

NOTICE OF INTENT

FOR

*1060 MAIN STREET
MILLIS, MA*

PROPOSED MIXED-USE DEVELOPMENT

SEPTEMBER 27, 2023

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

PREPARED FOR:
1060 MAINSTREET REALTY, LLC
10 SPRINGDALE AVENUE
DOVER, MA 02030

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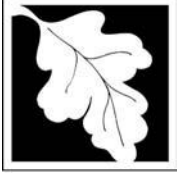
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WPA FORM 3: NOTICE OF INTENT

Supplemental Information Referenced in the Notice of Intent:

WPA Form 3 – Notice of Intent pursuant to the Massachusetts Wetlands Protection Act only. The following identifies additional information pursuant to the various sections within Form 3:

- A.5 See Appendix A for the Wetland Fee Transmittal Form
- A.6 See the Narrative Description for additional description of the proposed redevelopment
- D.1 See Appendix C for locus maps
- D.2 See Appendix E for the site plan
- D.3 See the Narrative Description for a discussion of the resource areas on the site
- D.4 The plans and supporting information submitted within this application are identified in the various Appendices noted herein
- D.8 See Appendix A for the Wetland Fee Transmittal Form



Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **DMERRIKIN**

Transaction ID: **1612659**

Document: **WPA Form 3 - NOI**

Size of File: **273.78K**

Status of Transaction: **In Process**

Date and Time Created: **9/27/2023:11:14:36 AM**

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1612659
City/Town:MILLIS

A.General Information

1. Project Location:

a. Street Address	1060 MAIN STREET	c. Zip Code	02054
b. City/Town	MILLIS	e. Longitude	71.36593W
d. Latitude	42.16347N	g.Parcel/Lot #	96
f. Map/Plat #	23		

2. Applicant:

☐ Individual ☒ Organization

a. First Name	PAUL	b.Last Name	MCGOVERN
c. Organization	1060 MAIN ST REALTY, LLC		
d. Mailing Address	10 SPRINGDALE AVENUE		
e. City/Town	DOVER	f. State	MA
g. Zip Code	02030		
h. Phone Number	617-602-8153	i. Fax	
j. Email	paul@pgcminc.com		

3.Property Owner:

☐ more than one owner

a. First Name	PAUL	b. Last Name	MCGOVERN
c. Organization	1060 MAIN ST REALTY, LLC		
d. Mailing Address	10 SPRINGDALE AVENUE		
e. City/Town	DOVER	f.State	MA
g. Zip Code	02030		
h. Phone Number	617-602-8153	i. Fax	
j.Email	paul@pgcminc.com		

4.Representative:

a. First Name	DANIEL	b. Last Name	MERRIKIN
c. Organization	LEGACY ENGINEERING LLC		
d. Mailing Address	730 MAIN STREET, SUITE 2C		
e. City/Town	MILLIS	f. State	MA
g. Zip Code	02054		
h.Phone Number	508-376-8883	i.Fax	
j.Email	dan@legacy-ce.com		

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

a.Total Fee Paid	500.00	b.State Fee Paid	237.50	c.City/Town Fee Paid	262.50
------------------	--------	------------------	--------	----------------------	--------

6.General Project Description:

REDEVELOPMENT OF A COMMERCIAL PROPERTY INTO A MIXED USE DEVELOPMENT.

7a.Project Type:

- | | |
|---|--|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input checked="" type="checkbox"/> Other |

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



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1. ☐ Yes ☒ No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
NORFOLK		41266	219

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

☐ This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
---------------	-----------------------------	-------------------------------

a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
----------------------------------	----------------	----------------

b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
---	----------------	----------------

c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
--	----------------	----------------

	3. cubic yards dredged	
--	------------------------	--

d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
--	----------------	----------------

	3. cubic feet of flood storage lost	4. cubic feet replaced
--	-------------------------------------	------------------------

e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
---	----------------	--

	2. cubic feet of flood storage lost	3. cubic feet replaced
--	-------------------------------------	------------------------

f. ☒ Riverfront Area

Not named

1. Name of Waterway (if any)

2. Width of Riverfront Area (check one)

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project

7706 square feet

4. Proposed Alteration of the Riverfront Area:

7706	7706
a. total square feet	b. square feet within 100 ft.
	c. square feet between 100 ft. and 200 ft.

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



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6. Was the lot where the activity is proposed created prior to August 1, 1996?

☒ Yes ☐ No

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

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

4.Restoration/Enhancement

☐ Restoration/Replacement

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

a. square feet of BVW

b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

☐ Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.



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a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:
Natural Heritage and Endangered Species
Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

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

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

b. ☐ Photographs representative of the site

c. ☐ MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>.)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

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

d. ☐ Vegetation cover type map of site

e. ☐ Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. ☐ Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.



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Bureau of Resource Protection - Wetlands

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Provided by MassDEP:
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City/Town:MILLIS

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

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

a. ☒ Not applicable - project is in inland resource area only

b. ☐ Yes ☐ No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station

Attn: Environmental Reviewer

836 S. Rodney French Blvd

New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office

Attn: Environmental Reviewer

30 Emerson Avenue

Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office.

For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. ☐ Yes ☒ No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. ☐ Yes ☒ No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. ☐ Yes ☒ No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. ☒ Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook

☐ Vol.2, Chapter 3)

2. ☒ A portion of the site constitutes redevelopment

3. ☒ Proprietary BMPs are included in the Stormwater Management System

b. ☐ No, Explain why the project is exempt:

1. ☐ Single Family Home

2. ☐ Emergency Road Repair

3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family



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Provided by MassDEP:
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City/Town:MILLIS

☐ housing project) with no discharge to Critical Areas.

D. Additional Information

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

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

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the ☐ Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland ☐ [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s). ☐ Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. List the titles and dates for all plans and other materials submitted with this NOI. ☐

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

1060 MAIN STREET
SITE PLAN OF LAND
IN MILLIS, MA

DANIEL J MERRIKIN, LEGACY ENGINEERING
P.E. LLC

July 10, 2023

STORMWATER

REPORT FOR 1060
MAIN STREET,
MILLIS, MA

DANIEL J. MERRIKIN, LEGACY ENGINEERING
P.E. LLC

July 10, 2023

5. If there is more than one property owner, please attach a list of these property owners not listed on this form. ☐
6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed. ☐
7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed. ☐
8. Attach NOI Wetland Fee Transmittal Form. ☒
9. Attach Stormwater Report, if needed. ☒



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1612659
City/Town:MILLIS

E. Fees

1.

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

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

25934

9/9/2023

2. Municipal Check Number
paid online

3. Check date

4. State Check Number
Legacy Engineering LLC

5. Check date

6. Payer name on check: First Name

7. Payer name on check: Last Name

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date

3. Signature of Property Owner(if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Millis

City/Town

F. Signatures and Submittal Requirements

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

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

Paul McHouren

1. Signature of Applicant

9/5/2023

2. Date

3. Signature of Property Owner (if different)

Cornell

4. Date

2023-09-27

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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

APPENDIX A: FEE TRANSMITTAL AND FEE CALCULATION WORKSHEET

Under the Wetlands Protection Act



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal Form

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #: 1612659
City/Town: MILLIS

A. Applicant Information

1. Applicant:

a. First Name	PAUL	b. Last Name	MCGOVERN
c. Organization	1060 MAIN ST REALTY, LLC		
d. Mailing Address	10 SPRINGDALE AVENUE		
e. City/Town	DOVER	f. State	MA
g. Zip Code	02030	j. Email	paul@pgcminc.com
h. Phone Number	6176028153	i. Fax	

2. Property Owner: (if different)

a. First Name	PAUL	b. Last Name	MCGOVERN
c. Organization	1060 MAIN ST REALTY, LLC		
d. Mailing Address	10 SPRINGDALE AVENUE		
e. City/Town	DOVER	f. State	MA
g. Zip Code	02030	j. Email	paul@pgcminc.com
h. Phone Number	6176028153	i. Fax	

3. Project Location:

a. Street Address	1060 MAIN STREET	b. City/Town	MILLIS
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Are you exempted from Fee? ☐ (YOU HAVE SELECTED 'NO')

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
B.) PARKING LOT;	1	500.00		500.00
		City/Town share of filing fee	State share of filing fee	Total Project Fee
		\$262.50	\$237.50	\$500.00

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

LEGACY ENGINEERING LLC

730 MAIN STREET
MILLIS, MA 02054
508-376-8883

Sharon CU
42 Pond Street
Sharon, MA 02067
53-8555/2113

25934

9/9/2023

PAY TO THE
ORDER OF

Town of Millis

\$ **262.50

Two Hundred Sixty-Two and 50/100

PROTECTED AGAINST FRAUD

DOLLARS



Town of Millis
900 Main Street
Millis, MA 02054



MEMO

1060 Main St Town Portion of State Fee

[Handwritten Signature]



APPENDIX B: AFFIDAVIT OF SERVICE AND ABUTTER NOTIFICATION

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

I, Daniel J. Merrikin, hereby certify under the Pains and Penalties of Perjury that on September 27, 2023 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws, Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated, April 8, 1994 in connection with the following matter:

A Notice of Intent has been filed under the Massachusetts Wetlands Protection Act by 1060 Main Street Realty, LLC with the Millis Conservation Commission on or about September 27, 2023 regarding property located at 1060 Main Street Millis, MA.

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


Signature

September 27, 2023

Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

- A. A Notice of Intent was filed with the Millis Conservation Commission on September 27, 2023 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

The development consists of the demolition of the existing commercial buildings and construction of a new mixed-use building along with all appurtenant driveways, parking areas, landscaped areas, utilities, and stormwater management facilities. Portions of the work lie in the outer riparian zone of a perennial stream.

- B. The name of the applicant is: 1060 Main Street Realty, LLC.
- C. The address of the land where the activity is proposed is: 1060 Main Street Map 23 Parcel 96.
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Millis Conservation Commission, located at 900 Main Street Millis, MA 02054. The regular business hours of the Commission are Mondays 3:30-6:30 PM, and the Commission may be reached at 508-376-7045 Ext. 126.
- E. Copies of the Notice of Intent may be obtained from the applicant or their representative by calling Legacy Engineering LLC at 508-376-8883 (Applicant's Representative). An administrative fee may be applied for providing copies of the NOI and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Millis Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the local newspaper.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.



Abutters List, 1060 Main St, Parcel 23-096

Millis, MA



September 5, 2023

1 inch = 175 Feet

www.cai-tech.com



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



300 foot Abutters List Report

Millis, MA
September 05, 2023

CERTIFIED COPY by the TOWN OF MILLIS

Assessors Office

ER

Subject Property:

Parcel Number: 0023-0096-0000
CAMA Number: 0023-0096-0000
Property Address: 1060 MAIN ST

Mailing Address: GAITA JERRY R TR NEXGEN RLTY TR
20 PLEASANT ST
MILLIS, MA 02054

Abutters:

Parcel Number: 0022-0029-0000
CAMA Number: 0022-0029-0000
Property Address: MAIN ST

Mailing Address: HARKEY PETER
256 ORCHARD ST
MILLIS, MA 02054

Parcel Number: 0023-0085-0000
CAMA Number: 0023-0085-0000
Property Address: 1031 MAIN ST

Mailing Address: CHETSAS ALEXANDER & BRANDY L
1031 MAIN ST
MILLIS, MA 02054

Parcel Number: 0023-0086-0000
CAMA Number: 0023-0086-0000
Property Address: 1041 MAIN ST

Mailing Address: FOLEY TIMOTHY J FOLEY ESTHER S
1041 MAIN ST
MILLIS, MA 02054

Parcel Number: 0023-0087-0000
CAMA Number: 0023-0087-0000
Property Address: 1049 MAIN ST

Mailing Address: BETHANY HOUSE
1049 MAIN ST
MILLIS, MA 02054

Parcel Number: 0023-0088-0000
CAMA Number: 0023-0088-0000
Property Address: 1059 MAIN ST

Mailing Address: 1059 MAIN ST LLC
310 VILLAGE ST
MILLIS, MA 02054

Parcel Number: 0023-0089-0000
CAMA Number: 0023-0089-0000
Property Address: 1073 MAIN ST

Mailing Address: AC MILLIS LLC
C/O HAJJAR MANAGEMENT CO INC 30
ADAM STREET
MILTON, MA 02186

Parcel Number: 0023-0092-0000
CAMA Number: 0023-0092-0000
Property Address: 1098 MAIN ST

Mailing Address: DIAB-SHAMARI NADIA & WEBB
KENNETH MGRS MILLIS 1098 DENTAL
REALTY LLC
1098 MAIN ST
MILLIS, MA 02054

Parcel Number: 0023-0093-0000
CAMA Number: 0023-0093-0000
Property Address: FARM ST

Mailing Address: SANTOS JR ROBERT J & SANTOS
ELLEN J
PO BOX 186
MILLIS, MA 02054

Parcel Number: 0023-0094-0000
CAMA Number: 0023-0094-0000
Property Address: 9 PLEASANT ST

Mailing Address: SANTOS JR ROBERT J
PO BOX 186
MILLIS, MA 02054

Parcel Number: 0023-0098-0000
CAMA Number: 0023-0098-0000
Property Address: 10 PLEASANT ST

Mailing Address: STARHUR REALTY LLC
48 BUTTS STREET
NEWTON, MA 02464



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300 foot Abutters List Report

Millis, MA
September 05, 2023

Parcel Number: 0023-0099-0000
CAMA Number: 0023-0099-0000
Property Address: 1052 MAIN ST

Mailing Address: MONTGOMERY WILLIAM SCHUYLER
1629 MAIN ST
E HARTFORD, CT 06108

Parcel Number: 0023-0100-0000
CAMA Number: 0023-0100-0000
Property Address: 1032-1040 MAIN ST UNIT Unit 12

Mailing Address: CONDO MAIN

Parcel Number: 0023-0100-0000
CAMA Number: 0023-0100-000A
Property Address: 1040 MAIN ST UNIT 1

Mailing Address: COLLINS MARY BETH
1040 MAIN ST UNIT 1
MILLIS, MA 02054

Parcel Number: 0023-0100-0000
CAMA Number: 0023-0100-000B
Property Address: 1040 MAIN ST UNIT 2

Mailing Address: COLLEEN M SMITH
1040 MAIN ST UNIT 2
MILLIS, MA 02054

Parcel Number: 0023-0100-0000
CAMA Number: 0023-0100-000C
Property Address: 1040 MAIN ST UNIT 3

Mailing Address: PATEL ALPESHKUMAR M & PATEL
PRAKRUTIBAHEN A
1040 MAIN ST UNIT 3
MILLIS, MA 02054

Parcel Number: 0023-0100-0000
CAMA Number: 0023-0100-000D
Property Address: 1040 MAIN ST UNIT 4

Mailing Address: SABBAG SHERI
1040 MAIN ST UNIT 4
MILLIS, MA 02054

Parcel Number: 0023-0100-0000
CAMA Number: 0023-0100-000E
Property Address: 1040 MAIN ST UNIT 5

Mailing Address: PATEL HARSHAD C PATEL ALPANA H
1040 MAIN ST UNIT 5
MILLIS, MA 02054

Parcel Number: 0023-0100-0000
CAMA Number: 0023-0100-000F
Property Address: 1040 MAIN ST UNIT 6

Mailing Address: PATEL DHARTIBEN A & PATEL
AMITKUMAR M
1040 MAIN ST UNIT 6
MILLIS, MA 02054

Parcel Number: 0023-0100-0000
CAMA Number: 0023-0100-000G
Property Address: 1040 MAIN ST UNIT 7

Mailing Address: KAI-UWE VORPAHL AND JACQUELINE
VORPAHL, TRUSTEES VORPAHL
FAMILY 2022 REVOCABLE TRUST
1040 MAIN ST UNIT 7
MILLIS, MA 02054

Parcel Number: 0023-0101-0000
CAMA Number: 0023-0101-000A
Property Address: 1032 MAIN ST UNIT 1

Mailing Address: JUDITH LUPPINO MELLO
1032 MAIN ST UNIT 1
MILLIS, MA 02054

Parcel Number: 0023-0101-0000
CAMA Number: 0023-0101-000B
Property Address: 1032 MAIN ST UNIT 2

Mailing Address: COTE, KIMBERLY & KOSIVAS,
GEORGEOS
1032 MAIN ST UNIT 2
MILLIS, MA 02054

Parcel Number: 0023-0101-0000
CAMA Number: 0023-0101-000C
Property Address: 1032 MAIN ST UNIT 3

Mailing Address: MORFOPOULOS VIRGINIA R TTEE
MORFOPOULOS REALTY TRUST
1032 MAIN ST UNIT 3
MILLIS, MA 02054



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300 foot Abutters List Report

Millis, MA
September 05, 2023

Parcel Number: 0023-0101-0000
CAMA Number: 0023-0101-000D
Property Address: 1032 MAIN ST UNIT 4

Mailing Address: DIX MARY AND DAVID
1032 MAIN ST UNIT 4
MILLIS, MA 02054

Parcel Number: 0023-0101-0000
CAMA Number: 0023-0101-000E
Property Address: 1032 MAIN ST UNIT 5

Mailing Address: TALANIAN ROGER
1032 MAIN ST UNIT 5
MILLIS, MA 02054

Parcel Number: 0023-0101-0000
CAMA Number: 0023-0101-000F
Property Address: 1032 MAIN ST UNIT 6

Mailing Address: CORL R BROOKS
1032 MAIN ST UNIT 6
MILLIS, MA 02054

Parcel Number: 0023-0126-0000
CAMA Number: 0023-0126-0000
Property Address: 9-11 SPRING ST

Mailing Address: WAYNE T CARUSO JILL M CARUSO
11 SPRING ST
MILLIS, MA 02054

Parcel Number: 0023-0126-0000
CAMA Number: 0023-0126-000A
Property Address: 9 SPRING ST

Mailing Address: LILI LIU WENWEN GONG
9 SPRING ST
MILLIS, MA 02054

Parcel Number: 0023-0126-0000
CAMA Number: 0023-0126-000B
Property Address: 11 SPRING ST

Mailing Address: BRIAN CONNER MOLLY CONNER
11 SPRING ST
MILLIS, MA 02054

Parcel Number: 0023-0143-0000
CAMA Number: 0023-0143-0000
Property Address: PLEASANT ST

Mailing Address: GAITA JERRY R TR NEXGEN RLTY TR
20 PLEASANT ST
MILLIS, MA 02054

Parcel Number: 0023-0155-0000
CAMA Number: 0023-0155-0000
Property Address: 5 - 7 PLEASANT ST

Mailing Address: SANTOS JR ROBERT J & SANTOS
ELLEN J
PO BOX 186
MILLIS, MA 02054

Parcel Number: 0030-0012-0000
CAMA Number: 0030-0012-0000
Property Address: 20 PLEASANT ST

Mailing Address: GAITA JERRY R TR NEXGEN RLTY TR
20 PLEASANT ST
MILLIS, MA 02054

Parcel Number: 0030-0076-0000
CAMA Number: 0030-0076-0000
Property Address: 10 GREENWOOD DR

Mailing Address: CONRY ROBERT J CONRY MAURA K
10 GREENWOOD DR
MILLIS, MA 02054



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1059 MAIN ST LLC
 310 VILLAGE ST
 MILLIS, MA 02054

COTE, KIMBERLY & KOSIVAS, 1032
 MAIN ST UNIT 2
 MILLIS, MA 02054

MORFOPOULOS REALTY TRUST
 1032 MAIN ST UNIT 3
 MILLIS, MA 02054

AC MILLIS LLC
 C/O HAJJAR MANAGEMENT
 CO INC
 30 ADAM STREET
 MILTON, MA 02186

DIAB-SHAMARI NADIA & WEBB
 MILLIS 1098 DENTAL REALTY
 1098 MAIN ST
 MILLIS, MA 02054

PATEL ALPESHKUMAR M &
 PATEL PRAKRUTIBAHEN A 1040
 MAIN ST UNIT 3
 MILLIS, MA 02054

BETHANY HOUSE
 1049 MAIN ST
 MILLIS, MA 02054

DIX MARY AND DAVID
 1032 MAIN ST UNIT 4
 MILLIS, MA 02054

PATEL DHARTIBEN A &
 PATEL AMITKUMAR M
 1040 MAIN ST UNIT 6
 MILLIS, MA 02054

BRIAN CONNER
 MOLLY CONNER
 11 SPRING ST
 MILLIS, MA 02054

FOLEY TIMOTHY J
 FOLEY ESTHER S
 1041 MAIN ST
 MILLIS, MA 02054

PATEL HARSHAD C
 PATEL ALPANA H
 1040 MAIN ST UNIT 5
 MILLIS, MA 02054

CHETSAS ALEXANDER &
 BRAND 1031 MAIN ST
 MILLIS, MA 02054

GAITA JERRY R TR NEXGEN R
 20 PLEASANT ST
 MILLIS, MA 02054

SABBAG SHERI
 1040 MAIN ST UNIT 4
 MILLIS, MA 02054

COLLEEN M SMITH
 1040 MAIN ST UNIT 2
 MILLIS, MA 02054

HARKEY PETER
 256 ORCHARD ST
 MILLIS, MA 02054

SANTOS JR ROBERT J
 PO BOX 186
 MILLIS, MA 02054

COLLINS MARY BETH
 1040 MAIN ST UNIT 1
 MILLIS, MA 02054

JUDITH LUPPINO MELLO
 1032 MAIN ST UNIT 1
 MILLIS, MA 02054

SANTOS JR ROBERT J & SANT
 PO BOX 186
 MILLIS, MA 02054

CONDO MAIN

KAI-UWE VORPAHL AND JACQU
 VORPAHL FAMILY 2022 REVOC
 1040 MAIN ST UNIT 7
 MILLIS, MA 02054

STARTHUR REALTY LLC
 48 BUTTS STREET
 NEWTON, MA 02464

CONRY ROBERT J
 CONRY MAURA K
 10 GREENWOOD DR
 MILLIS, MA 02054

LILI LIU
 WENWEN GONG
 9 SPRING ST
 MILLIS, MA 02054

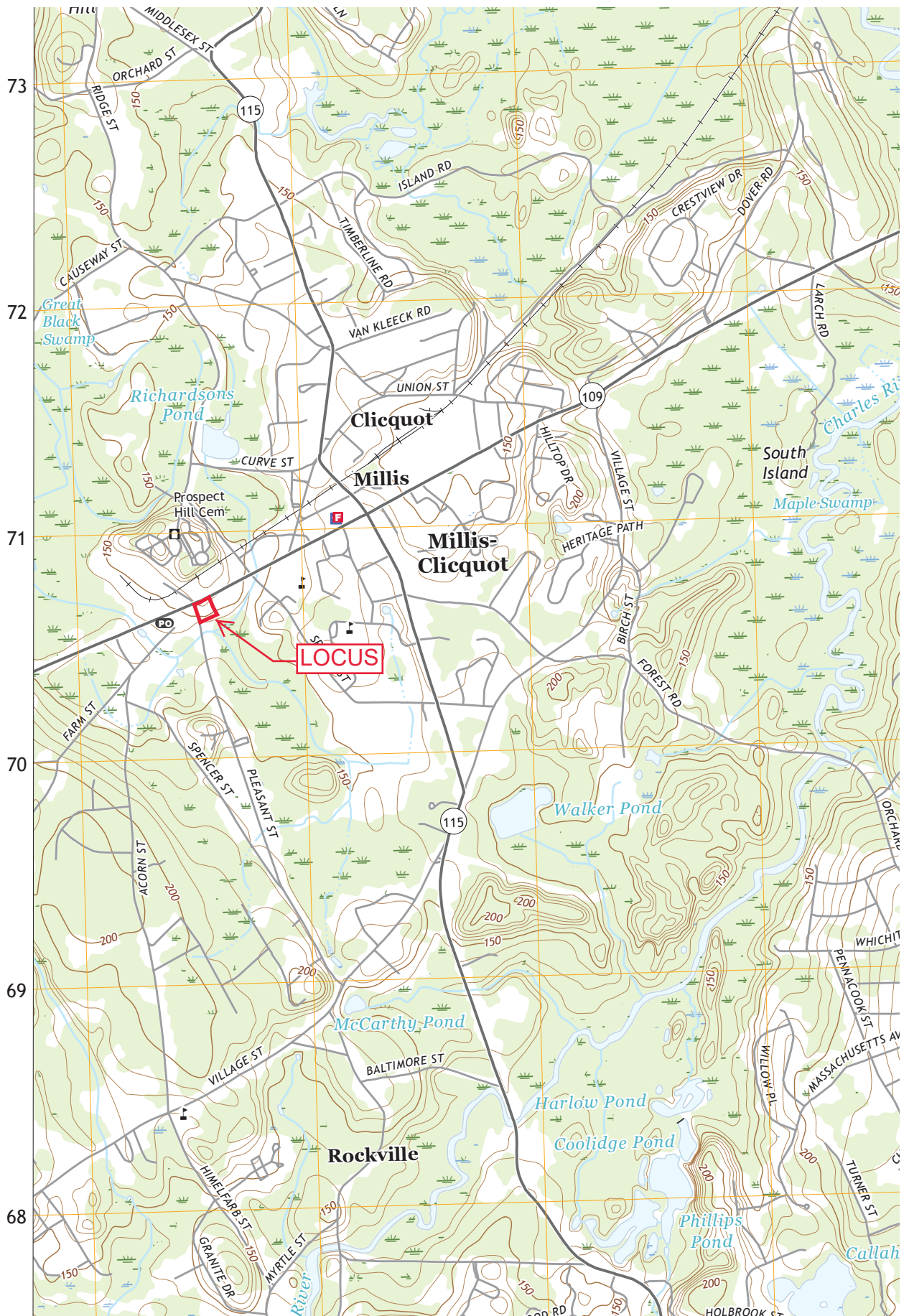
TALANIAN ROGER
 1032 MAIN ST UNIT 5
 MILLIS, MA 02054

CORL R BROOKS
 1032 MAIN ST UNIT 6
 MILLIS, MA 02054

MONTGOMERY WILLIAM SCHUYL
 1629 MAIN ST
 E HARTFORD, CT 06108

WAYNE T CARUSO
 JILL M CARUSO
 11 SPRING ST
 MILLIS, MA 02054

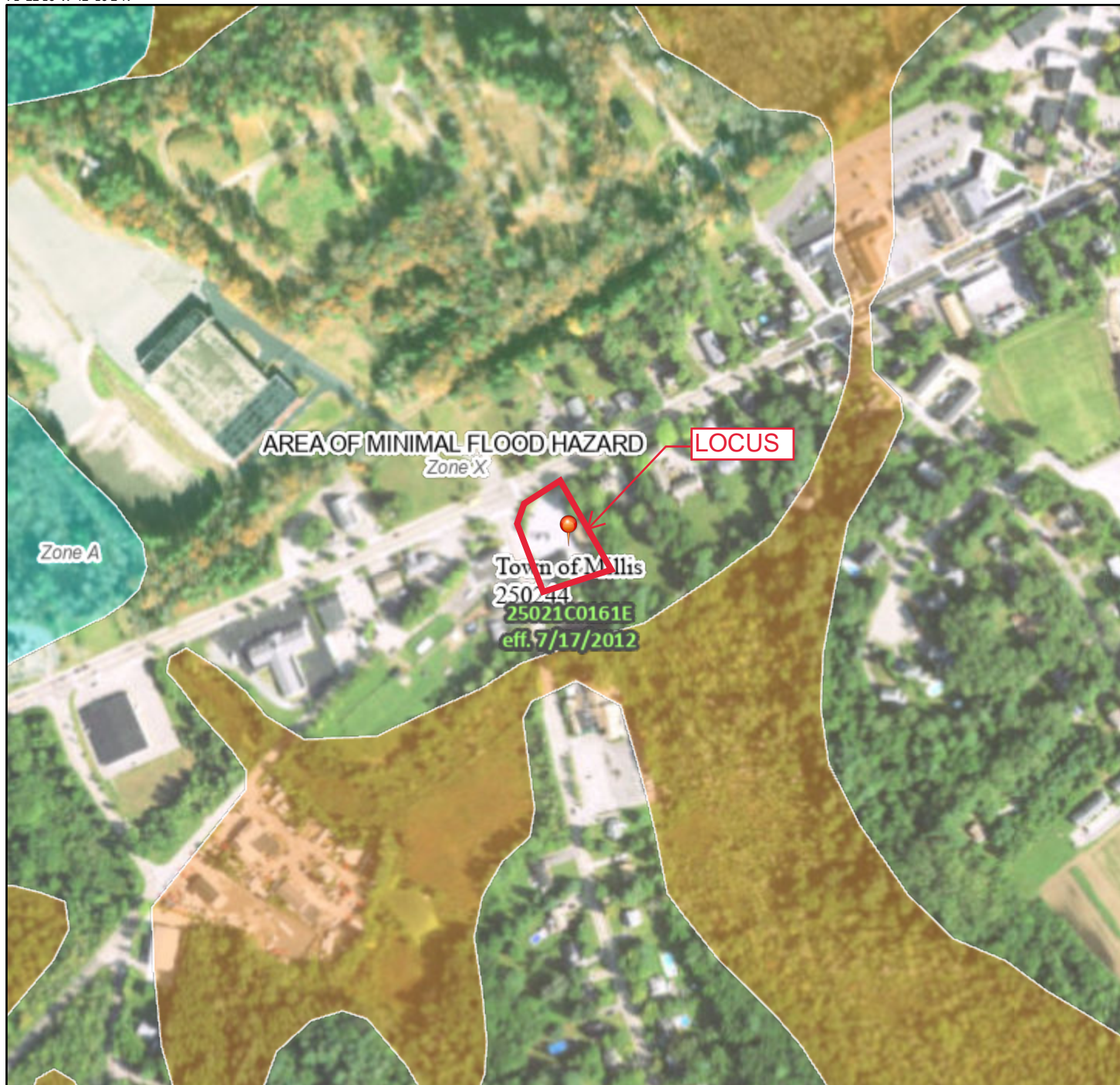
APPENDIX C: LOCUS MAPS



National Flood Hazard Layer FIRMette



71°22'16"W 42°10'2"N



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

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

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



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/14/2022 at 2:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

APPENDIX D: NARRATIVE DESCRIPTION

NARRATIVE DESCRIPTION

Introduction

This Notice of Intent proposes the construction of a mixed-use building at 1060 Main Street. The development also includes all appurtenant driveways, parking areas, landscaped areas, utilities, and stormwater management facilities.

Existing Conditions

The existing 1.01 acre site is developed with commercial buildings and associated parking areas and driveways.

Resource Areas

An unnamed stream lies off-site to the south. The outer riparian area associated with this stream extends approximately 41' feet into the site. Small portions of the proposed driveway, parking, and infiltration facilities lie within the outer riparian zone.

Proposed Work

Summary of Areas:

- Total Riverfront Area on the Site: 7,706 s.f.
- Outer Riparian Zone Area: 7,706 s.f.
- Inner Riparian Zone Area: 0 s.f.
- Existing Degraded Area: 7,706 s.f. (100% of RA on the site)
- Proposed Redevelopment of Degraded Area: 7,706 s.f.

The proposed redevelopment alters 7,706 s.f. of the outer riparian on the property. No work is proposed within the inner riparian zone or any other Resource Areas or buffer zones. The work in the outer riparian zone includes the reconstruction of a retaining wall, the construction of a portion of the driveway and parking lot to service the new building.

Work within the outer riparian zone was minimized to the extent practicable with the proposed building being located outside of the riparian zone. The proposed landscaped areas within the riparian zone have been expanded compared to the existing conditions, reducing the amount of paved surface. Stormwater management systems are provided in compliance with the Stormwater Management Standards.

Perimeter erosion controls and other sediment and erosion control measures are specified in order to protect off-site areas during construction. It should be noted that the areas between the site and the stream are developed with driveways, parking areas, and a building.

Redevelopment Within Previously Developed Riverfront Areas

As a redevelopment in the riverfront area of a site with degraded areas prior to August 7, 1996, the proposed development must adhere to the following sections of 310 CMR 10.58:

- 5(a). Proposed work shall result in an improvement over existing conditions.
 - In the existing conditions, the on-site riverfront area consists of:
 - 479 s.f. of roof
 - 6,685 s.f. of pavement
 - 542 s.f. of landscaped areas
 - Of the impervious areas, stormwater runoff from 2,156 s.f. is untreated.
 - In the proposed conditions, the on-site riverfront area consists of:
 - 5,901 s.f. of pavement
 - 1,805 s.f. of landscaped areas
 - Of the impervious areas, stormwater runoff from 166 s.f. is untreated.
 - The proposed development represents a decrease in impervious area within the riverfront area by 1,263 s.f., and a decrease in untreated impervious area by 1,990 s.f., which is a significant improvement over the existing conditions.
- 5(b). Stormwater management is provided according to standards established by the Department. (Refer to the Stormwater Report in Appendix F)
- 5(c). Proposed work shall not be closer than 100 feet or than the existing disturbance, whichever is less.
 - The proposed redevelopment work is both within existing disturbed areas and outside of the inner 100' riparian zone.
- 5(d). Proposed work shall be located away from the river.
 - The site only lies within the outer portion of the outer riparian zone and the work is no closer to the river than the existing condition.
- 5(e). The proposed work may not exceed the amount of degraded area.
 - The proposed redevelopment work occurs within existing degraded areas on the site and reduces the amount of impervious surfaces in the riverfront area by 18%. The amount of degraded area in the riparian zone is therefore decreased.

Project Schedule

The applicant intends to begin construction this Fall and expects to be completed by the Summer of 2025.

APPENDIX E: “1060 MAIN STREET
MILLIS, MA SITE PLAN” DATED JULY
10, 2023, PREPARED BY LEGACY
ENGINEERING LLC (BOUND
SEPARATELY)

APPENDIX F: “STORMWATER
REPORT FOR 1060 MAIN STREET
MILLIS, MA” DATED JULY 10, 2023,
PREPARED BY LEGACY ENGINEERING
LLC (BOUND SEPARATELY)

APPENDIX G: BOTANIST REPORT

Site Evaluation & Wetland delineation

March 25, 2023

**1060 Main Street
Millis, Massachusetts**

Prepared for

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

Prepared by

Applied Ecological Sciences

P.O. Box 184
Norfolk, MA 02056
(508) 528-2866
(508) 740-0438 cell
email: rwaldron@earthlink.net

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Site Evaluation & Wetland Delineation
1060 Main Street
Millis, Massachusetts

Introduction

A site evaluation was conducted at the above referenced property on March 18, 2023. Wetland resource areas protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40), the implementing *Regulations* (310 CMR 10.00), and the Town of Millis *Wetlands Protection Bylaw* (Article XIX) were identified and characterized. The upland/wetland boundary to Bordering Vegetated Wetland (BVW) and top of Inland Bank to a mapped perennial stream was delineated in the field with red and blue flagging tape respectively. The following narrative provides a general site description, wetland resource delineation methodology, and wetland resource descriptions.

General Site Description

The subject property encompasses a small commercial lot located southerly of Main Street (Rt. 109) and easterly of Plain Street in Millis, Massachusetts. Topography of the site is generally flat. A commercial building and associated parking lot occupies the property. Commercial development abuts the site to the south. Residential development abuts the site to the east.

Soils

Soils underlying the site consist of Urban land (Ur, 602), 0% to 15% slopes. (USDA SCS 1989, Map #28, www.nesoil.com).

Wetland Delineation Methodology

The extent of vegetated wetland was determined through observations of the existing plant communities while verifying wetland hydrology through interpretation of soil characteristics and other indications of surface hydrology. Soils were analyzed for texture and color to determine soil morphology in accordance with the most up to date standards. Evidence of surface hydrology was determined through visual inspection of existing site conditions including typical indicators such as water marks, drift-lines, water-stained leaves, sediment deposits, and drainage patterns.

Wetland Resource Description

Wetland resource areas located off site and delineated as part of the evaluation include Bordering Vegetated Wetland (BVW) and Inland Bank. Wetland resources directly associated with the site include Riverfront Area.

Bordering Vegetated Wetland (BVW)

Seasonally saturated Forested Swamp and seasonally flooded Emergent Marsh is located offsite to the south. Topography within the BVW is generally flat with distinct drainage patterns and leaf staining evident throughout. A moderately dense canopy of Red Maple (*Acer rubrum*) and Slippery Elm (*Ulmus rubra*) dominates vegetation within the wetland. The woody understory is comprised of Southern Arrowwood (*Viburnum dentatum*) and Silky Dogwood (*Cornus amomum*). Ground cover species include Skunk Cabbage (*Symplocarpus foetidus*), Sphagnum Moss (*Sphagnum* sp.), Sensitive Fern (*Onoclea sensibilis*), Soft Rush (*Juncus effusus*), Jewelweed (*Impatiens capensis*), Tussock Sedge (*Carex stricta*), and Broad-Leaf Cattail (*Typha latifolia*).

The upland/wetland boundary to BVW is delineated in the field with AES flagging stations #1 through #3 and 1A through 9A.

Riverfront Area

Riverfront Area is associated with an un-named, mapped perennial stream located offsite to the south. A well-defined channel approximately 10 to 12 feet wide and one to two feet deep with a sand/gravel streambed characterizes the stream. The Inland Bank is approximately one to two feet high, distinct, and vegetated with wetland and upland plant species.

The top of Inland Bank is delineated in the field with AES flagging stations B1 through B8.

FEMA Floodplain Designation

Based on the *Federal Emergency Management Agency Flood Insurance Rate Map* for the Town of Millis, Massachusetts (Map No. 25021C0161E), the site is located within Zone X (non-shaded), *Areas determined to be outside the 0.2% annual chance floodplain.*

NHESP Estimated & Priority Habitat

According to the *Massachusetts Natural Heritage and Endangered Species Program* habitat map, the site is not located within an Estimated Habitat of Rare Wildlife or a Priority Habitat of Rare Species.

Water Supply Protection Areas

According to the Massachusetts Geographic Information Systems *Water Supply Protection Areas Map*, the site is not located within a Zone II groundwater recharge area or an Interim Wellhead Protection Area (IWPA).

Outstanding Resource Water (ORW)

According to the Massachusetts Geographic Information Systems *Outstanding Resource Waters Map*, the site is not located within a contributing watershed to an ORW.

Buffer Zone

Under Section 1.4 of the Town of Millis *Wetlands Protection Rules and Regulations* Adjacent Upland Resource Area Performance Standards:

1.4.1 To protect the interests and values of the Adjacent Upland Resource Area(s) (or Buffer Zone(s)), construction activities and placement of permanent structures within said Resource Area(s) are regulated.

- (1) No structures shall be placed within the inner 50-foot of the Buffer Zone(s) from the edge of a wetland resource area. A strip of continuous, undisturbed vegetative cover shall be maintained. Permanently placed stone granite bounds, 6" x 6" x 4'- 0" long mounted with a single railing of pressure treated timber at 2'- 0" above ground surface, shall be placed to delineate and demarcate this undisturbed protected zone. Mounting details will be provided by the Commission.*

If site condition warrants, as determined by the Commission, the Commission may waive the requirement for the demarcation railing with stone granite bounds or allow for an alternative method of delineation and demarcation.

- (2) For new lots formed and/or new subdivision roads approved after the effective date of these rules and regulations, it is presumed that alteration to the outer 50- foot of the Buffer Zone area(s) can be avoided. If a project proposes alteration within this buffer, the Applicant must present a vigorous Alternatives Analysis showing that the proposed project avoids alteration to the fullest extent and has minimized impacts. Any permanent structure so placed within this outer 50-foot portion of the Buffer Zone(s) would cover an area no greater than 30 percent of the calculated area of this outer 50-foot of the Buffer Zone(s) that is within the subject individual property. Mitigation for any and all Buffer Zone Alteration is required.*
- (3) For projects on undeveloped lots in existence prior to the effective date of these rules and regulations, the Applicant must present strong evidence that a reasonable effort has been made to avoid and minimize impacts to the outer 50- foot area of the buffer. Any permanent structure so placed within this outer 50- foot portion of the Buffer Zone(s) would cover an area no greater than 30 percent of the calculated area of this outer 50-foot of the Buffer Zone(s) that is within the subject individual property. Mitigation for any and all Buffer Zone Alteration may be required.*
- (4) For projects on lots with existing structures, the Applicant must minimize work within*

the Buffer Zone and present strong evidence that a larger intrusion into the Buffer Zone will still secure the protection of the interests and values of the Bylaw. Addition of any permanent structure within the outer 50-foot of the Buffer Zone, combined with the existing structure(s), would cover an area no greater than 35 percent of the calculated area of this outer 50-foot of the Buffer Zone(s) that is within the subject individual property. Addition of any new permanent structure within the inner 50-foot of the Buffer Zone is not permitted.

- (a) Maintenance of existing structure(s) within the Buffer Zone is permitted as long as the activities will not cause degradation or diminish the interests and values of the resources that are protected by the Bylaw.*
- (b) Prior to commencement of maintenance work to existing structure(s) within the Buffer Zone, the property owner shall contact the Commission to ensure that proposed maintenance activities would not violate the Bylaw.*

No portion of the site appears to be contained within the regulatory Buffer Zone.

References

- Federal Emergency Management Agency, FEMA Map Service Center, www.fema.gov.
- Massachusetts Geographic Information Systems, www.massgis.ma.state.us.
- Natural Resources Conservation Service, www.nesoil.com, websoilsurvey.nrcs.usda.gov.
- United States Department of Agriculture, Soil Conservation Service. 1989. *Soil Survey of Norfolk and Suffolk Counties, Massachusetts*.

Appendix A
DEP Bordering Vegetated Wetland (310 CMR 10.55)
Delineation Field Data Forms

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

Applicant: _____ Prepared by: Applied Ecological Sciences (AES) Project location: 1060 Main Street DEP File #: _____
Millis, MA

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

DP-1 @ AES #1 - #2

Section I. **Vegetation** Observation Plot Number: **DP-1 WET** Transect Number: **1** Date of Delineation: **3/18/2023**

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or dominance ratio)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category
Trees				
Red Maple (<i>Acer rubrum</i>)	63.0	100%	yes	FAC*

TOTAL COVER = 63.0

Woody Vines:

Absent

TOTAL COVER = 0.0

Saplings

Absent

TOTAL COVER = 0.0

Shrubs

Silky Dogwood (<i>Comus amomum</i>)	63.0	62%	yes	FACW*
Multiflora Rose (<i>Rosa multiflora</i>)	38.0	38%	yes	FACU

TOTAL COVER = 101.0

Ground Cover

Skunk Cabbage (<i>Symplocarpus foetidus</i>)	38.0	27%	yes	OBL*
Soft Rush (<i>Juncus effusus</i>)	38.0	27%	yes	FACW*
Jewelweed (<i>Impatiense capensis</i>)	63.0	45%	yes	FACW*

TOTAL COVER = 139.0

Vegetation conclusion:

Number of dominant wetland indicator plants: **5** Number of dominant non-wetland indicator plants: **1**

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

Section II. Indicators of Hydrology
Hydric Soil Interpretation
DP-1 WET

1. Soil Survey (www.nesoil.com)

Is there a published soil survey for this site? Yes

title/date: Soil Survey of Norfolk & Suffolk Counties, Massachusetts, 1989.
map number: 28

soil type mapped: Swansea muck (Sw, 51), VPD, 0% to 1% slopes.

hydric soil inclusions: Freetown, Scarboro, Whitman

Are field observations consistent with soil survey? Yes
Remarks:

2. Soil Description

Horizon	Depth	Matrix color	Redoximorphic features
Oa	0"- 12"	2.5Y 2.5/1	
Bg	12"+	10YR 4/1 sl	

Remarks:

3. Other: Cloudy, dry

Conclusion: Is soil hydric? Yes

Other indicators of Hydrology: (check all that apply)

- ☐ Site inundated:
- ☒ Depth to free water in observation hole 8"
- ☒ Depth to soil saturation in observation hole: Surface
- ☐ Water marks:
- ☐ Drift lines:
- ☐ Sediment deposits:
- ☐ Drainage patterns in BVW:
- ☐ Oxidized rhizospheres:
- ☒ Water-stained leaves: Distinct
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other)
- ☐ Other:

Vegetation and Hydrology Conclusion:

Number of wetland indicator plants
greater than or equal to non-wetland
indicator plants?

yes no

☒ ☐

Wetland hydrology present?

hydric soil present?

☒ ☐

other indicators of hydrology present?

☒ ☐

Sample location is in a BVW

☒ ☐

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

Applicant: _____ Prepared by: Applied Ecological Sciences (AES) Project location: 1060 Main Street DEP File #: _____
Millis, MA

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

DP-2 @ AES #1 - #2

Section I. **Vegetation** Observation Plot Number: **DP-2 UPL** Transect Number: **1** Date of Delineation: **3/18/2023**

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or dominance ratio)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category
Trees				
Red Maple (<i>Acer rubrum</i>)	63.0	75%	yes	FAC*
Black Cherry (<i>Prunus serotina</i>)	10.5	13%	no	FACU
Slippery Elm (<i>Ulmus rubra</i>)	10.5	13%	no	FACW-*

TOTAL COVER = 84.0

Woody Vines:

Absent

TOTAL COVER = 0.0

Saplings

Absent

TOTAL COVER = 0.0

Shrubs

Multiflora Rose (<i>Rosa multiflora</i>)	61%	yes	FACU
Crab Apple (<i>Malus</i> spp.)	20%	yes	NA
Slippery Elm (<i>Ulmus rubra</i>)	20%	yes	FACW-*

TOTAL COVER = 104.0

Ground Cover

Absent

TOTAL COVER = 0.0

Vegetation conclusion:

Number of dominant wetland indicator plants: **2** Number of dominant non-wetland indicator plants: **1**

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

Section II. Indicators of Hydrology
Hydric Soil Interpretation
DP-2 UPL

1. Soil Survey (www.nesoil.com)

Is there a published soil survey for this site? Yes

title/date: Soil Survey of Norfolk & Suffolk Counties, Massachusetts, 1989.
map number: 28

soil type mapped: Urban land (Ur, 602), 0% - 15% slopes.

hydric soil inclusions:

Are field observations consistent with soil survey? Yes

Remarks:

2. Soil Description

Horizon	Depth	Matrix color	Redoximorphic features
A	0"- 8"	10YR 3/2 gsl	
Bw1	8"- 12"	2.5Y 5/4 gsl	

Remarks: Refusal at 12"

3. Other: Cloudy, dry

Conclusion: Is soil hydric? No

Other indicators of Hydrology: (check all that apply)

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

Vegetation and Hydrology Conclusion:

Number of wetland indicator plants
greater than or equal to non-wetland
indicator plants? ☒ yes ☐ no

Wetland hydrology present? ☐ ☒

hydric soil present? ☐ ☒

other indicators of hydrology present? ☐ ☒

Sample location is in a BVW ☐ ☒

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

Applicant:

Prepared by: Applied Ecological Sciences (AES)

Project location:

1060 Main Street

DEP File #:

Millis, MA

Check all that apply:

☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only

☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II

☐ Method other than dominance test used (attach additional information)

DP-3 @ AES 8A

Section I. Vegetation		Observation Plot Number:	DP-3 WET	Transect Number:	1	Date of Delineation:	3/18/2023
A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or dominance ratio)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category			
<u>Trees</u>							
Red Maple (<i>Acer rubrum</i>)	63.0	100%	yes	FAC*			
TOTAL COVER =		63.0					
<u>Woody Vines:</u>							
Riverbank Grape (<i>Vitis riparia</i>)	10.5	100%	yes	FACW*			
TOTAL COVER =		10.5					
<u>Saplings</u>							
Absent	0.0						
TOTAL COVER =		0.0					
<u>Shrubs</u>							
Southern Arrowwood (<i>Viburnum dentatum</i>)	38.0	23%	yes	FAC*			
Common Blackberry (<i>Rubus allegheniensis</i>)	63.0	38%	yes	FACU-			
Multiflora Rose (<i>Rosa multiflora</i>)	63.0	38%	yes	FACU			
TOTAL COVER =		164.0					
<u>Ground Cover</u>							
Broad-leaved Cattail (<i>Typha latifolia</i>)	63.0	50%	yes	OBL*			
Sensitive Fem (<i>Onoclea sensibilis</i>)	63.0	50%	yes	FACW*			
TOTAL COVER =		126.0					

Vegetation conclusion:

Number of dominant wetland indicator plants: 5 Number of dominant non-wetland indicator plants: 2

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

Section II. Indicators of Hydrology
Hydric Soil Interpretation
DP-3 WET

1. Soil Survey (www.nesoil.com)

Is there a published soil survey for this site? Yes

title/date: Soil Survey of Norfolk & Suffolk Counties, Massachusetts, 1989.
map number: 28

soil type mapped: Swansea muck (Sw, 51), VPD, 0% to 1% slopes.

hydric soil inclusions: Freetown, Scarboro, Whitman

Are field observations consistent with soil survey? Yes
Remarks:

2. Soil Description

Horizon	Depth	Matrix color	Redoximorphic features
Oa	16"+	2.5Y 2.5/1	

Remarks:

3. Other: Cloudy, dry

Conclusion: Is soil hydric? Yes

Other indicators of Hydrology: (check all that apply)

- ☐ Site inundated:
- ☒ Depth to free water in observation hole 4"
- ☒ Depth to soil saturation in observation hole: Surface
- ☐ Water marks:
- ☐ Drift lines:
- ☐ Sediment deposits:
- ☐ Drainage patterns in BVW:
- ☐ Oxidized rhizospheres:
- ☐ Water-stained leaves:
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other)
- ☐ Other:

Vegetation and Hydrology Conclusion:

	yes	no
Number of wetland indicator plants greater than or equal to non-wetland indicator plants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present?		
hydric soil present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample location is in a BVW	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant: _____

Prepared by: Applied Ecological Sciences (AES) Project location: 1060 Main Street DEP File #: _____
Millis, MA

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

DP-4 @ AES 8A

Section I. Vegetation	Observation Plot Number:	DP-4 UPL	Transect Number:	1	Date of Delineation:	3/18/2023
A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or dominance ratio)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category		
<u>Trees</u>						
Red Maple (<i>Acer rubrum</i>)	63.0	100%	yes	FAC*		
	TOTAL COVER = 63.0					
<u>Woody Vines:</u>						
Absent	TOTAL COVER = 0.0					
<u>Saplings</u>						
Red Maple (<i>Acer rubrum</i>)	63.0	100%	yes	FAC*		
	TOTAL COVER = 63.0					
<u>Shrubs</u>						
Absent	TOTAL COVER = 0.0					
<u>Ground Cover</u>						
Absent	TOTAL COVER = 0.0					

Vegetation conclusion:

Number of dominant wetland indicator plants: 2 Number of dominant non-wetland indicator plants: 0

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

Section II. Indicators of Hydrology
Hydric Soil Interpretation
DP-4 UPL

1. Soil Survey (www.nesoil.com)

Is there a published soil survey for this site? Yes

title/date: Soil Survey of Norfolk & Suffolk Counties, Massachusetts, 1989.
map number: 28

soil type mapped: Hinckley (HfB, 245B), ED, Is, 3% - 8% slopes.

hydric soil inclusions: None

Are field observations consistent with soil survey? Yes

Remarks:

2. Soil Description

Horizon	Depth	Matrix color	Redoximorphic features
A	0"- 8"	10YR 3/1 sl	
Bw1	8"- 14"+	2.5Y 5/4 sl	

Remarks: Refusal at 14"

3. Other: Cloudy, dry

Conclusion: Is soil hydric? No

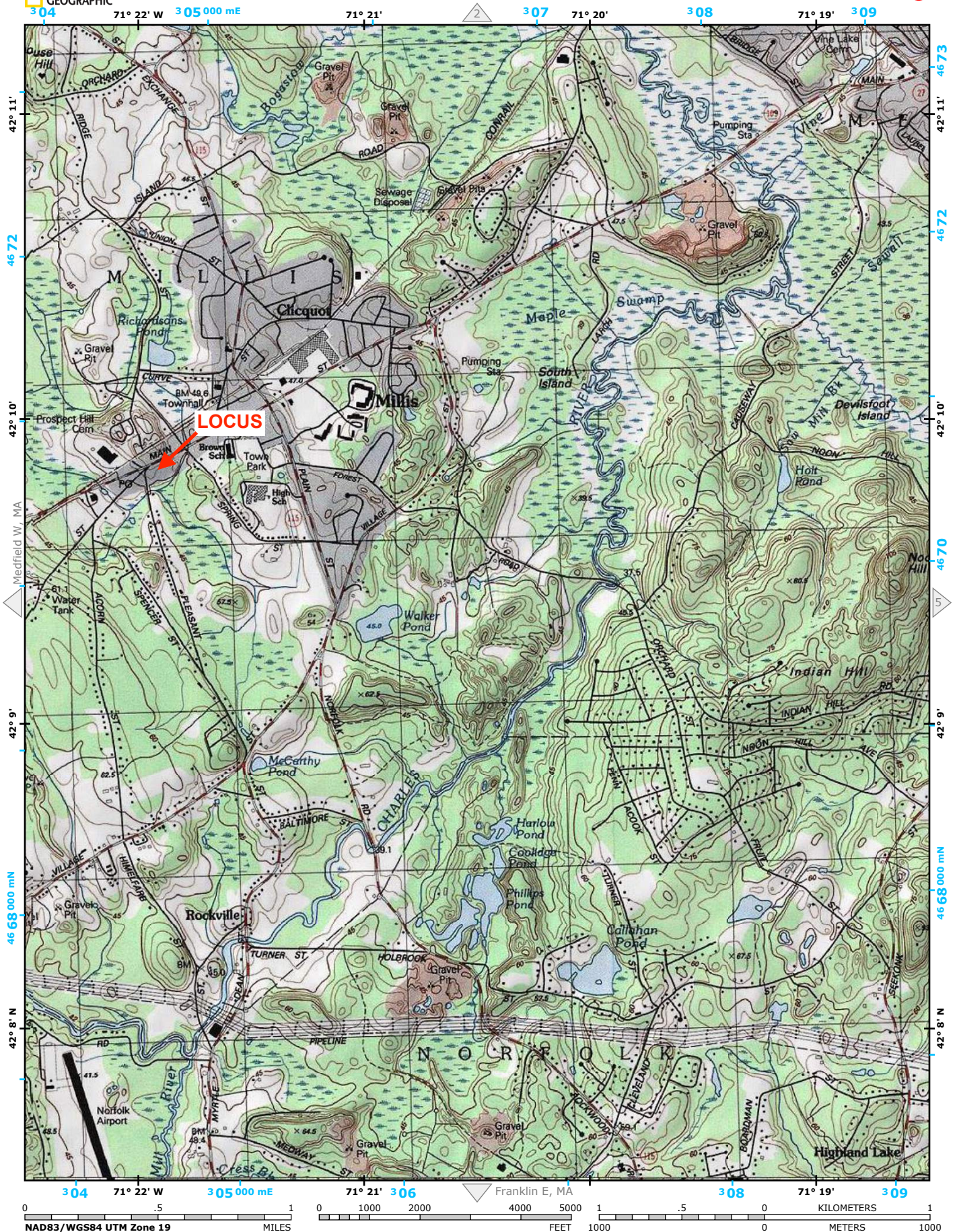
Other indicators of Hydrology: (check all that apply)

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

Vegetation and Hydrology Conclusion:

	yes	no
Number of wetland indicator plants greater than or equal to non-wetland indicator plants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
hydric soil present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sample location is in a BVW	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Appendix B
U.S.G.S. Topographic Map
FEMA Map



National Flood Hazard Layer FIRMette



71°22'16"W 42°10'2"N



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

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

SPECIAL FLOOD HAZARD AREAS



OTHER AREAS OF FLOOD HAZARD



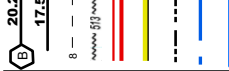
OTHER AREAS



GENERAL STRUCTURES



Cross Sections with 1% Annual Chance Water Surface Elevation



OTHER FEATURES



MAP PANELS



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

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