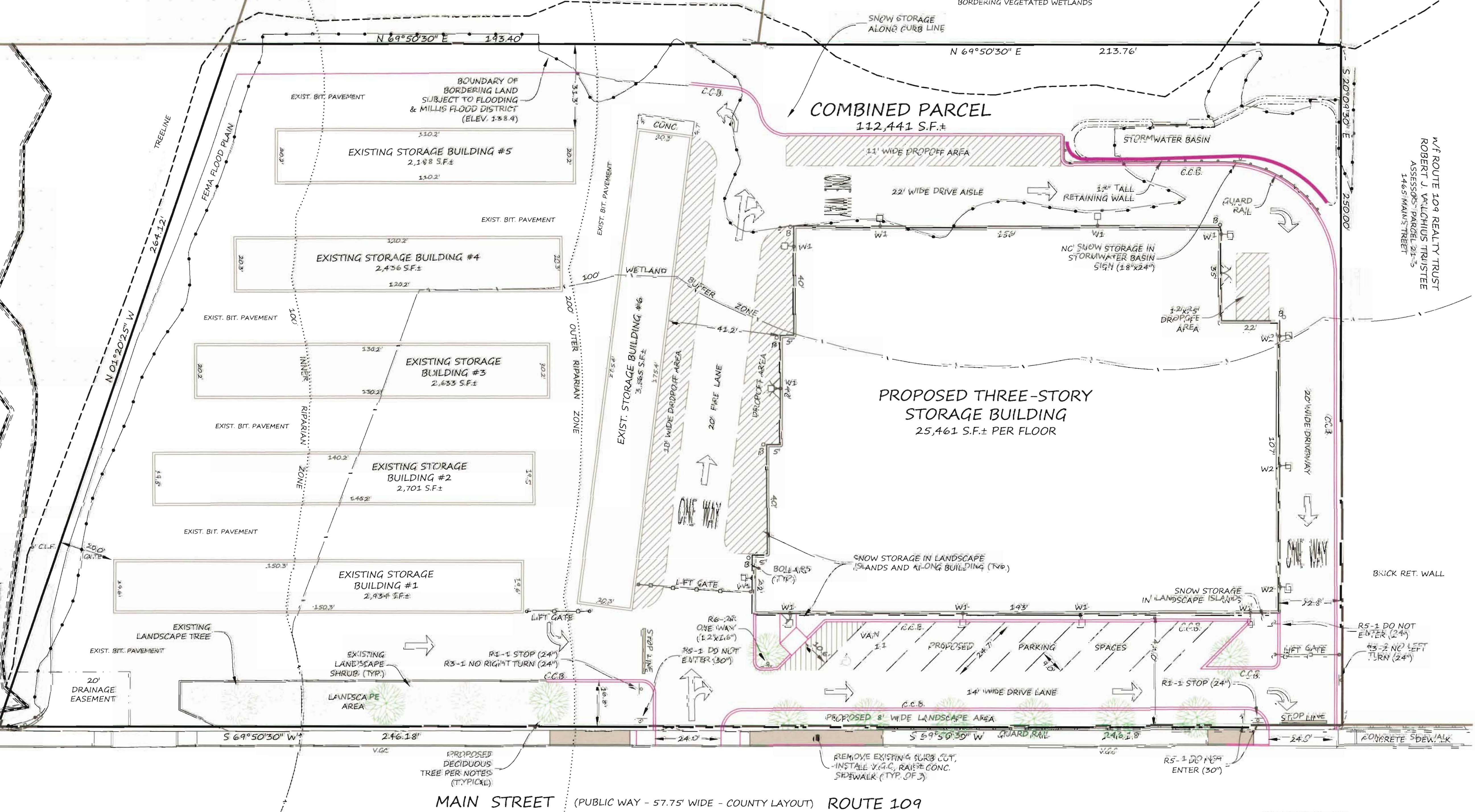
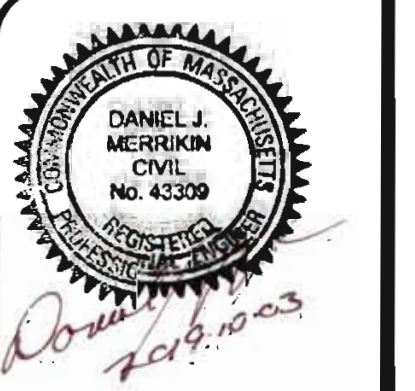
M.M.S. REALTY TRUST
(#1485 & #1512)
1485 MAIN STREET
MILLIS, MA 02054

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

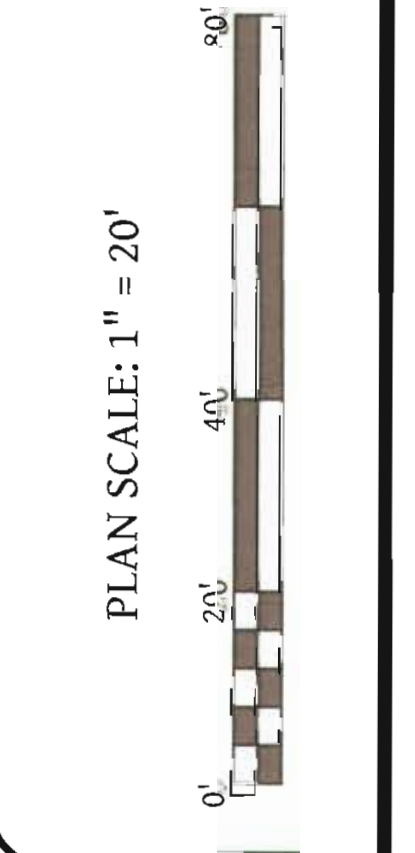


- LAYOUT NOTES:**
- FOR THE PURPOSES OF THIS SITE PLAN, THE TWO PARCELS SHOWN ARE CONSIDERED ONE LOT AND MAY NOT BE SEPARATELY DEVELOPED WITHOUT FURTHER SITE PLAN APPROVAL.
 - THE SLOPE OF THE PAVEMENT IN HANDICAP PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - SNOW STORAGE IN WINDROWS ALONG 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, AND SHALL BE VAN ACCESSIBLE.

- 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, AMERICAN LINDEN OR OTHER SPECIES ACCEPTABLE TO THE MILLIS TREE WARDEN. TREES UNDER POWER LINES SHALL BE ORNAMENTAL (EASTERN RED BUD OR OTHER SPECIES ACCEPTABLE TO THE TREE WARDEN).
 - 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: 472.36'
- LOT WIDTH:
REQUIRED: 164'
PROVIDED: 478.73'
- LOT AREA:
REQUIRED TOTAL AREA: 43,469 S.F.
PROVIDED: 112,441 S.F.
REQUIRED UPLAND AREA: 32,670 S.F.
PROVIDED: 97,730 S.F.
- LOT SHAPE FACTOR:
REQUIRED: P/AK=0.08
PROVIDED: 0.01
- COVERAGE BY STRUCTURES:
MAX. ALLOWED: 40%
PROVIDED: 37.5%
- PARKING:
REQUIRED: 106 SPACES (10% 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: 22.8'
- LEFT SIDE YARD:
MIN. REQUIRED: 20'
PROVIDED: 20.5'
- LOT DEPTH:
MIN. REQUIRED: 750'
PROVIDED: 250.00'
- BUILDING HEIGHT:
MAX. ALLOWED: 45'
PROVIDED: 44'
MAX. STORIES: 3
PROVIDED: 3 STORY



PLAN DATE: MAY 17, 2019	REVISION:	BY:	DATE:
	REVISIONS PER: FINAL COMMENTS	2019-07-25	D.J.M.
	REVISIONS PER: MAIN COMMENTS	2019-07-16	D.J.M.

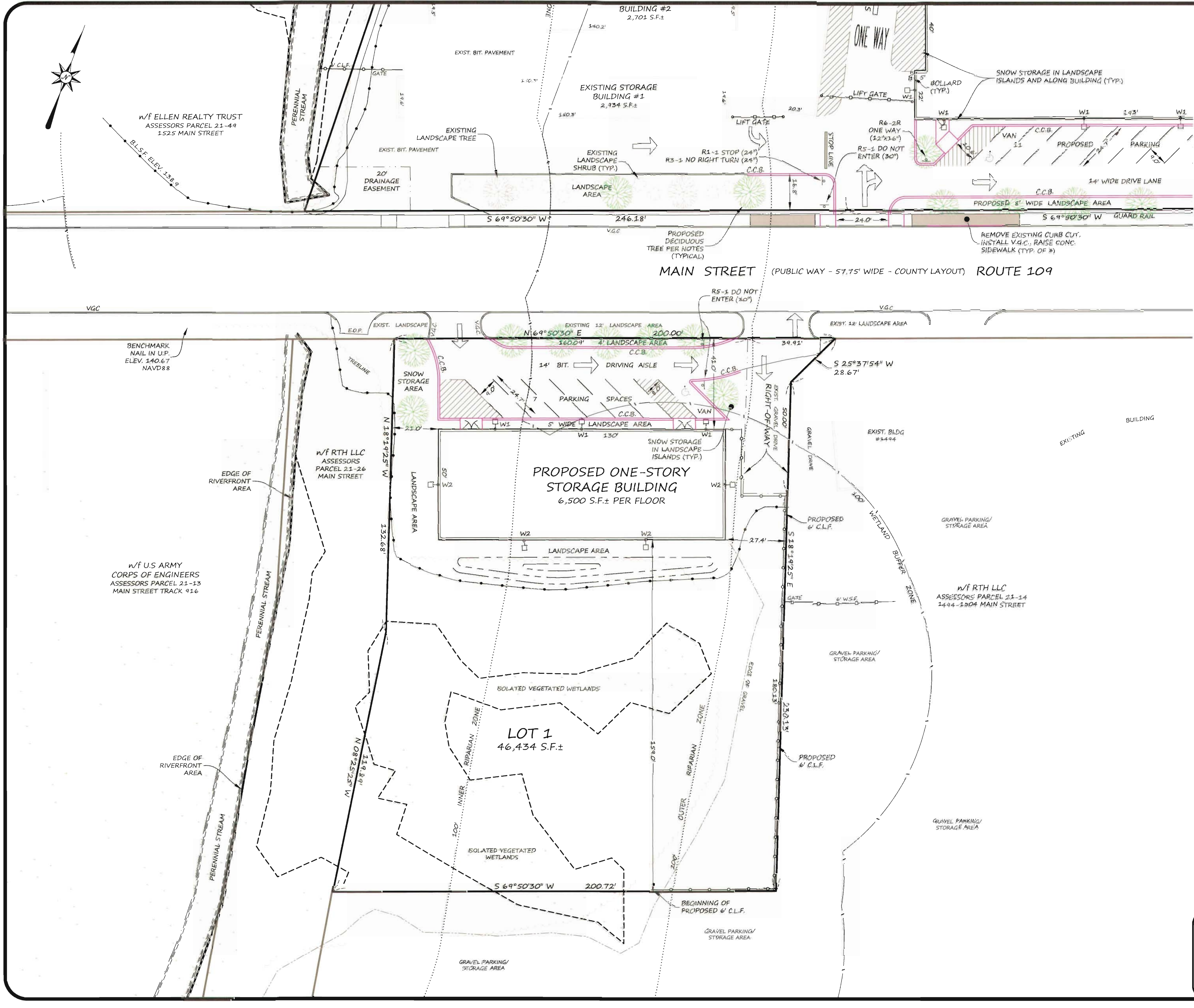
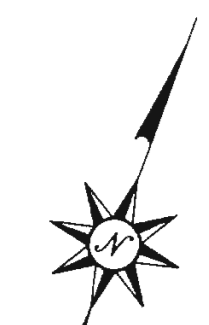
1475/1485/1512 MAIN STREET
LAYOUT
PLAN OF LAND
IN
MILLIS, MA

DATE APPROVED: AUGUST 26, 2019
DATE ENDORSED: 10/15/19
Handwritten signature and date

730 MAIN STREET
SUITE 20
MILLIS, MA 01954
508-376-8883 (o)
SHEET C-4



D:\44401



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

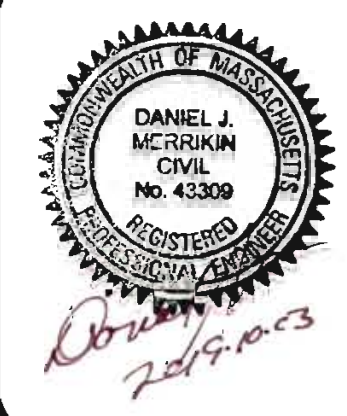
M.M.S. REALTY TRUST
 (#1485 & #1512)
 1485 MAIN STREET
 MILLIS, MA 02054

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

ZONING DISTRICT
 I-P 2

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

PLAN & DEED REFERENCE
 PLAN 752 OF 1972, BK. 4867, PG. 50
 PLAN 42 OF 1981, PLAN BK. 286
 PL. 723 OF 1968, BK. 4622, PG. 706
 DEED: 5817, PG. 224
 DEED: 17349, PG. 639
 DEED: 12132, PG. 450



ZONING NOTES:

USE:
 INDUSTRIAL 8: WAREHOUSE

LOT FRONTAGE:
 REQUIRED: 200'
 PROVIDED: 200.00'

LOT WIDTH:
 REQUIRED: 160'
 PROVIDED: 180.10'

LOT AREA:
 REQUIRED TOTAL AREA: 43,560 S.F.
 PROVIDED: 46,434 S.F.
 REQUIRED UPLAND AREA: 32,670 S.F.
 PROVIDED: 19,176 S.F. (NON-CONFORMING)

LOT SHAPE FACTOR:
 REQUIRED: $P/A \geq 0.08$
 PROVIDED: 0.02

COVERAGE BY STRUCTURES:
 MAX. ALLOWED: 40%
 PROVIDED: 14.0%

PARKING:
 REQUIRED: 8 SPACES ($\frac{1}{2}$ S.F.)
 PROVIDED: 7 SPACES
 (INCLUDING 1 HANDICAP SPACE)

SETBACKS:

FRONT YARD:
 MAX. REQUIRED: 40'
 PROVIDED: 43.4'

REAR YARD:
 MIN. REQUIRED: 30'
 PROVIDED: 159.0'

RIGHT SIDE YARD:
 MIN. REQUIRED: 20'
 PROVIDED: 23.0'

LEFT SIDE YARD:
 MIN. REQUIRED: 20'
 PROVIDED: 27.4'

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

BUILDING HEIGHT:
 MIN. ALLOWED: 45'
 PROVIDED: 43.5'
 MAX. STORIES: 3
 PROVIDED: 3 STORY



REVISION	DATE	BY	DATE	REVISIONS PER PLAN COMMENTS
1	2019-05-17	DJM	2019-05-17	ISSUE FOR PERMITS
2	2019-05-17	DJM	2019-05-17	ISSUE FOR PERMITS

PLAN DATE: MAY 17, 2019

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

DATE APPROVED: AUGUST 26, 2019
 DATE ENDORSED: 8/15/19

 MILLIS PLANNING BOARD

730 MAIN STREET
 SUITE 2C
 MILLIS, MA 02054
 508-376-8883(o)
 SHEET C-3

LEGACY ENGINEERING



B.L.S.F. CALCULATIONS:

ELEVATION	CUT (C.F.)	FILL (C.F.)	CUM. CUT (C.F.)
138.0-138.5	577	127	108
138.5-138.9	706	1090	65
=====			
TOTAL B.L.S.F. FILL	= 1,217 C.F.		
TOTAL COMPENSATORY FLOOD STORAGE (CUT)	= 1,283 C.F.		
NET GAIN IN FLOOD STORAGE = 66 C.F.			

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

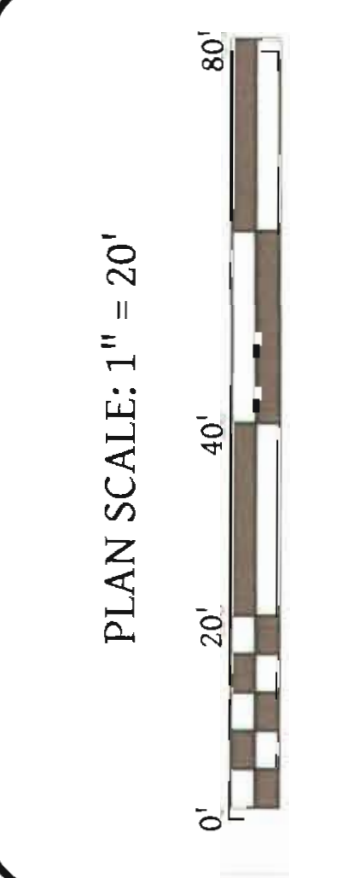
M.M.S. REALTY TRUST
 (#1485 & #1512)
 1485 MAIN STREET
 MILLIS, MA 02054

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

PLAN & DEED REFERENCE
 PLAN 732 OF 1973, BK. 4467, PG. 50
 PLAN 92 OF 1987, PLAN BK. 286
 PL. 723 OF 1969, BK. 4622, PG. 706
 DEED: 5817, PG. 224
 DEED: 17319, PG. 639
 DEED: 12132, PG. 450



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 8" NIPORS PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MILLIS SEWER AND WATER DEPARTMENT. CLEAROUTS SHALL BE IDENTIFIED IN LANDSCAPE AREAS.
- WASTEWATER SERVICE SHALL BE HDPE RATED FOR HOT LOADING (ABS N12 OR EQUAL) FOR THE EXISTING SERVICE.
- THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE.
- "CB" REFERS TO A CONVENTIONAL CATCH BASIN PER THE DETAILS. "CB/FP" REFERS TO A FIRST DEFENSE UNIT WITH A CATCH BASIN FRAME AND GRAPE. "DMH/FP" REFERS TO A FIRST DEFENSE UNIT WITH A STANDARD DRAIN MANHOLE FRAME AND COVER.
- INSPECT THE EXISTING CATCH BASIN TO DETERMINE IF IT IS ACCEPTABLE. IF NOT, REPLACE IT WITH A NEW DRAIN MANHOLE.

SEEDING NOTES:

- ANY PROPOSED GRASS AREAS ALONG THE FRONTAGE PORTIONS OF THE SITES SHALL UTILIZE A BROUGHT RESISTANT MIX OF NATIVE OR ESCUE VARIETIES.
- ANY PROPOSED SEEDING WITHIN WETLAND BUFFER ZONES (INCLUDING THE STORMWATER BASINS) SHALL UTILIZE A NEW ENGLAND CONSERVATION/LIFE SEED MIX (NEW ENGLAND WETLAND PLANTS) OR 594H.

GRADING NOTES:

- FILL UNDER THE BUILDING AND PAVED AREAS SHALL BE ALEIN ST. WETLAND FILL.
- FILL UNDER LANDSCAPED AREAS SHALL BE COMPACTIBLE, CLEAN BORROW, FREE OF ORGANIC DEBRIS, STONES LARGER THAN 6" INCHES, OR SIGNIFICANT CLAY CONTENT. A MINIMUM OF FOUR INCHES OF TOP SOIL SHALL BE PLACED AND THE AREAS SHALL BE SEEDDED EXCEPT ALONG FRONTAGE LANDSCAPE BEDS, WHICH ARE ANTICIPATED TO BE MULCHED.
- THE SLOPE WITHIN A HANDED PARKING SPACE AND ACCESS AISLE MAY NOT EXCEED 2% IN ANY DIRECTION AND SHALL HAVE A MINIMUM SLOPE OF 3%.

DATE APPROVED: AUGUST 26, 2019
 DATE ENDORSED: 10/15/19

 STUART WHITE
 MILLIS PLANNING BOARD

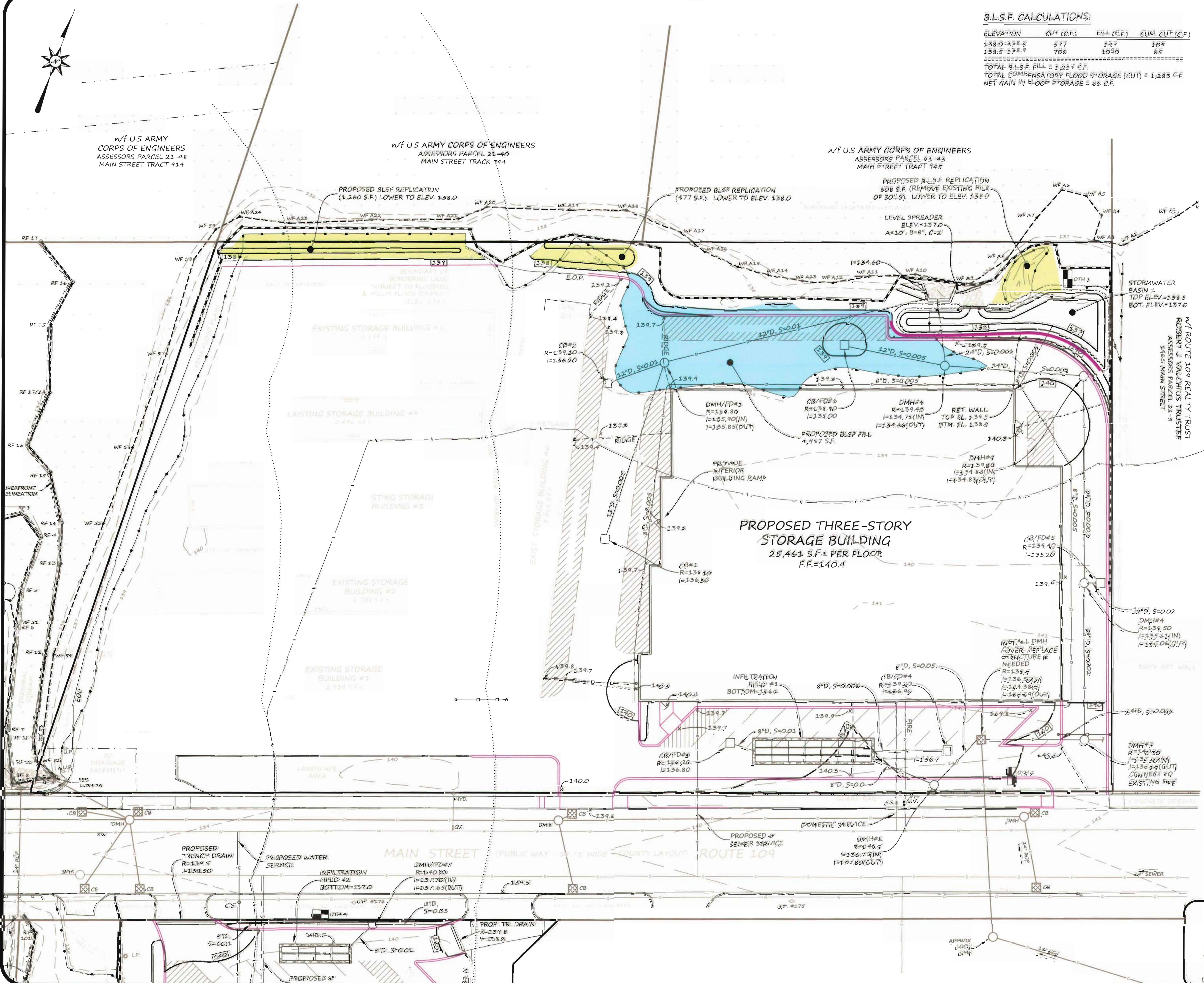
PLAN DATE: MAY 17, 2019

1475/1485/1512 MAIN STREET

GRADING & UTILITY
 PLAN OF LAND

IN
 MILLIS, MA

730 MAIN STREET
 SUITE 2C
 MILLIS, MA 02054
 508-376-8889 (O)
 SHEET 6



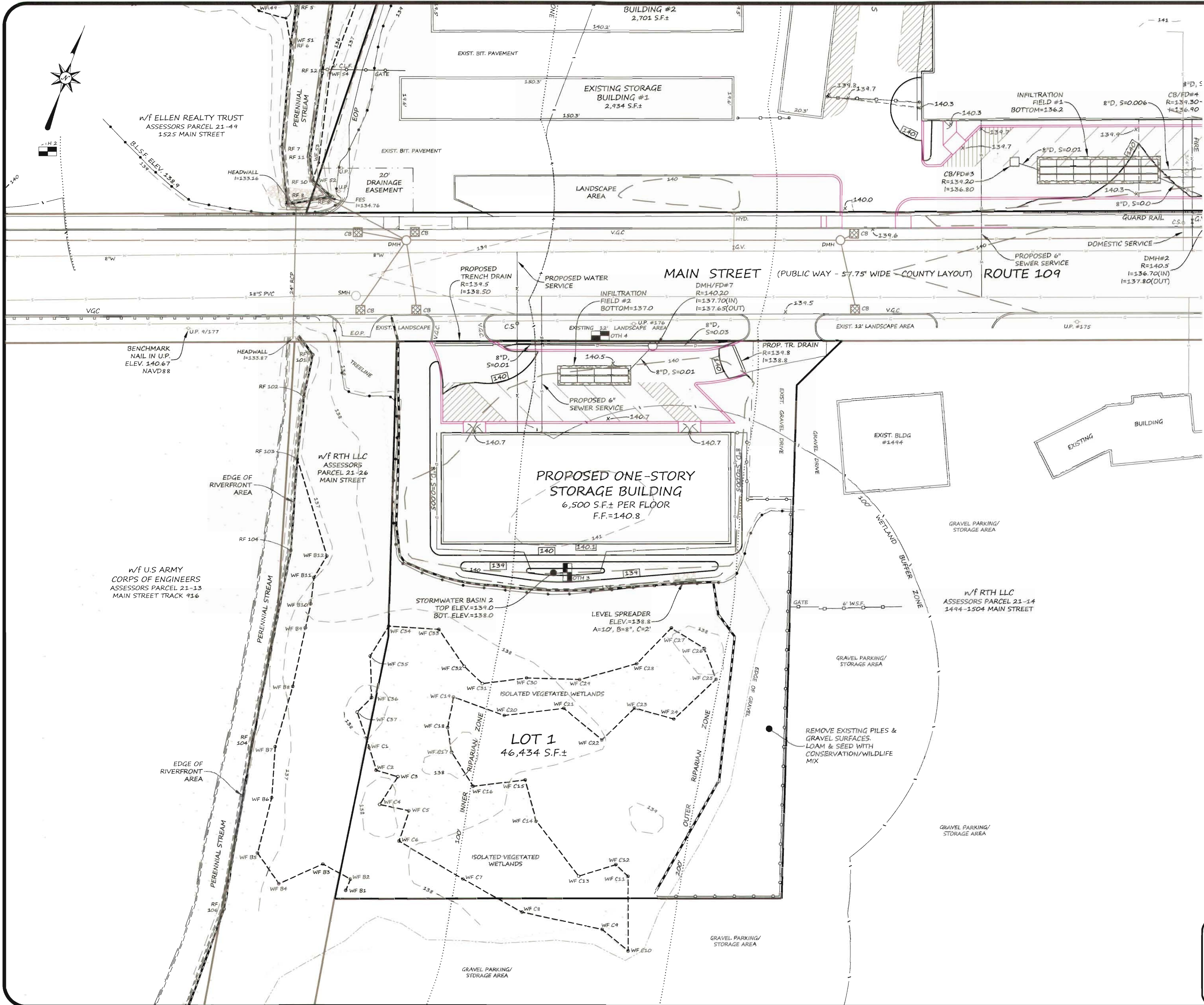
**PROPOSED THREE-STORY
 STORAGE BUILDING**
 25,461 S.F. PER FLOOR
 F.F.=140.4

W/ ROUTE 109 REALTY TRUST
 ROBERT J. WALCHUS TRUSTEE
 ASSESSORS PARCEL 21-42
 1465 MAIN STREET

w/ U.S. ARMY
 CORPS OF ENGINEERS
 ASSESSORS PARCEL 21-48
 MAIN STREET TRACT 914

w/ U.S. ARMY CORPS OF ENGINEERS
 ASSESSORS PARCEL 21-40
 MAIN STREET TRACT 944

w/ U.S. ARMY CORPS OF ENGINEERS
 ASSESSORS PARCEL 21-43
 MAIN STREET TRACT 945



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

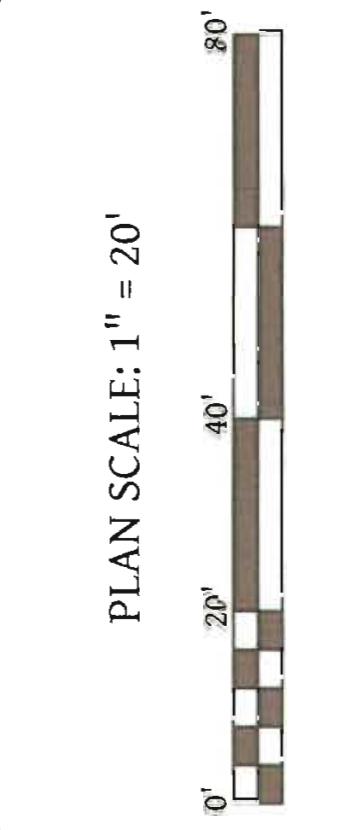
M.M.S. REALTY TRUST
 (#1485 & #1512)
 1485 MAIN STREET
 MILLIS, MA 02054

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 752 OF 1972, BK. 4867, PG. 50
 PLAN 42 OF 1981, PLAN BK. 286
 PL. 723 OF 1969, BK. 4622, PG. 706
 DEED: 5817, PG. 224
 DEED: 47349, PG. 639
 DEED: 12132, PG. 450



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2024-07-16	D.J.M.
REVISIONS PER TOWN COMMENTS	2024-07-02	D.J.M.

PLAN DATE: MAY 17, 2019

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

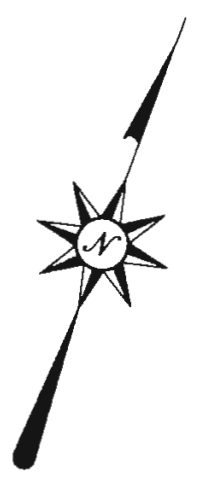
DATE APPROVED: AUGUST 26, 2024
 DATE ENDORSED: 10/15/19

 MILLIS PLANNING BOARD

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

LEGACY ENGINEERING

D154-01



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

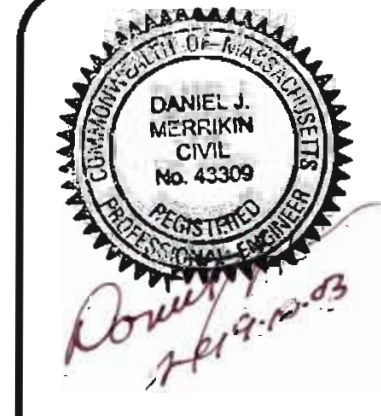
M.M.S. REALTY TRUST
 (#1485 & #1512)
 1485 MAIN STREET
 MILLIS, MA 02054

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

ZONING DISTRICT
 1-P 2

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

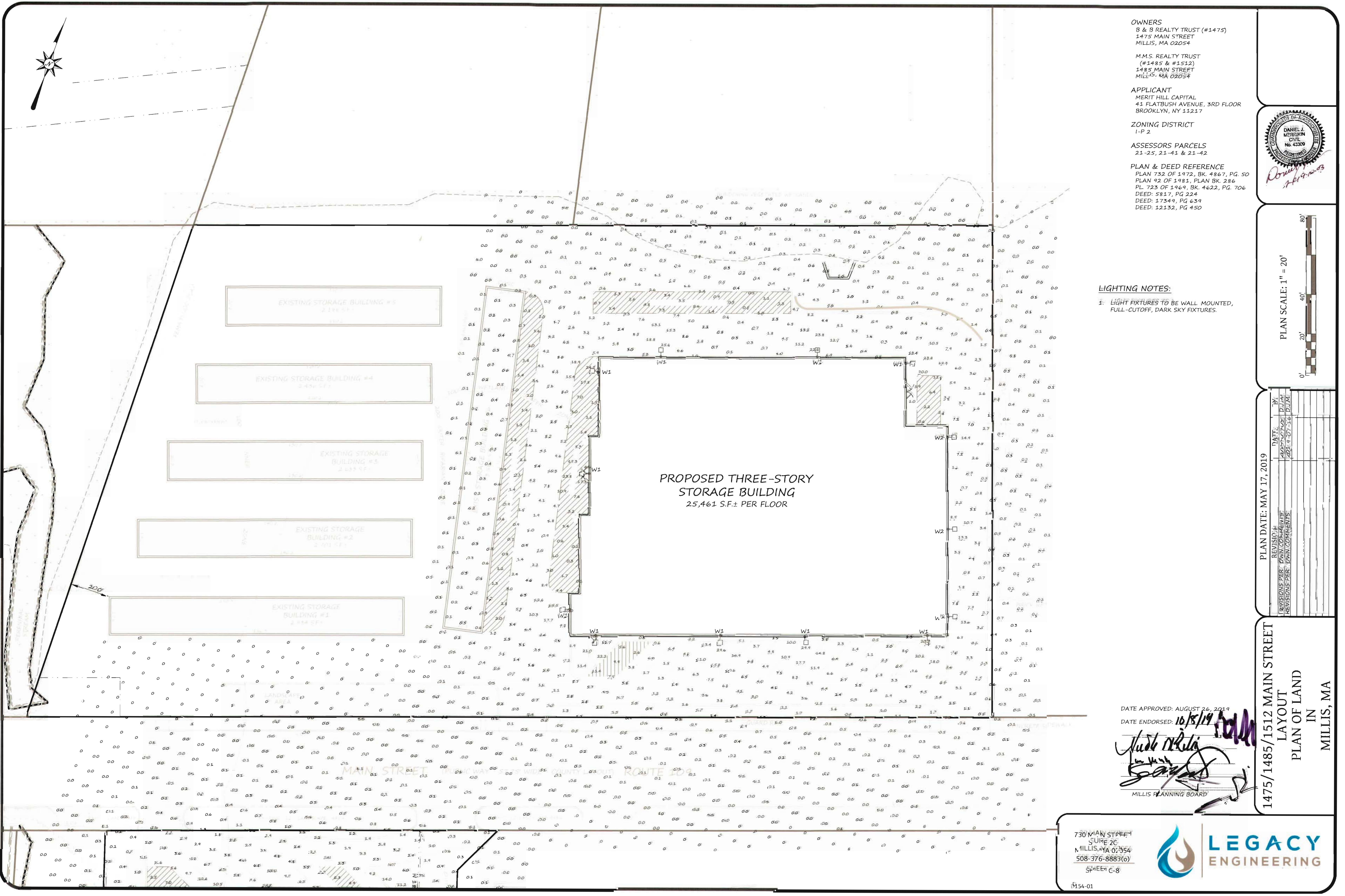
PLAN & DEED REFERENCE
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 PLAN 92 OF 1981, PLAN BK. 286
 PL. 723 OF 1969, BK. 4622, PG. 706
 DEED: 5817, PG 224
 DEED: 17349, PG 639
 DEED: 12132, PG 450



PLAN SCALE: 1" = 20'

0' 20' 40' 80'

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



NO.	DATE	REVISIONS PER - DRAW COMMENTS
1	05/17/2019	DATE: MAY 17, 2019
2	08/26/2019	DATE: AUGUST 26, 2019
3	09/07/2019	DATE: SEPTEMBER 7, 2019

PLAN DATE: MAY 17, 2019

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

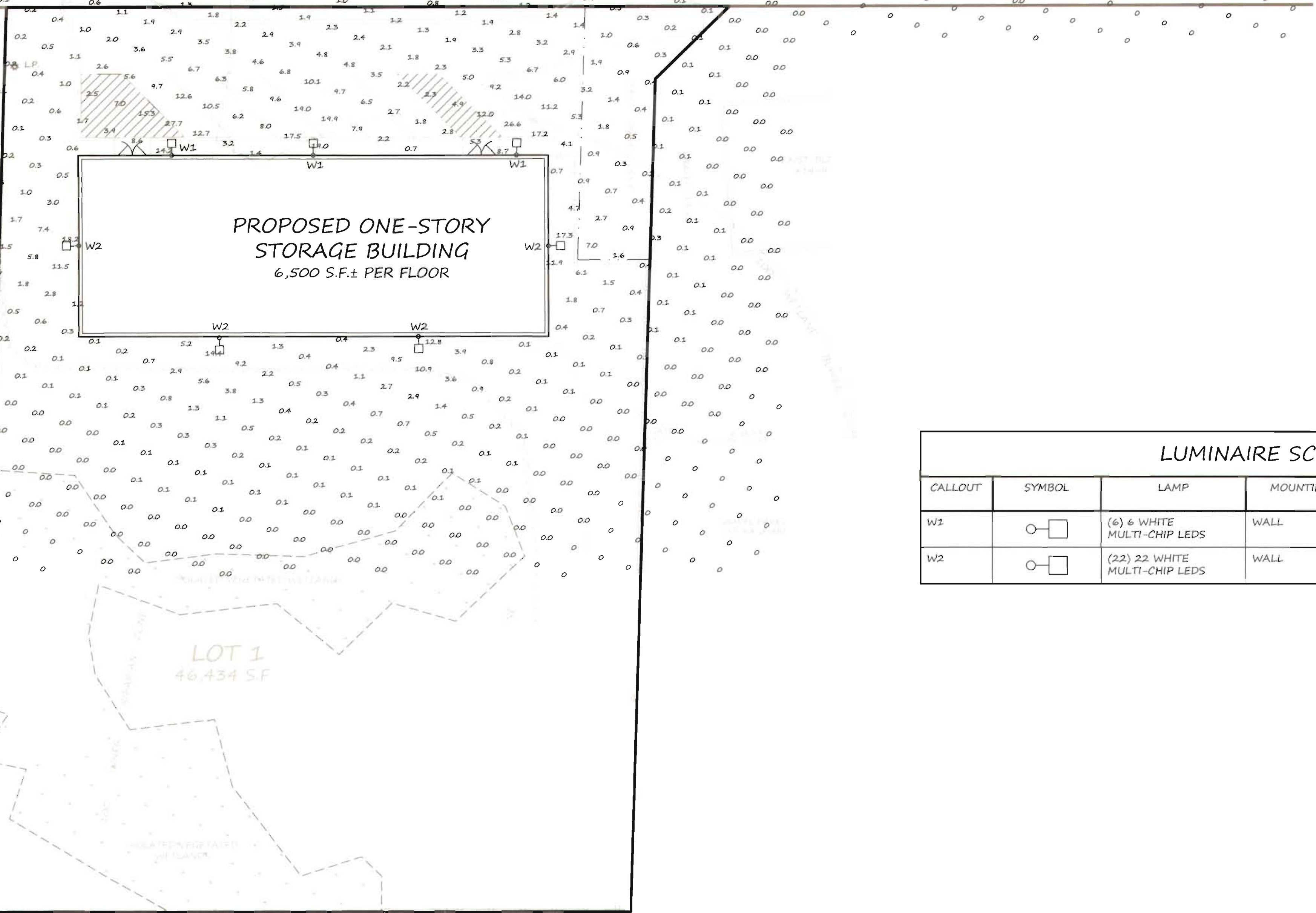
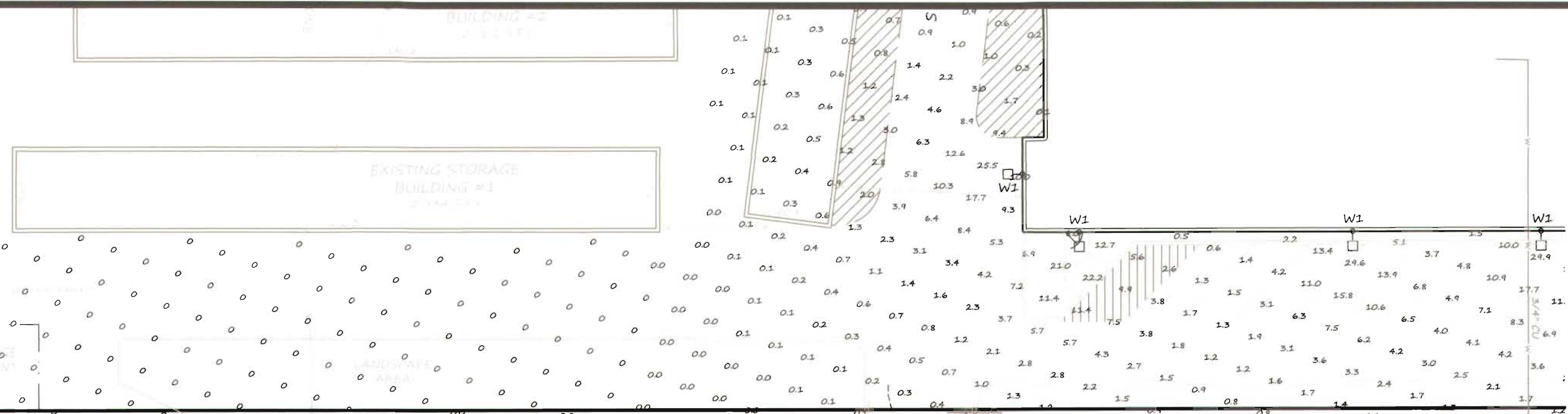
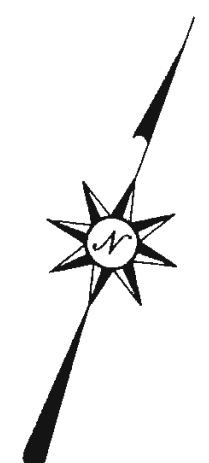
DATE APPROVED: AUGUST 26, 2019
 DATE ENDORSED: 10/18/19

Handwritten signatures and stamps

MILLIS PLANNING BOARD

730 MAIN STREET
 SUITE 2C
 MILLIS, MA 02054
 508-376-8883(o)
 SHEET C-8





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

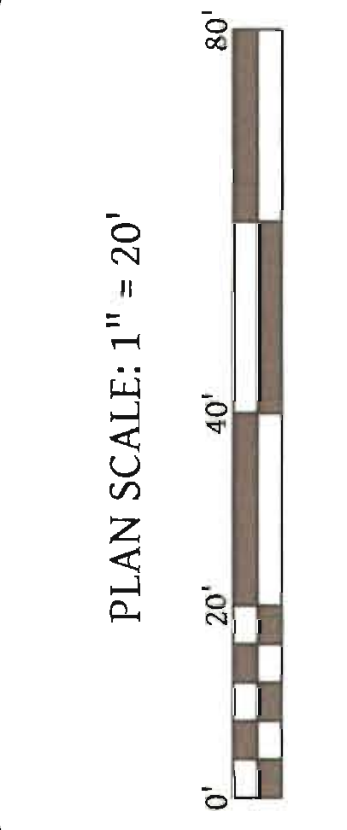
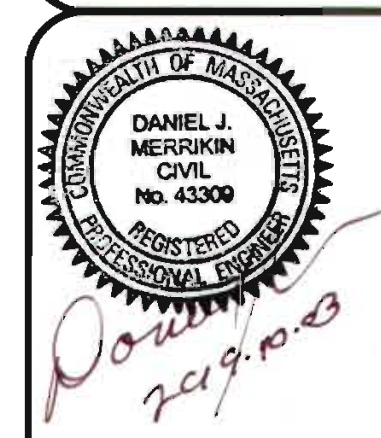
M.M.S. REALTY TRUST
 (#1485 & #1512)
 1485 MAIN STREET
 MILLIS, MA 02054

APPLICANT
 MERIT HILL CAPITAL
 41 FLATBUSH AVENUE, 5RD FLOOR
 BROOKLYN, NY 11217

ZONING DISTRICT
 I-P 2

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

PLAN & DEED REFERENCE
 PLAN 752 OF 1972, BK. 4867, PG. 50
 PLAN 42 OF 1981, PLAN BK. 286
 PL. 723 OF 1969, BK. 4622, PG. 706
 DEED: 8817, PG. 224
 DEED: 17349, PG. 639
 DEED: 12132, PG. 450



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-05	DJM
REVISIONS PER TOWN COMMENTS	2019-07-16	DJM

PLAN DATE: MAY 17, 2019

CALLOUT	SYMBOL	LAMP	MOUNTING	MODEL	QUANTITY	DEFAULT ELEVATION
W1		(6) 6 WHITE MULTI-CHIP LEDS	WALL	RAB LIGHTING INC., ALED4T105Y (TYPE IV)	13	12'
W2		(22) 22 WHITE MULTI-CHIP LEDS	WALL	RAB LIGHTING INC., SLIM57Y	7	10'

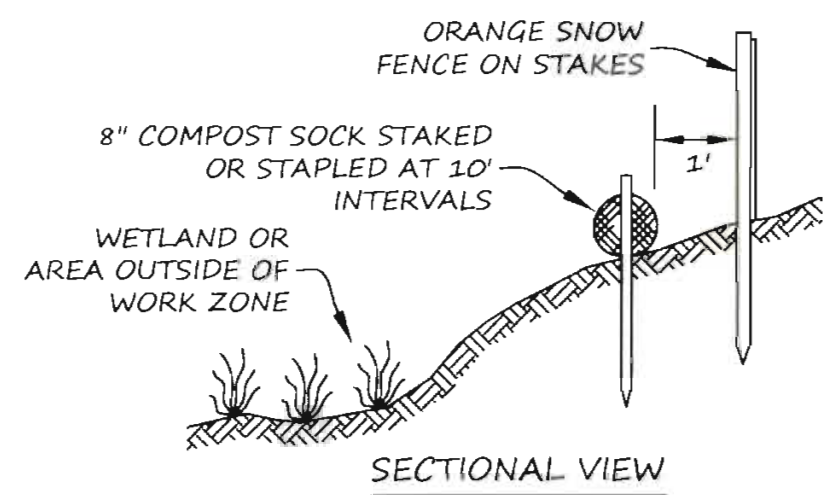
DATE APPROVED: AUGUST 26, 2019
 DATE ENDORSED: 10/8/19

 MILLIS PLANNING BOARD

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-9

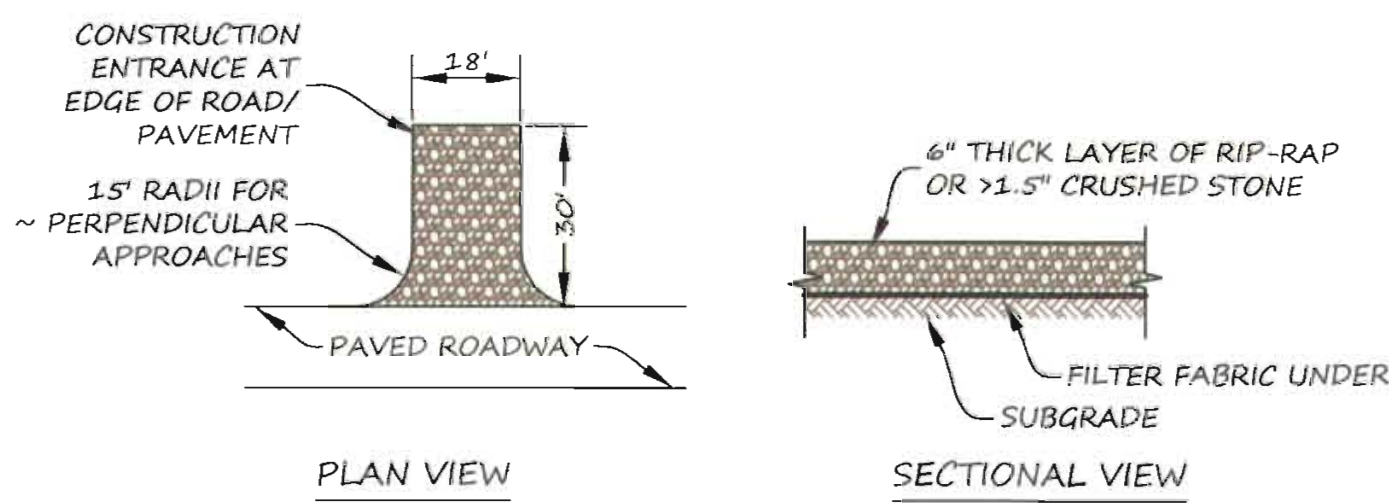




NOTE: NON-BIODEGRADABLE SOCK SHELL FILLED WITH COMPOST MEDIA. JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET. ORANGE SNOW FENCE IS ONLY NEEDED IF THERE IS EVIDENCE OF THE COMPOST SOCK BEING BURIED BY CONSTRUCTION ACTIVITIES.

**EROSION CONTROL
DETAIL (COMPOST SOCK)**

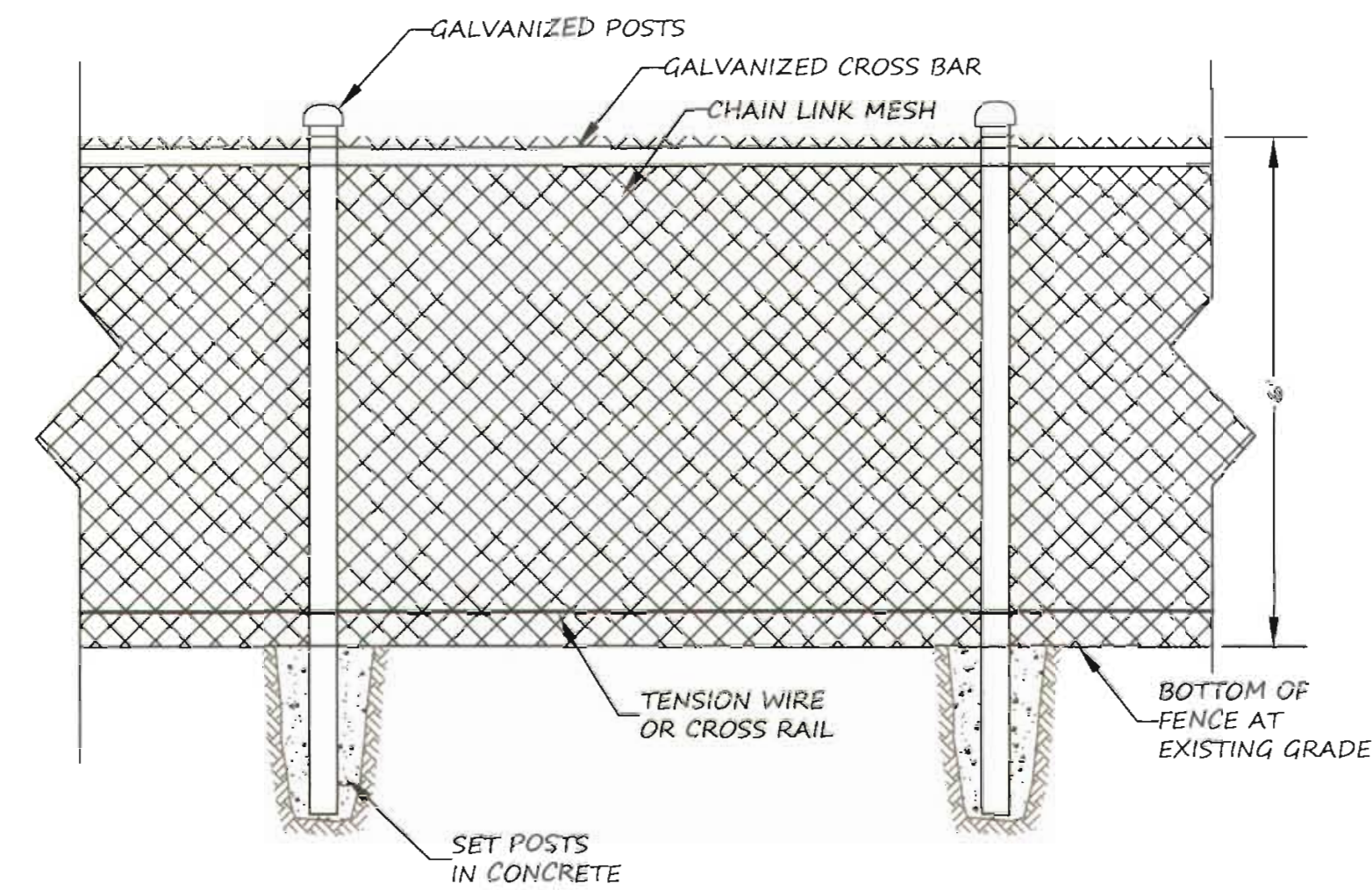
NOT TO SCALE



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

CONSTRUCTION ENTRANCE DETAIL

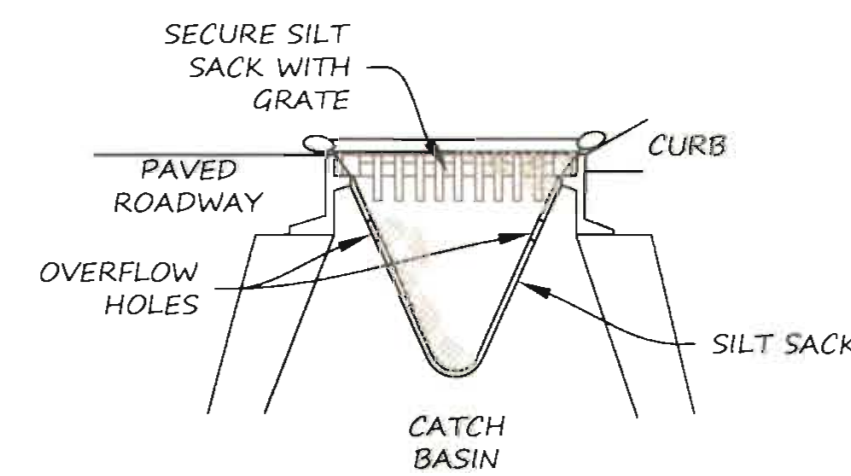
NOT TO SCALE



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

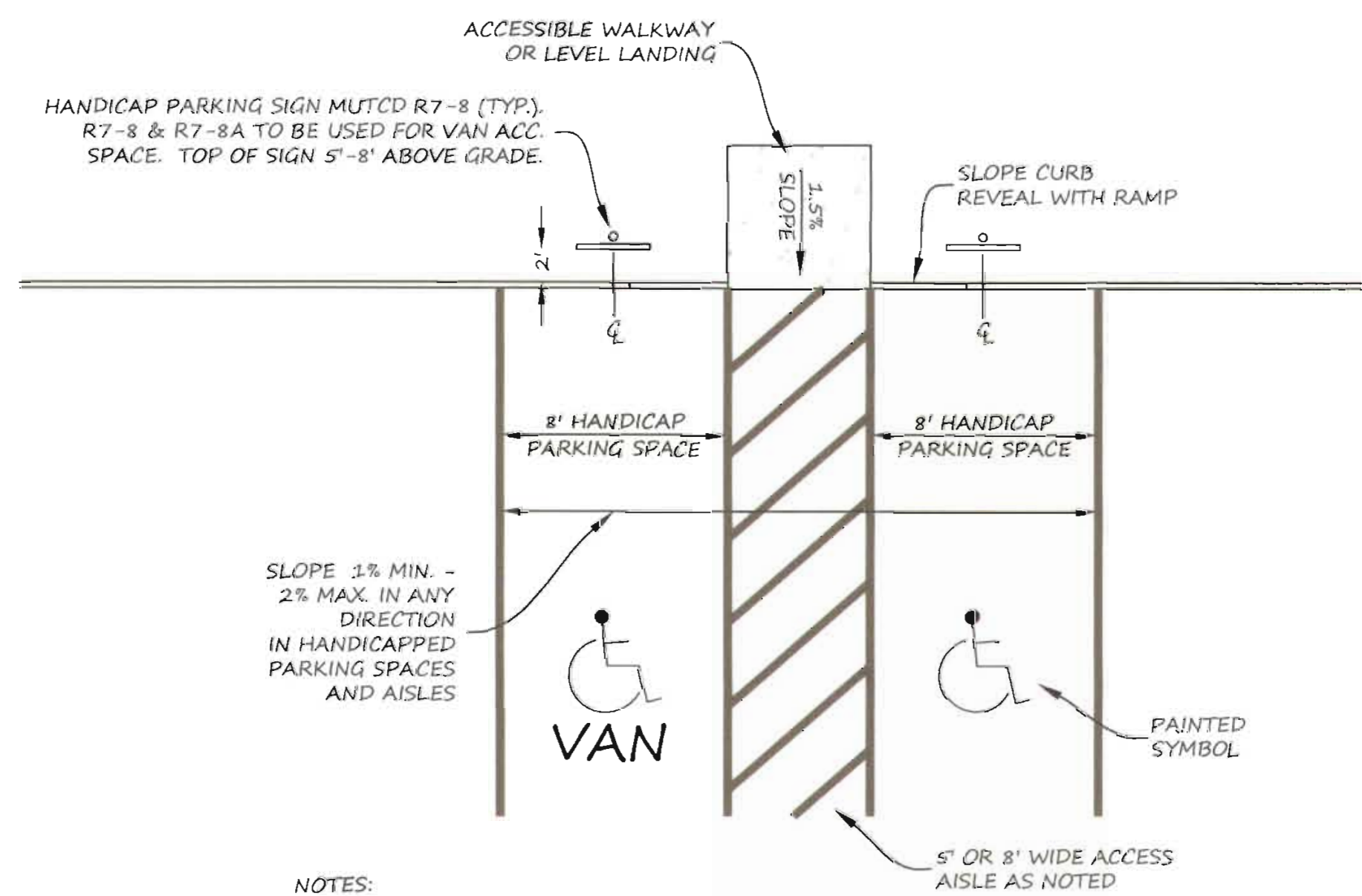
CHAIN LINK FENCE DETAIL

NOT TO SCALE



CATCH BASIN SILT SACK DETAIL

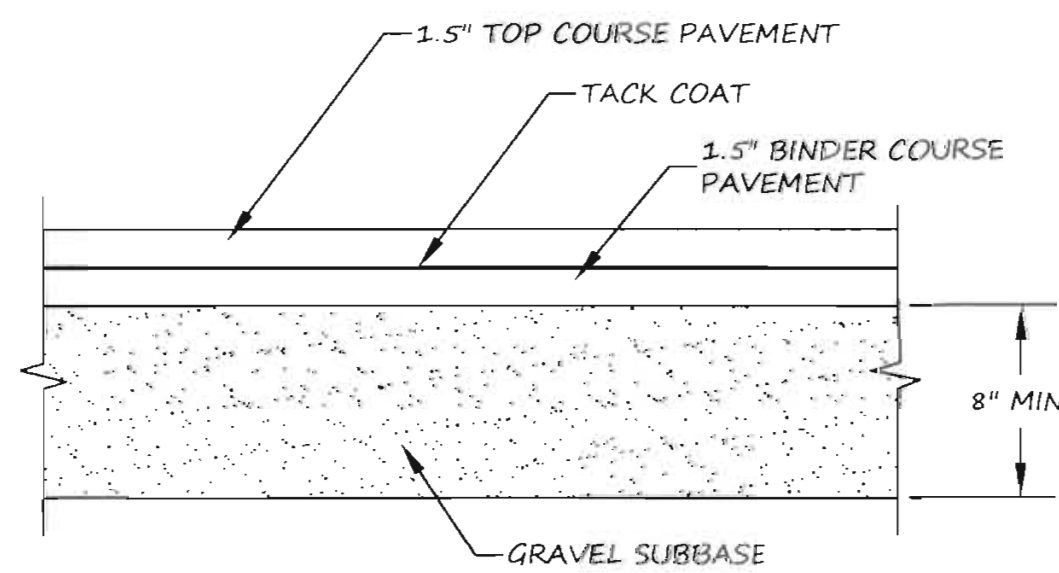
NOT TO SCALE



NOTES:
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.

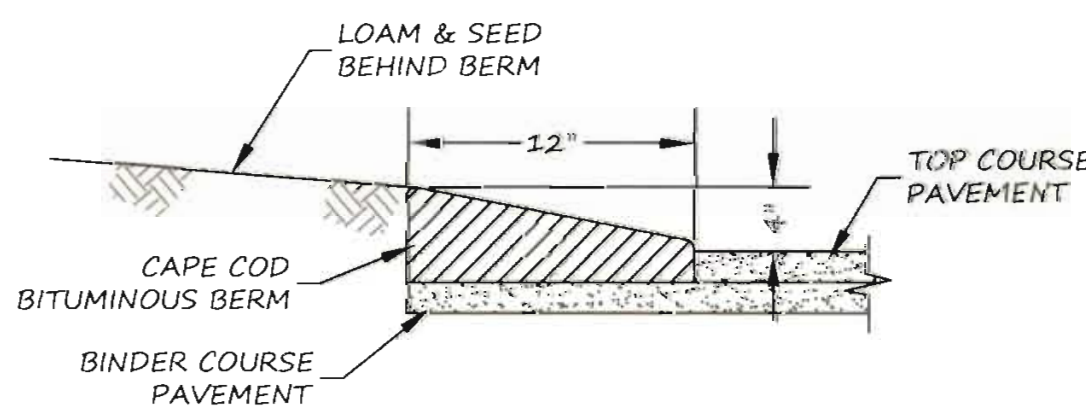
TYPICAL HANDICAP PARKING DETAIL

(NO SCALE)



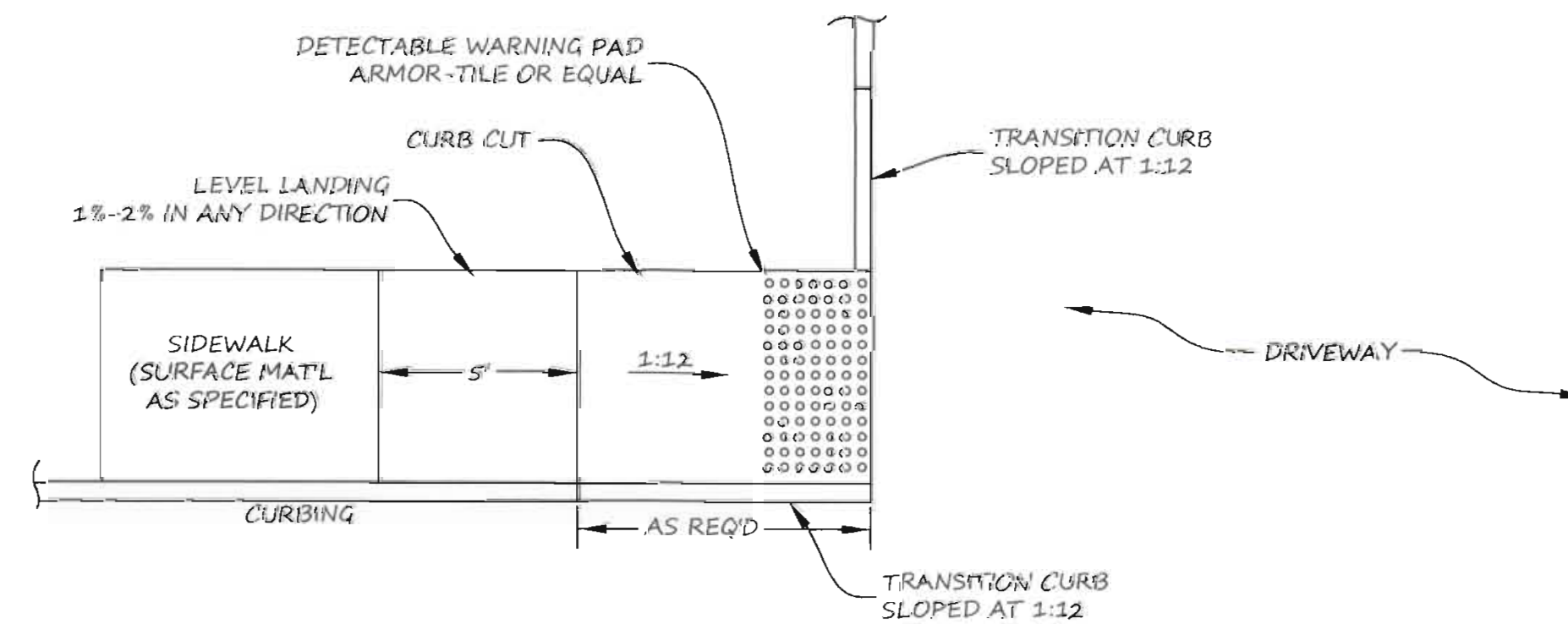
TYPICAL PARKING LOT PAVING SECTION

NOT TO SCALE



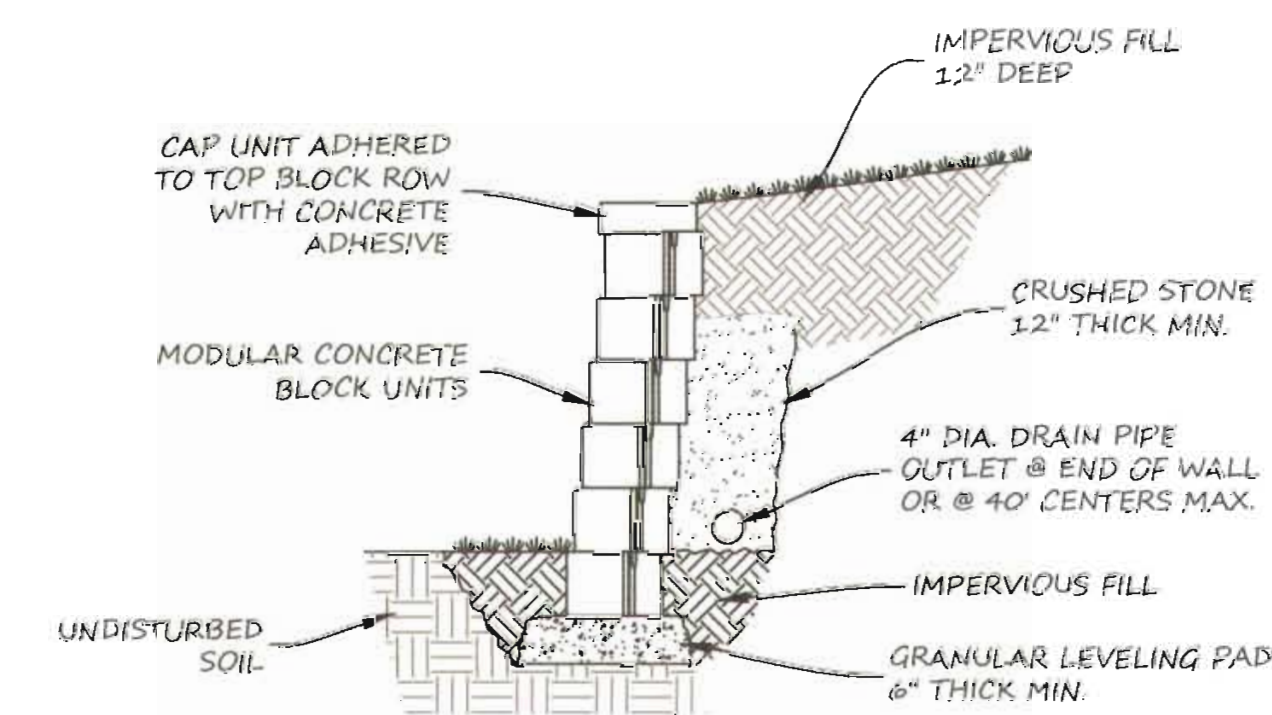
CAPE COD BERM DETAIL

(NO SCALE)



TYPICAL ACCESSIBLE CURB CUT DETAIL

NOT TO SCALE



NOTES:
1. 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.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

TYPICAL "SMALL BLOCK" RETAINING WALL

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

PLAN & DEED REFERENCE
PLAN 732 OF 1972, BK. 4867, PG. 50
PLAN 92 OF 1983, PLAN BK. 286
PL. 725 OF 1969, BK. 4622, PG. 706
DEED: 5817, PG. 224
DEED: 17349, PG. 639
DEED: 12132, PG. 450



PLAN SCALE: N.T.S.

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-07-05	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-07-16	D.J.M.

PLAN DATE: MAY 17, 2019

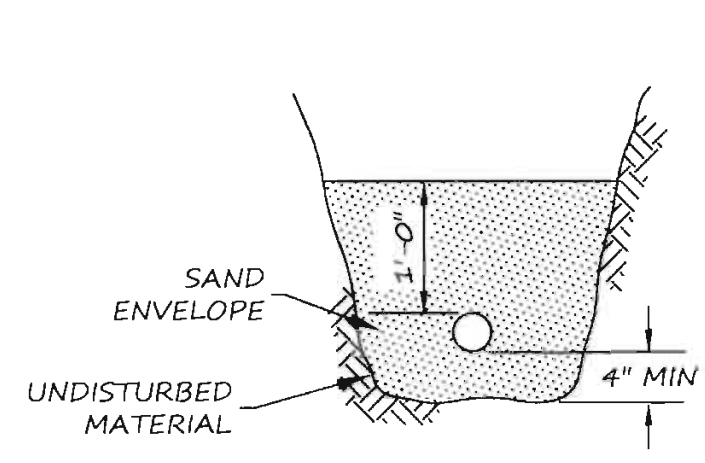
1475/1485/1512 MAIN STREET
DETAILS
PLAN OF LAND
IN
MILLIS, MA

DATE APPROVED: AUGUST 26, 2019
DATE ENDORSED: 10/8/19
[Signature]
MILLIS PLANNING BOARD

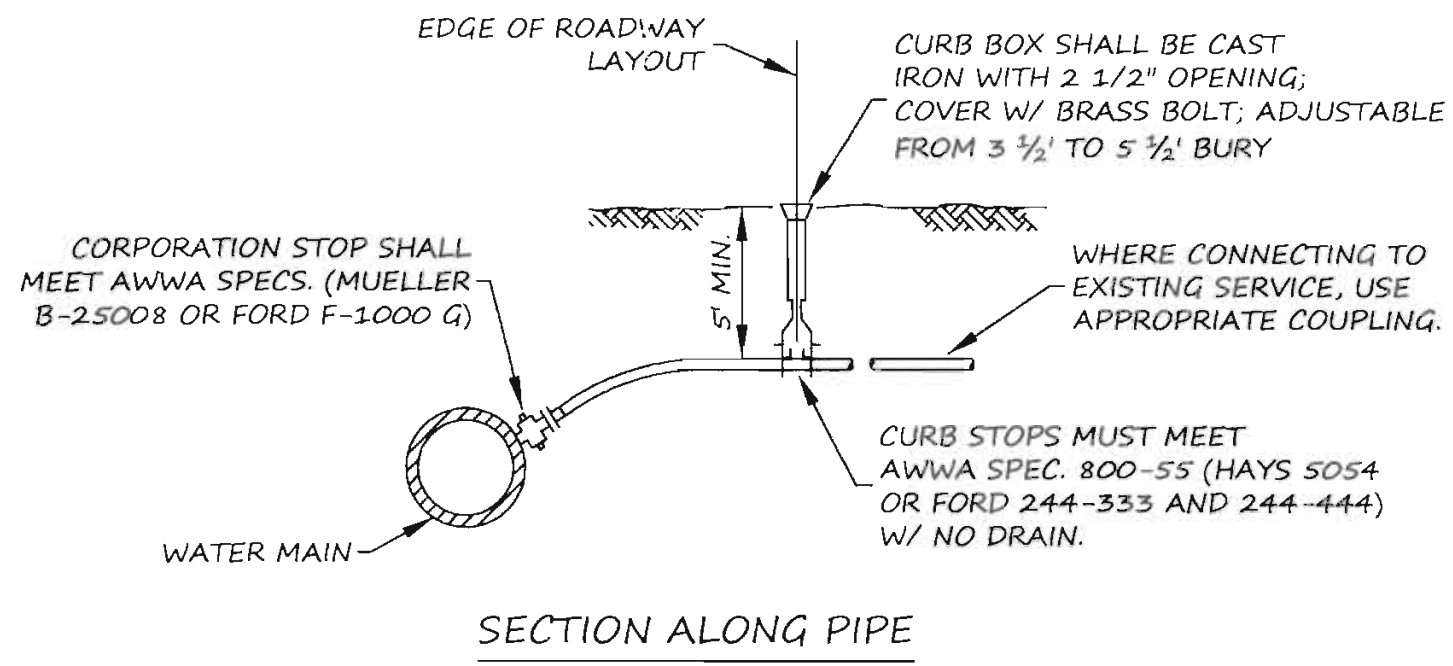
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SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
SHEET C-10



D154-01



TRENCH CROSS-SECTION



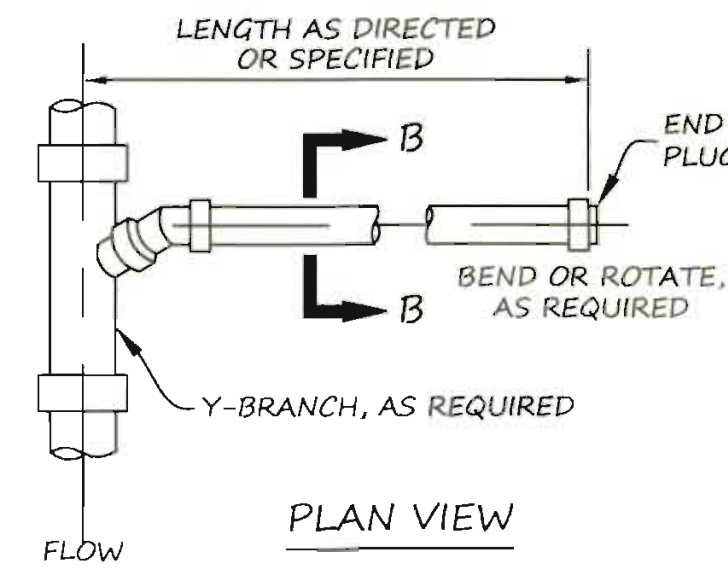
SECTION ALONG PIPE

NOTES:

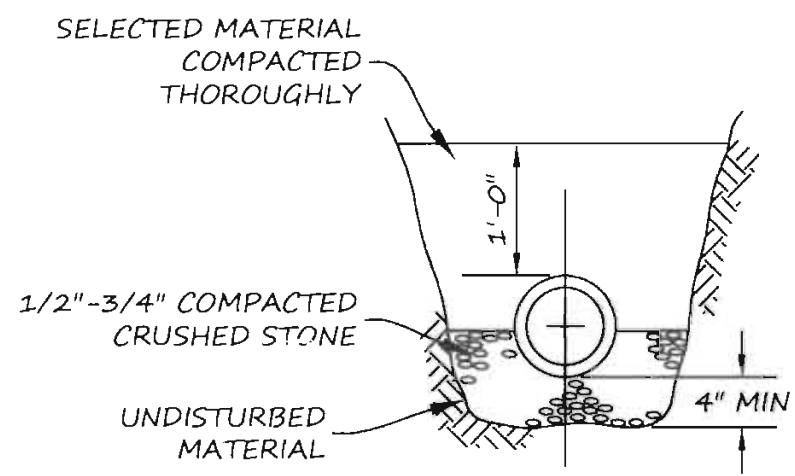
1. COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
2. 1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.

TYPICAL WATER SERVICE CONNECTION

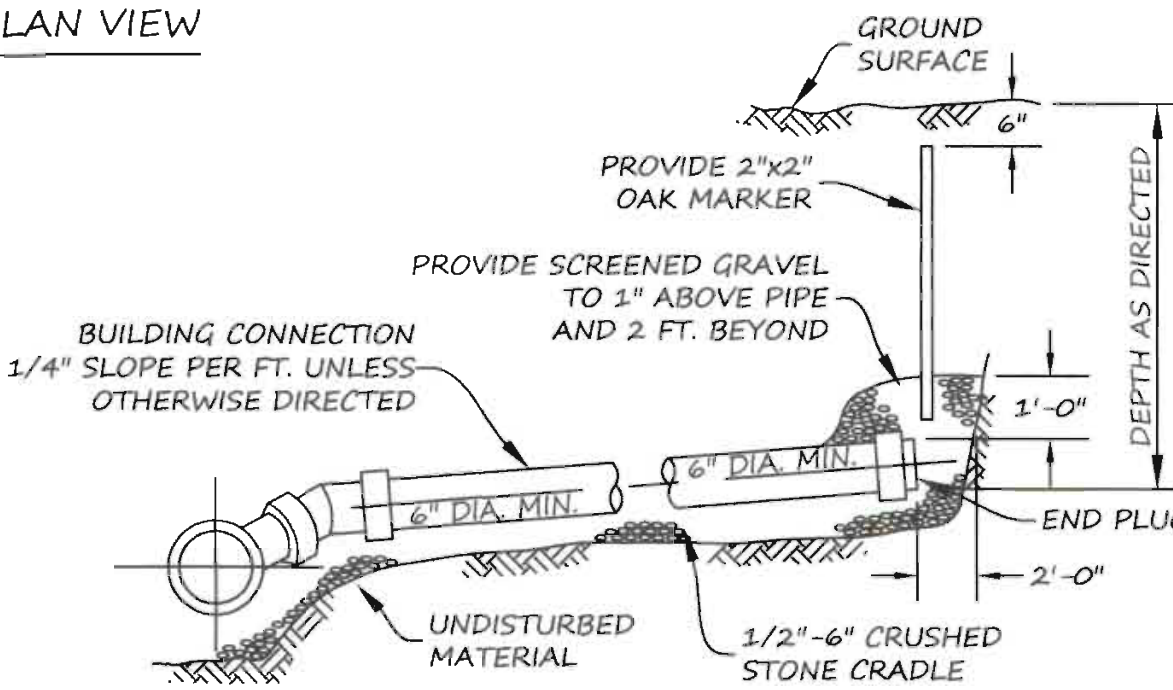
NOT TO SCALE



PLAN VIEW



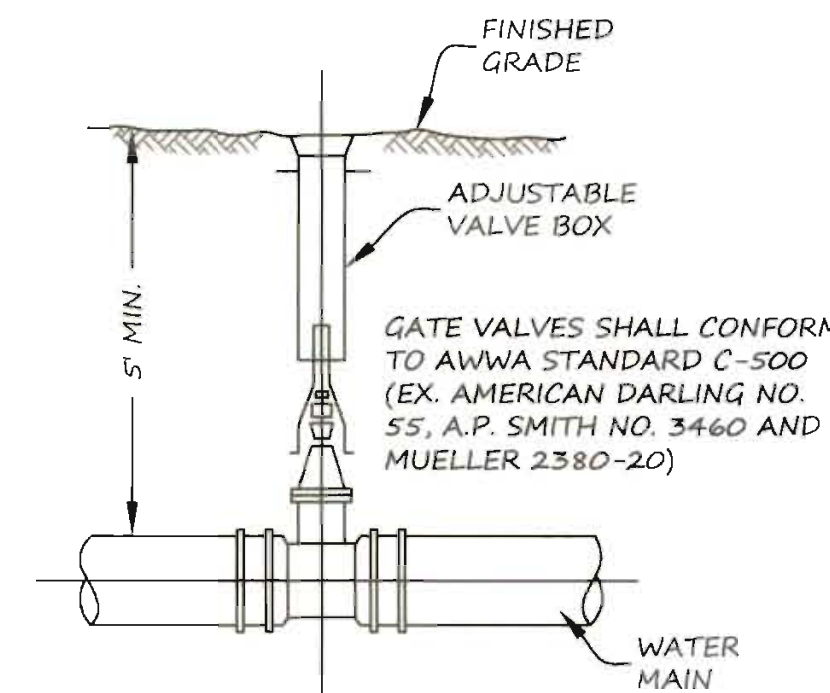
SECTION B-B



SECTION

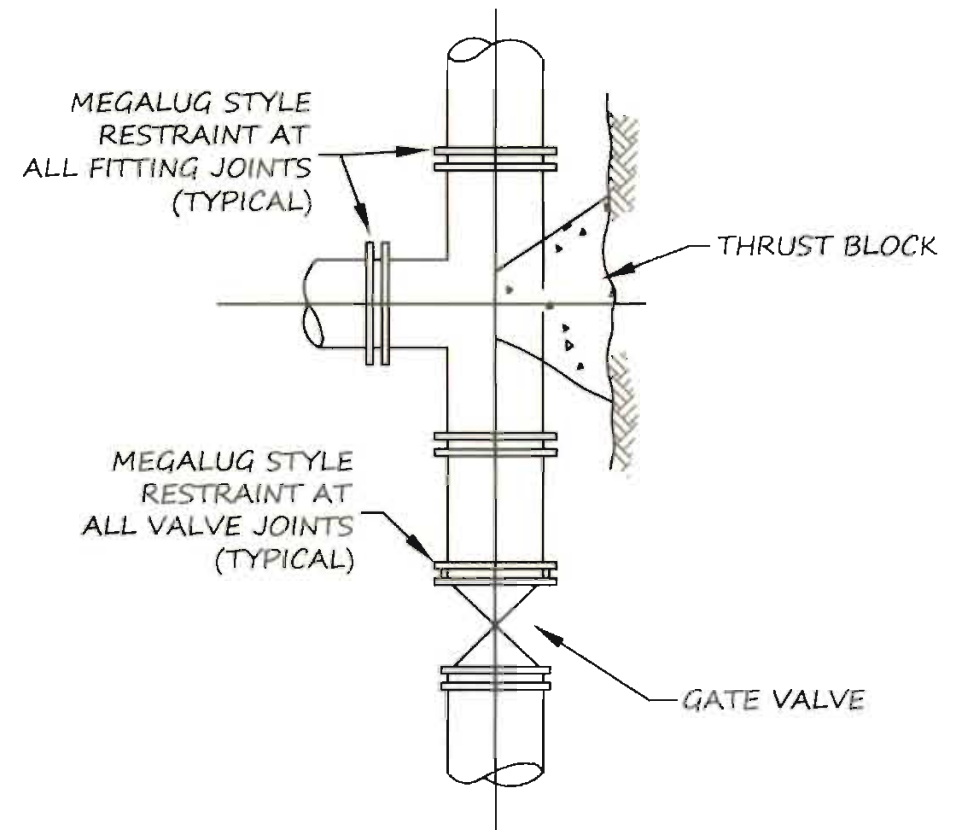
TYPICAL BUILDING SEWER SERVICE CONNECTION

NOT TO SCALE



TYPICAL GATE VALVE

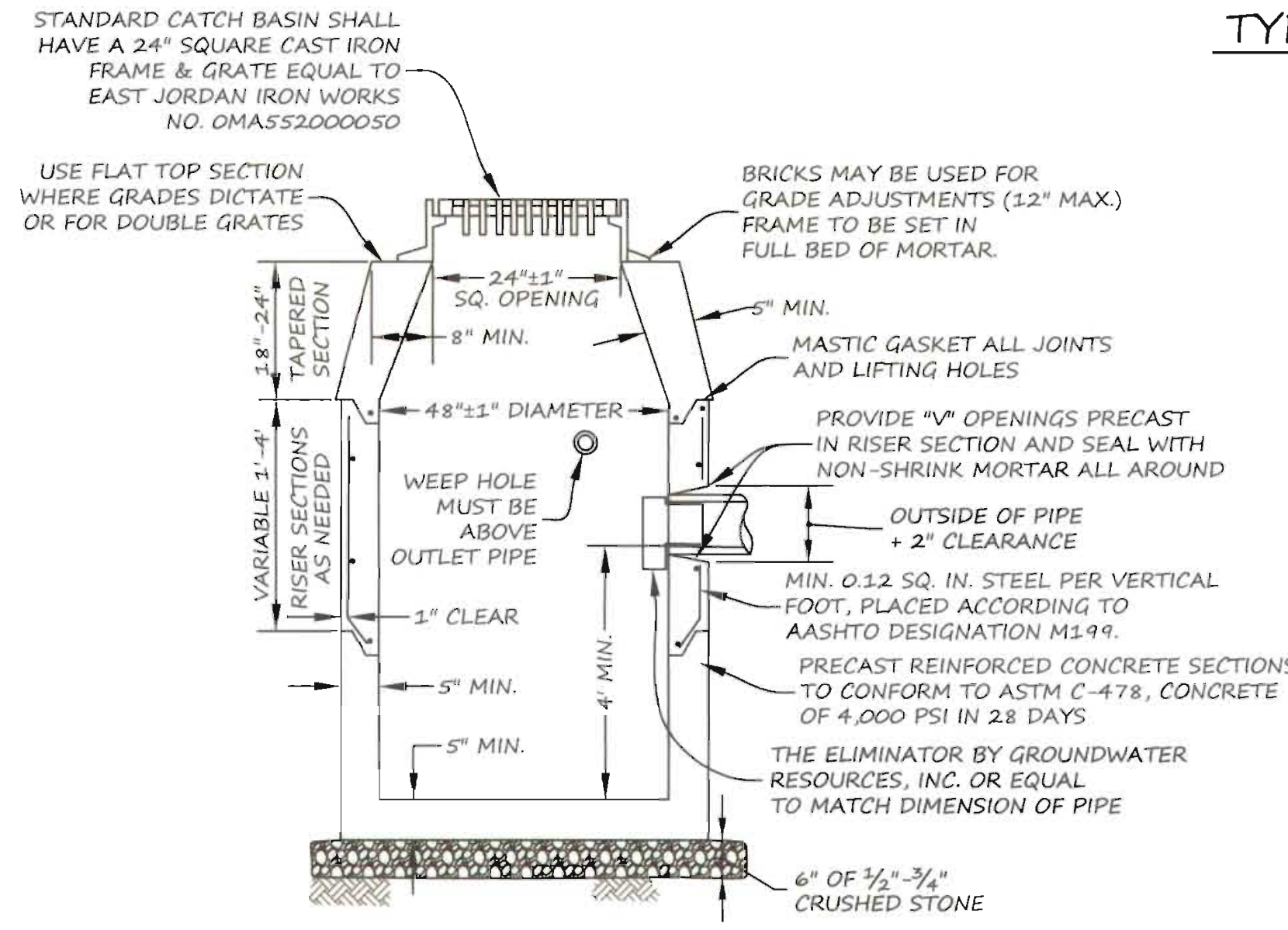
NOT TO SCALE



TYPICAL JOINT RESTRAINT DETAIL

NOT TO SCALE

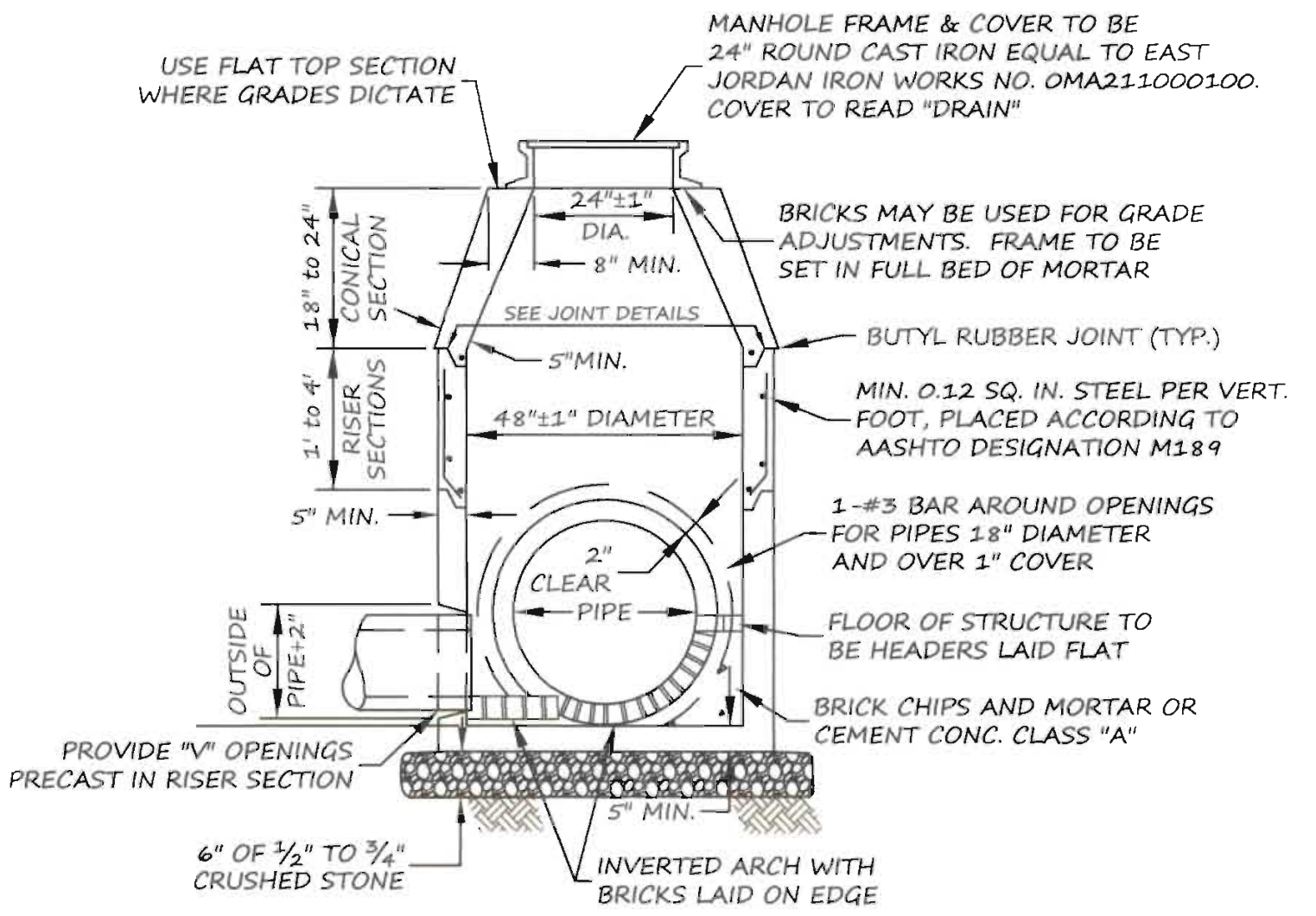
NOTE: ALL GATE VALVES AND FITTINGS SHALL BE PROVIDED WITH MEGALUG STYLE JOINT RESTRAINTS. TEES AND BENDS SHALL ALSO BE PROVIDED WITH THRUST BLOCKS.



PRECAST CONCRETE CATCH BASIN

NOT TO SCALE

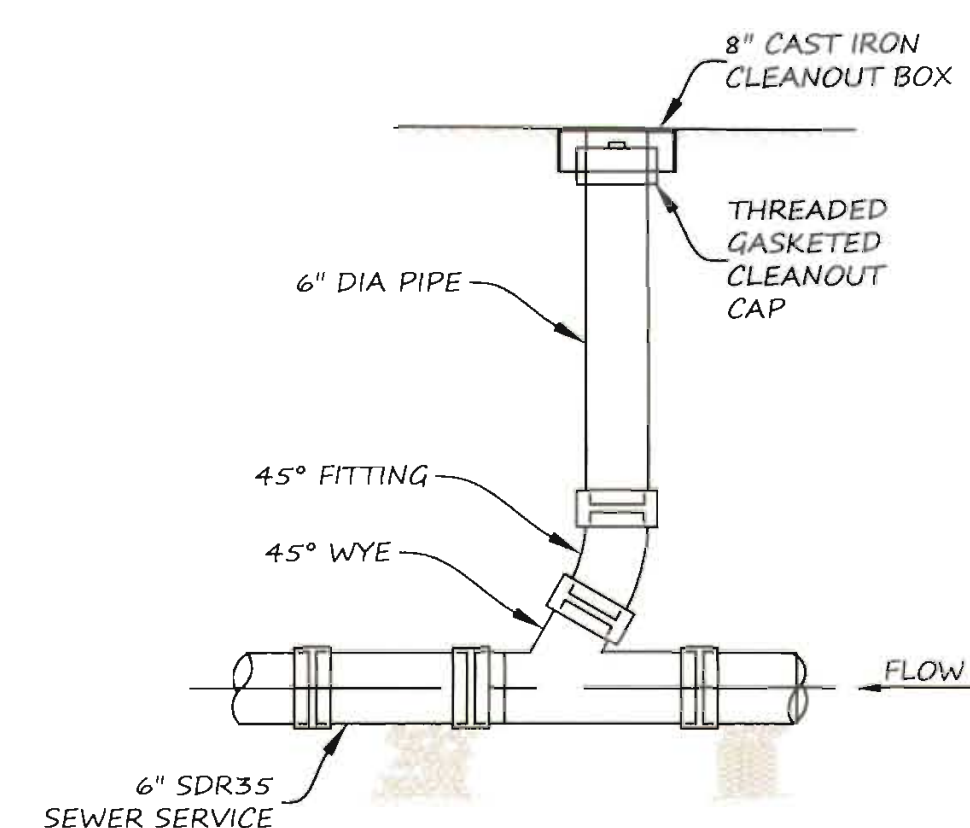
- NOTES:
1. NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
 2. SUBSTITUTE FRAME AND GRATE SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.
 3. PROVIDE 5" DIAMETER STRUCTURE WITH FLAT TOP WITH RECTANGULAR OPENING FOR DOUBLE GRATES, WHICH SHALL BE EAST JORDAN IRON WORKS NO. OMAS44000002 WITH GRATES EQUAL TO ABOVE-SPECIFICATION.



PRECAST CONCRETE MANHOLE

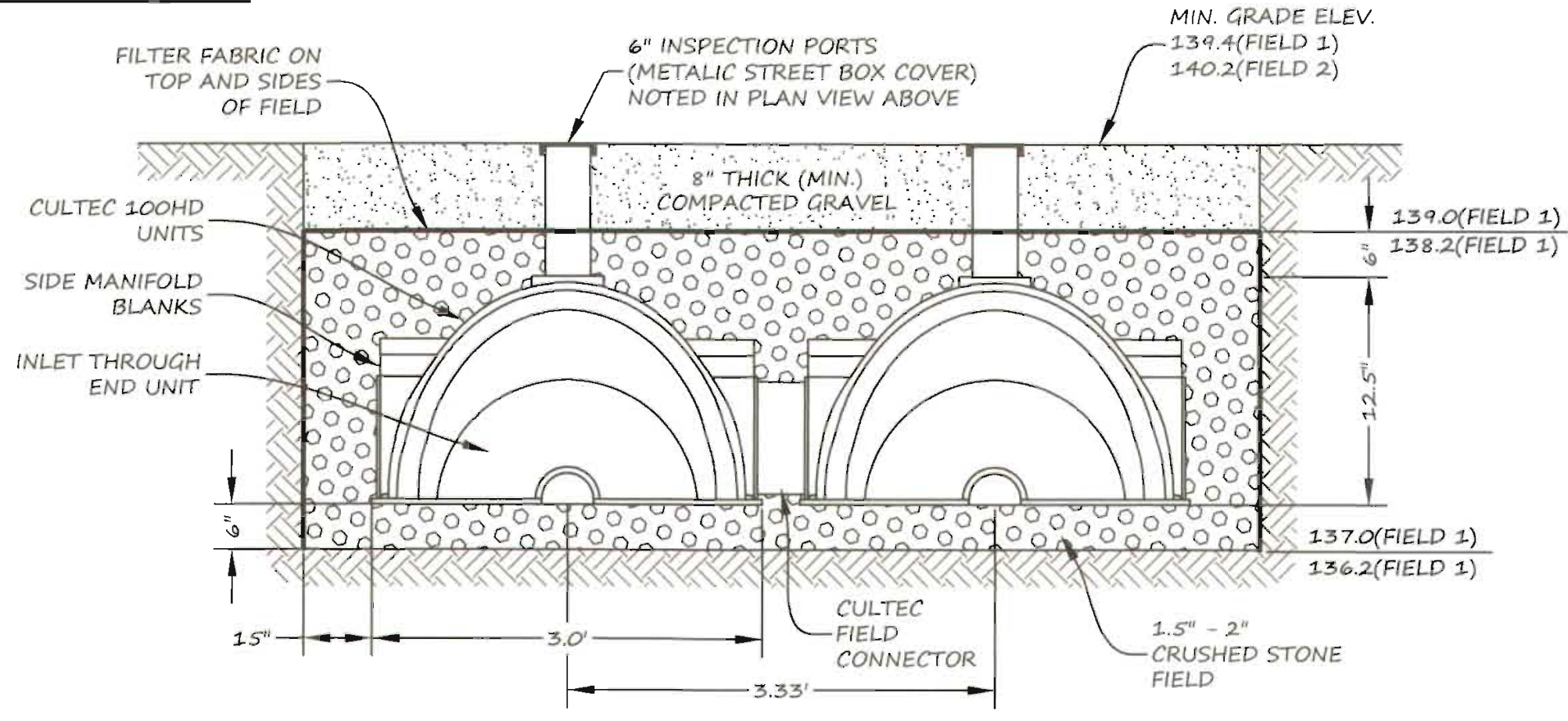
NOT TO SCALE

- 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.



TYPICAL SEWER CLEANOUT DETAIL

NOT TO SCALE



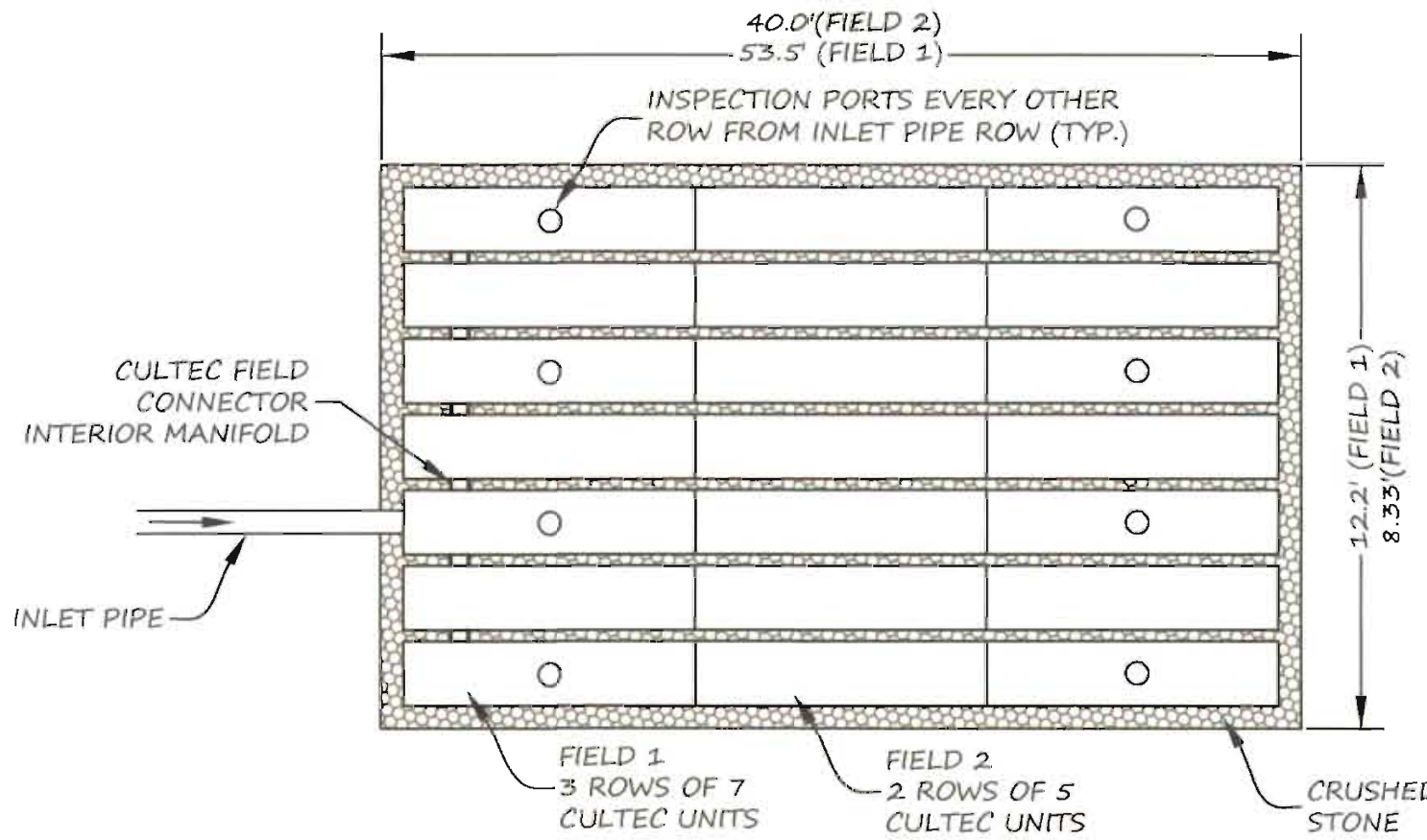
SECTION THROUGH TYPICAL LEACHING FIELD

NOTES:

1. INFILTRATION TRENCH UNITS TO BE RECHARGER 100HD AS MANUFACTURED BY CULTEC, INC., 878 FEDERAL ROAD, BROOKFIELD, CT 06804, OR APPROVED EQUAL. APPROVED EQUALS MUST CONTAIN AT LEAST THE SAME TOTAL SYSTEM STORAGE VOLUME AND BOTTOM AREA.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
3. TWO-TRENCH SYSTEM CROSS-SECTION SHOWN. MULTIPLE TRENCHES WOULD USE THE SAME EXTERIOR STONE THICKNESS AND INTERIOR CHAMBER SEPARATION VALUES.
4. INFILTRATION TRENCH UNITS SHALL BE ABLE TO WITHSTAND H-20 LOADINGS.

INFILTRATION TRENCH/FIELD DETAIL

NOT TO SCALE



FIELD PLAN VIEW

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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PLAN 42 OF 1981, FLAN BK. 286
PL. 723 OF 1969, BK. 4622, PG. 706
DEED: 5817, PG. 224
DEED: 17349, PG. 639
DEED: 12132, PG. 450



PLAN SCALE: N.T.S.

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2019-07-16	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-07-16	D.J.M.

PLAN DATE: MAY 17, 2019

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

DATE APPROVED: AUGUST 26, 2019

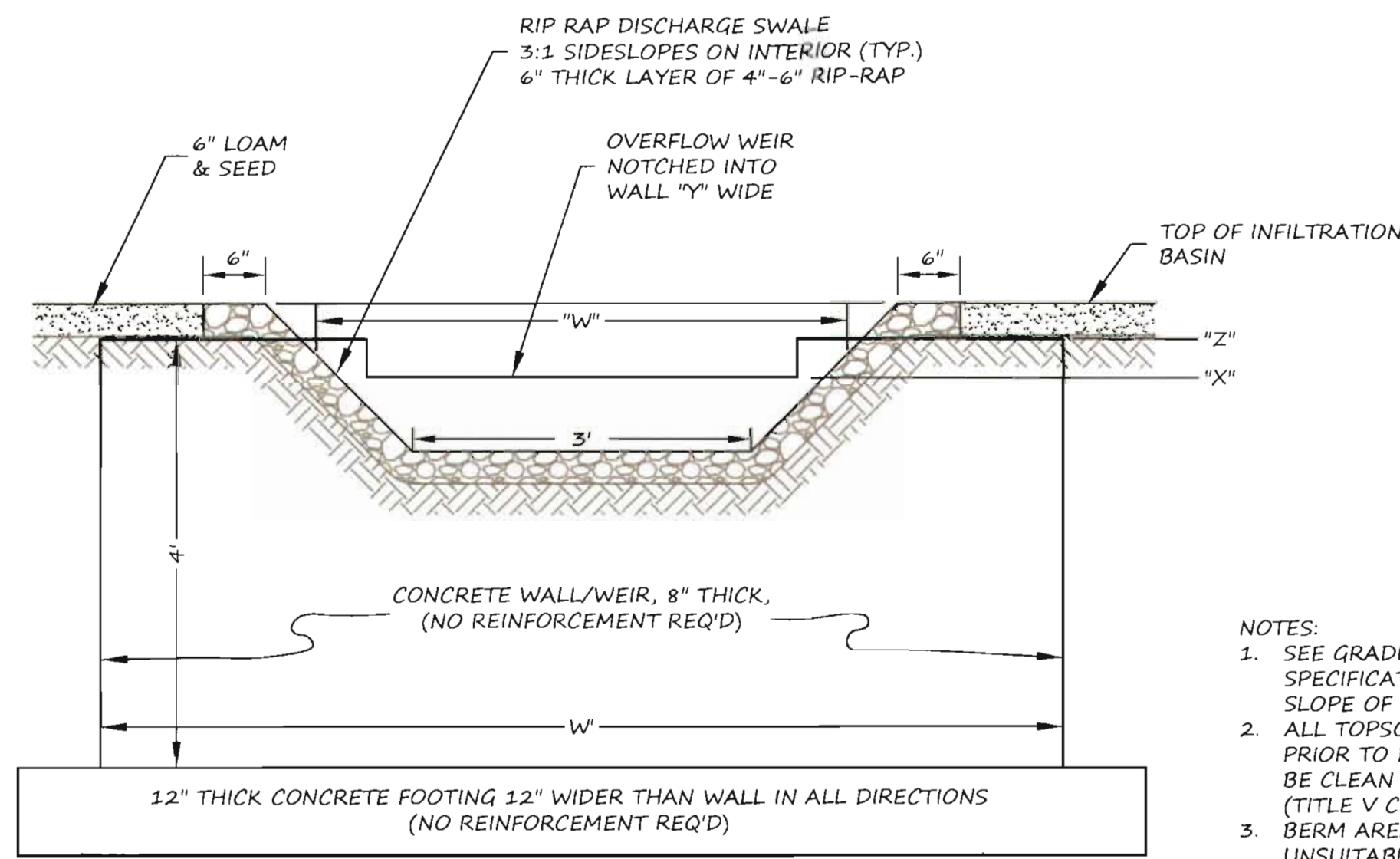
DATE ENDORSED: 10/18/19

[Signature]
MILLIS PLANNING BOARD

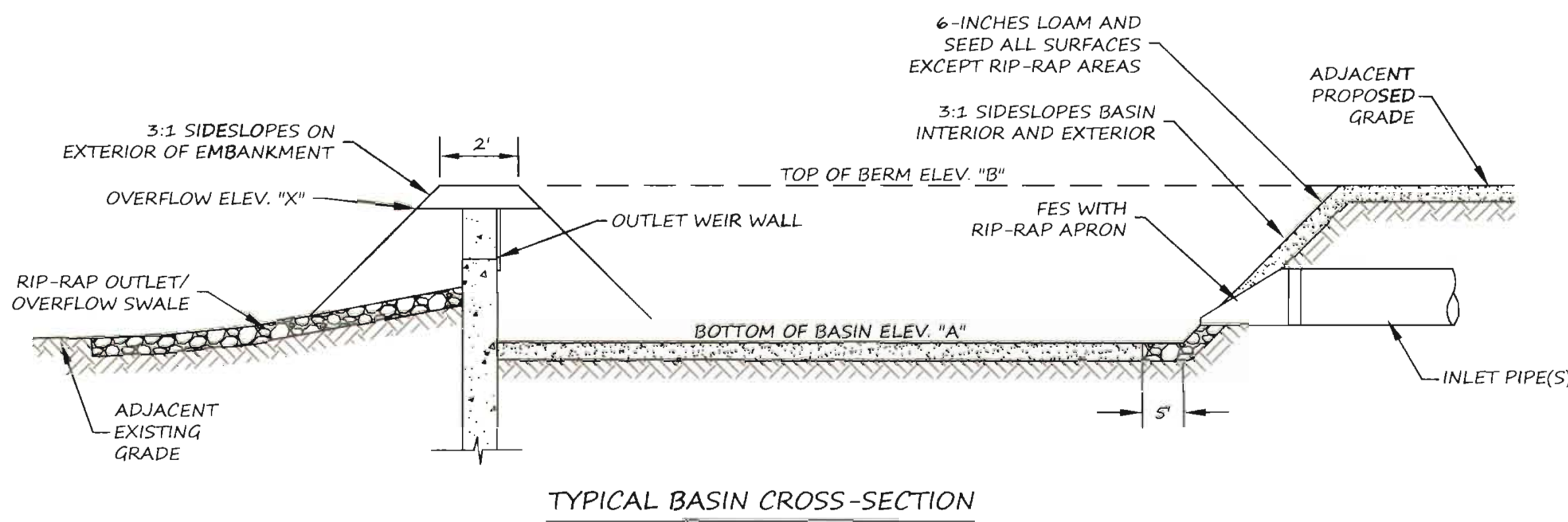
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
SHEET C-11



D154-01



OUTLET WEIR AND RIP-RAP SWALE DETAIL



TYPICAL BASIN CROSS-SECTION

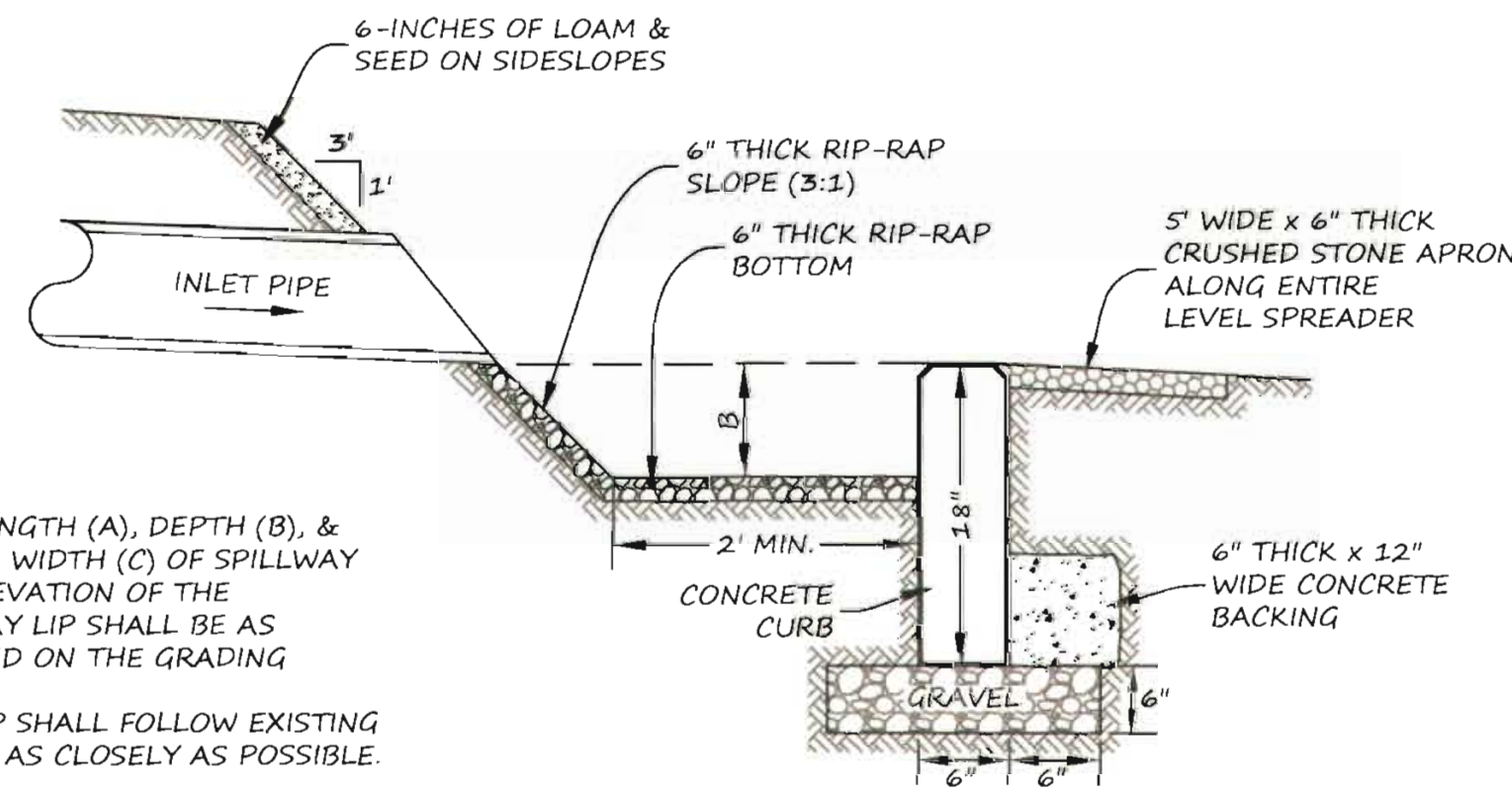
- NOTES:
- SEE GRADING SHEETS SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
 - ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED 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).
 - 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.

SCHEDULE OF DIMENSIONS AND ELEVATIONS

	BASIN #1	BASIN #2
BOTTOM OF BASIN ELEVATION "A"	137.0	138.0
TOP OF BERM ELEVATION "B"	138.5	139.0
OUTLET WEIR WALL LENGTH "W"	12'	7'
OVERFLOW ELEVATION "X"	138.0	138.8
OVERFLOW NOTCH WIDTH "Y"	10'	5'
TOP OF WEIR WALL ELEVATION "Z"	138.5	139.0

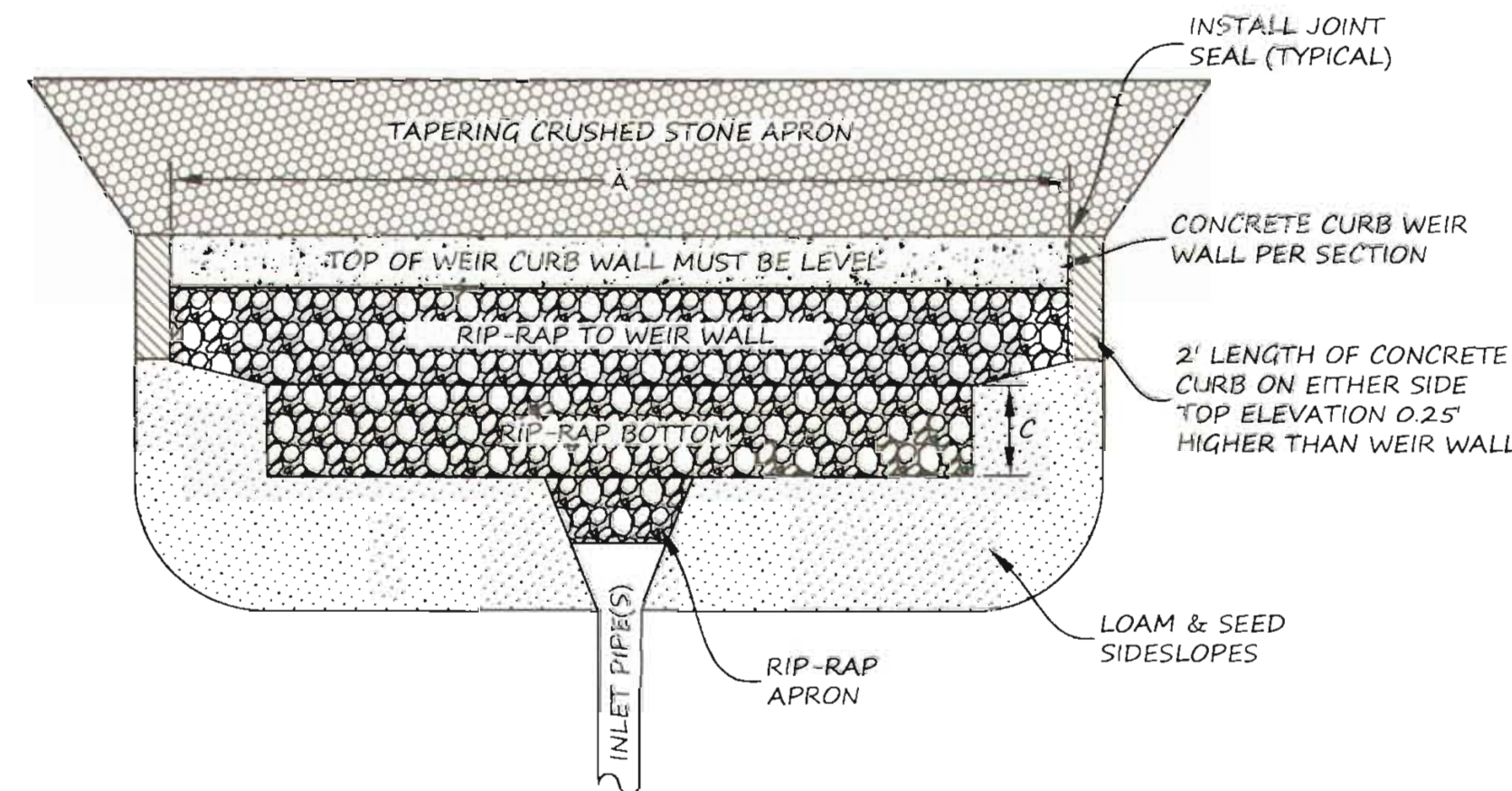
TYPICAL INFILTRATION BASIN CROSS-SECTION

NOT TO SCALE



- NOTES:
- WEIR LENGTH (A), DEPTH (B), & BOTTOM WIDTH (C) OF SPILLWAY AND ELEVATION OF THE SPILLWAY LIP SHALL BE AS SPECIFIED ON THE GRADING SHEETS.
 - WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.

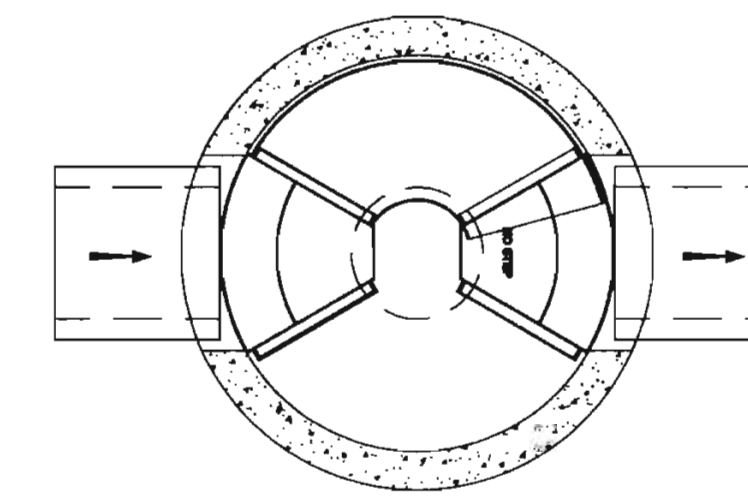
TYPICAL SECTIONAL VIEW



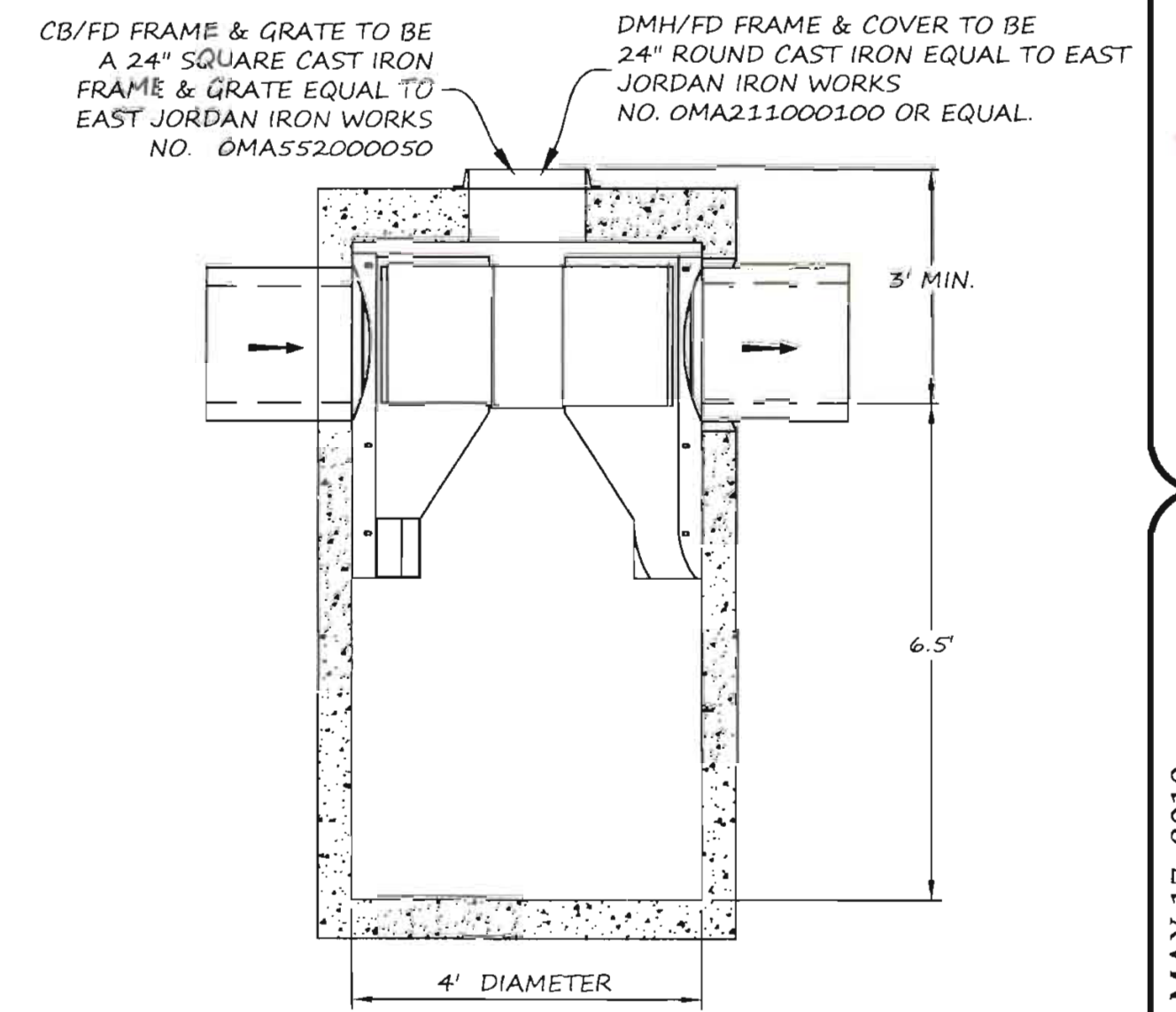
PLAN VIEW

LEVEL SPREADER DETAIL

NOT TO SCALE



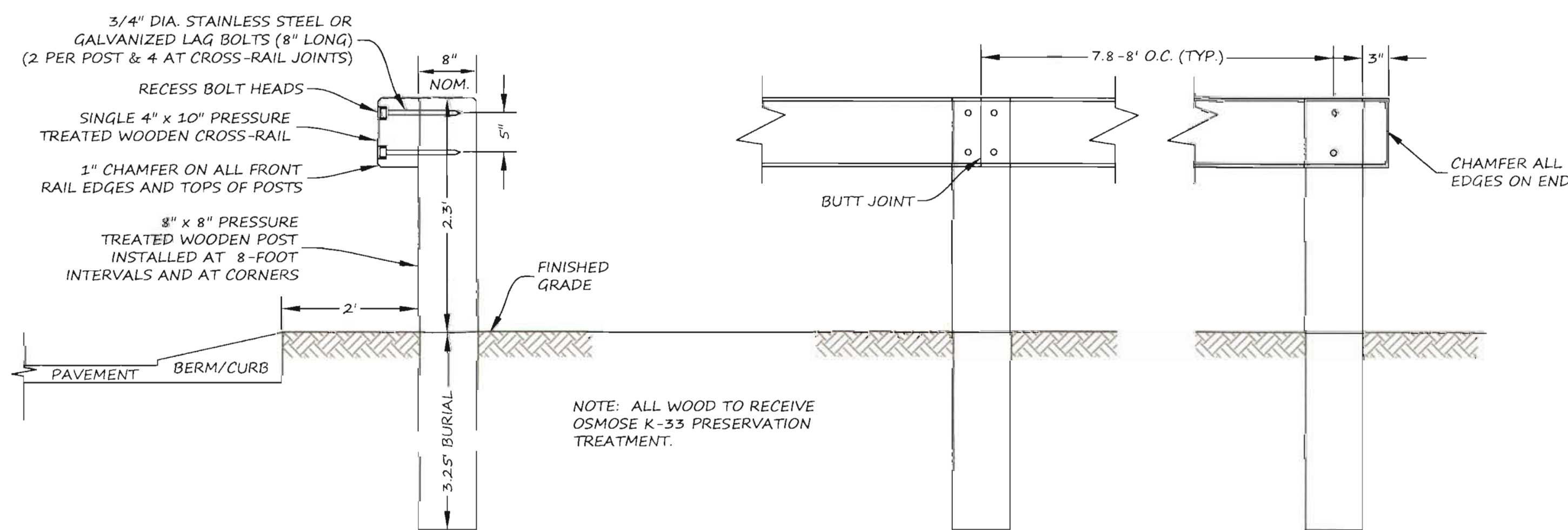
PLAN VIEW



PROFILE VIEW

"CB/VD" & "DMH/VD" FIRST DEFENSE (4' DIA. MODEL)

NOT TO SCALE

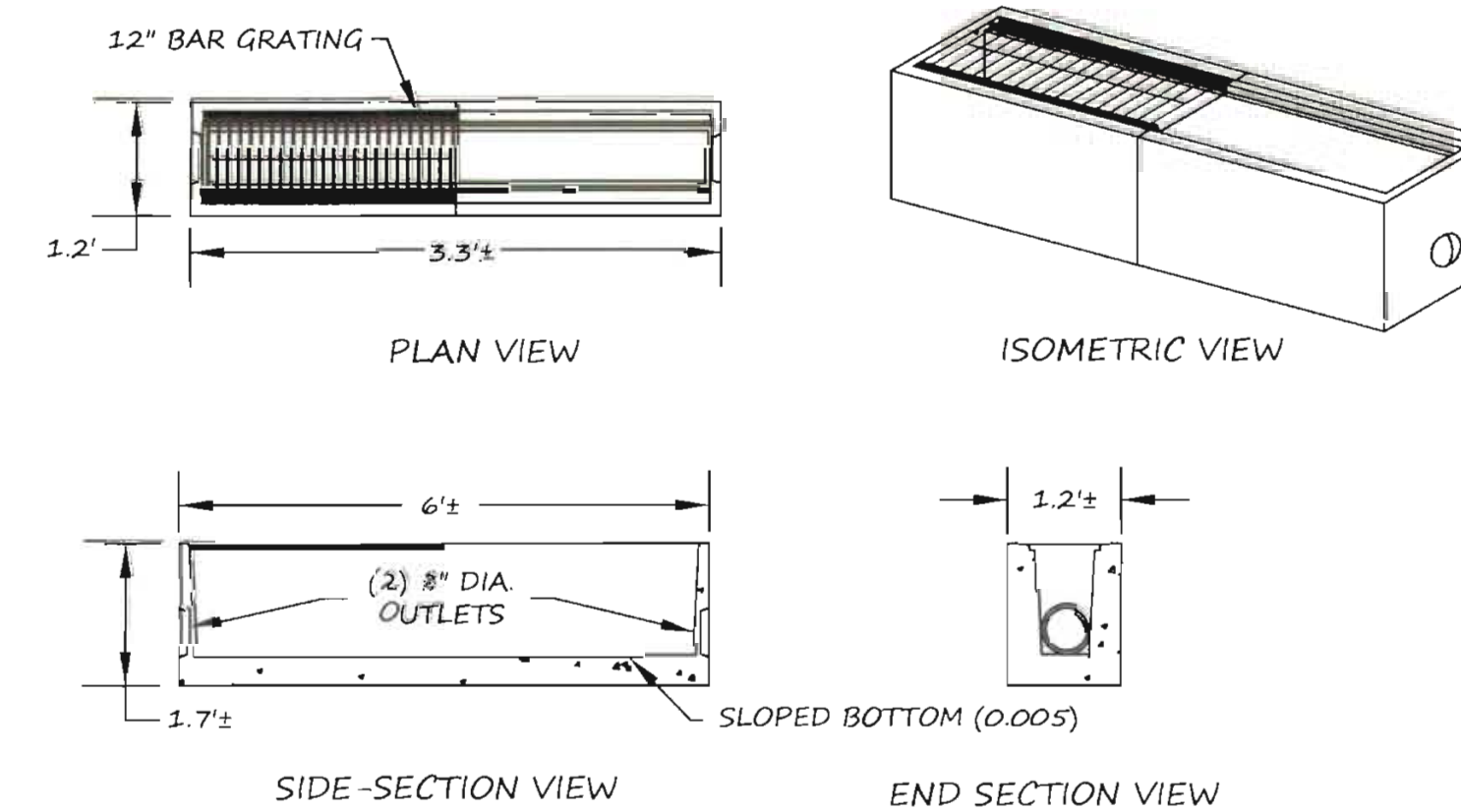


SIDE SECTIONAL VIEW

FRONT VIEW & TYPICAL END SECTION

WOOD GUARD RAIL DETAIL

NOT TO SCALE



PLAN VIEW

ISOMETRIC VIEW

SIDE-SECTION VIEW

END SECTION VIEW

TRENCH DRAIN DETAIL

NOT TO SCALE

- NOTES:
- CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
 - SHALL CONFORM TO H-20 LOADINGS.
 - SHALL BE POWER DRAIN S300K BY ACO DRAIN OR EQUAL.

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PLAN SCALE: N.T.S.

REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2015-07-05	D.J.M.
REVISIONS PER TOWN COMMENTS	2015-07-16	D.J.M.

PLAN DATE: MAY 17, 2019

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

DATE APPROVED: AUGUST 26, 2019
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[Handwritten signatures and initials]

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D154-01