Millis Community Preservation Funding Request

Date: 1/30/2026

Project Title: 1178 Main Street Affordable Housing

Full Name of Entity Submitting Application: Metro West Collaborative Development, Inc.

Contact Person: Sharone Small, Director of Real Estate

Address: 79-B Chapel Street, Newton, MA 02458

Telephone: (617) 465-2433

Email: sharone@metrowestcd.org

Purpose: Please check all that apply:

_____ Open Space ____X__ Community Housing

_____ Historic Preservation _____ Open Space / Recreation

Amount of CPA Funding Requested: $200,000 Provide summary below)

Estimated Costs:

Fiscal Year*	Total Project Cost	CPA Funds requested	Other Funding Sources and Amounts
2026			
2027			
2028			
2029	$28,320,000	$200,000	See narrative
2030			

* Fiscal year begins on July 1 of the previous calendar year

Please provide a full description of the project on a separate sheet stapled to this application. This could include available information such as:

- Property address including assessor's map;
- Lot and block number;
- Name of current owner;
- Copy of recorded deed of current owner;
- A statement of need, to be documented with appropriate support information;
- A brief narrative indicating
  - how this proposal meets the goals of the Community Preservation Act,
  - how it benefits the Town of Millis, and
  - any other information you feel the CPC should consider when reviewing your application.
- Additional or alternative sources of funding for this project;
- Description of natural features of the property, if applicable;
- Maps, visual aids and other supplemental information;
- Surveys;
- Appraisals and agreements.

For CPC Use:

Application received on and by: _____ (Name) _____ (Date)

Project presented to CPC on: _____ (Date)

Initial review by: _____

Recommendation: (please write addition comments on the back or on another sheet)

APPROVE: ☐

DISMISS: ☐

DATE: _____

1178 Main Street Affordable Housing
Millis Community Preservation Funding Request

Project Narrative

Summary: Metro West Collaborative Development is requesting $200,000 in Community Preservation Act funds to develop 1178 Main Street as completely, permanently affordable housing for households earning 30% - 60% of Area Median Income (AMI).

I. Proposal Basics

Property Address: 1178 Main Street, Millis, MA

Lot Information: Lots 6, 7, 8 and 9 filed in the Land Registration Office as Plan 3214E

Current Owner: 1178 Main Street LLC

Future Owner: An LLC controlled by Metro West Collaborative Development, Inc.

Metro West CD and Our Affordable Housing Model

Metro West Collaborative Development (or Metro West CD) is a 501(c)(3) non-profit community development corporation founded in 1991. Our mission is to create and preserve affordable housing and undertake programs and policies that help our target communities reach and maintain their affordable housing goals. We collaborate with MetroWest communities to expand housing opportunities by:

- Building and preserving affordable housing
- Helping families find and keep their homes
- Counseling community leaders to achieve their housing goals
- Advocating for supportive policy and investment

As part of our mission, Metro West CD builds and owns affordable rental housing. Our buildings are beautifully designed to fit within the neighborhood context and meet high sustainability and accessibility standards. The developments are professionally managed and maintained by a third-party property manager. The properties pay real estate taxes and do not require operating subsidies from the municipality.



Building at Glen Brook Way Apartments

Next door to Millis in Medway, Metro West CD recently completed a two-phase affordable development called Glen Brook Way Apartments.

This 92-unit intergenerational campus includes affordable rental housing for families and seniors, complete with resident lounges, a playground, meeting rooms for resident services, and on-site property management. The second phase was completed in 2024 and received Passive House certification, a strict sustainability standard.

Development Description

The Town of Millis has already issued a 40B Comprehensive Permit to a for-profit developer to build 48 rental apartments in two buildings at 1178 Main Street. Now, Metro West CD proposes to buy the site, assume the 40B permit, and construct the planned development as completely affordable apartments.

1178 Main Street will provide intergenerational housing, suitable for seniors and families. The development will have 16 one-bedroom, 27 two-bedroom, and 5 three-bedroom apartments in 2 three-story buildings, along with 73 surface parking spaces for residents and guests. Metro West CD will assume the current design and permit with insubstantial design changes, and all apartments will be included in the Town's Subsidized Housing Inventory and contribute to the goal of reaching 10% affordable housing.

Once completed, 1178 Main Street will be managed by professional property management company Maloney Properties, with oversight from Metro West CD. Maloney Properties will put a dedicated team in place, including a part-time property manager, resident service coordinator, and maintenance staff, and emergency maintenance services will be available 24 hours a day. Metro West CD and Maloney will develop a management plan that outlines a proactive approach to property maintenance including landscaping, trash and recycling management, cleaning, and snow removal. 1178 Main Street will be carefully maintained to provide a clean, safe, and welcoming environment for residents and the community.

Timeline

Metro West CD has a Purchase and Sale Agreement with the seller and plans to buy the site in summer 2026, following approval from the Conservation Commission and a due diligence period. If this application for CPC funding advances, then Metro West CD would conduct additional community engagement to share details about the development before a Town Meeting vote, such as setting up a website, holding office hours at Glen Brook Way Apartments, and other outreach.

The development schedule will depend on securing funding from the Executive Office of Housing and Livable Communities (EOHLC), which holds annual funding rounds known as the "OneStop." The current timeline assumes a successful "OneStop" EOHLC funding award in 2027 or 2028, with construction starting in 2029.

II. Affordability

Metro West Collaborative Development's proposal will be completely affordable, with 16-20 apartments affordable at 30% AMI and 50% AMI and 28-32 apartments affordable at 60% AMI. The apartments will be affordable in perpetuity, and the affordability will be reflected in an appropriate permanent deed restriction on the property that meets the requirements of G.L. c.184.

Lower Rents

The rents in Metro West CD's proposal will offer much more in the way of affordability and access to this housing than would the original plan for market rate rents.

Example 2025 Market Rate / Mixed-Income Rents

Rent Level	1 Bedroom	2 Bedroom	3 Bedroom
Market Rate (For-Profit Developer)	$2,500	$2,950	$3,400
80% AMI (For-Profit Developer)	$2,482	$2,978	$3,441
60% AMI (Metro West CD Proposal)	$1,768	$2,121	$2,451
30% - 50% AMI (Metro West CD Proposal)	30% of Household Income		

60%-80% AMI Rents based on Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area

Rent levels are determined by funding programs, and maximum rents are updated annually.

Range of Income Limits

Income limits will be based on median incomes for the Boston metro area as set by HUD. Exact income limits depend on household size and are adjusted every year.

2025 Household Income Limits

Household Size	60% AMI	30% AMI
1Person	$69,480	$34,740
2 Person	$79,440	$39,720
3 Person	$89,340	$44,670
4 Person	$99,240	$49,620
5 Person	$107,220	$53,610
6 Person	$115,140	$57,570

Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area

Local Preference

Seventy percent (70%) of eligible apartments will be subject to a local preference for residents of Millis, employees of the Town of Millis, employees of businesses located in Millis, and households with children already attending school in Millis. This local preference will be subject to approval by the Executive Office of Housing and Livable Communities (EOHLC), and consistent with federal regulation, may not apply to apartments with project-based vouchers (i.e. apartments at 30% AMI).

Apartments Affordable to Local Workers and Seniors

The proposed affordability at 30% - 60% of Area Median Income (AMI) would create apartments affordable to seniors, families, and individuals, including employees of Millis businesses and municipal services.

Who Might Live in a 30% AMI Apartment

- A retired senior receiving the average monthly Social Security benefit paid to retired workers in Massachusetts, $2,003 per month.
- A divorced parent with one child, working full-time as a cashier earning $17 per hour.

Who Might Live in a 60% AMI Apartment

- A public-school teacher or librarian earning $60,000 per year.
- A family with two children, with one adult working full-time as a firefighter or paramedic earning $60,000 per year and one adult working full-time in food services earning minimum wage.

III. Budget and Funding

Metro West CD has assembled a development budget with expected sources of funding and costs for 1178 Main Street, based on its experience as an affordable housing developer (see table on the next page). The development budget represents an informed estimate and will be updated over the course of predevelopment as Metro West CD receives contractor and consultant pricing and as market conditions change. Expected sources of funding include a traditional mortgage loan provided by a bank, as well as capital and operating subsidy awarded by the Executive Office of Housing and Livable Communities (EOHLC) in an annual funding round known as the "OneStop."

To submit a pre-application to EOHLC for the annual OneStop, typically due in October, an affordable development must have a commitment for a local contribution of funds. In this application, Metro West CD is requesting $200,000 from the Town of Millis CPC to support

the affordable development and provide that local contribution. A $200,000 funding award from the Town would provide access to approximately $28 million in outside funding. Although the development budget will change between now and the construction start in 2029, Metro West CD's goal is to not request any additional funding from the Millis CPC.

Uses of Funds

Acquisition, Interest, & Related Costs	$2,960,000
Construction	$17,100,000
General Development Costs	
Architecture & Engineering	$1,200,000
Survey and Permits	$230,000
Clerk of the Works	$220,000
Environmental Engineer	$50,000
Legal	$220,000
Title and Recording	$70,000
Accounting & Cost Cert.	$90,000
Marketing and Rent Up	$150,000
Real Estate Taxes	$260,000
Insurance	$350,000
Appraisal and Market Study	$30,000
Construction Loan Interest	$1,450,000
Inspecting Engineer	$60,000
Const. & Perm. Loan Fees	$200,000
LIHTC Fees	$60,000
Other Financing Fees	$50,000
Development Consultant	$100,000
Construction Testing	$130,000
Sustainability / Commissioning	$220,000
Other: Misc	$50,000
Soft Cost Contingency	$280,000
Capitalized Reserves	$120,000
Developer Overhead and Fee	$2,670,000
Total	**$28,320,000**

Sources

LIHTC* Equity	$8,800,000
State LIHTC Equity	$4,630,000
Developer Fee Loaned	$210,000
MassSave Incentives	$210,000
Permanent Loan	$6,570,000
EOHLC Soft Subsidy	$7,700,000
Millis CPA Funds	$200,000
Total	**$28,320,000**

*Low-Income Housing Tax Credit

METRO WEST
COLLABORATIVE DEVELOPMENT

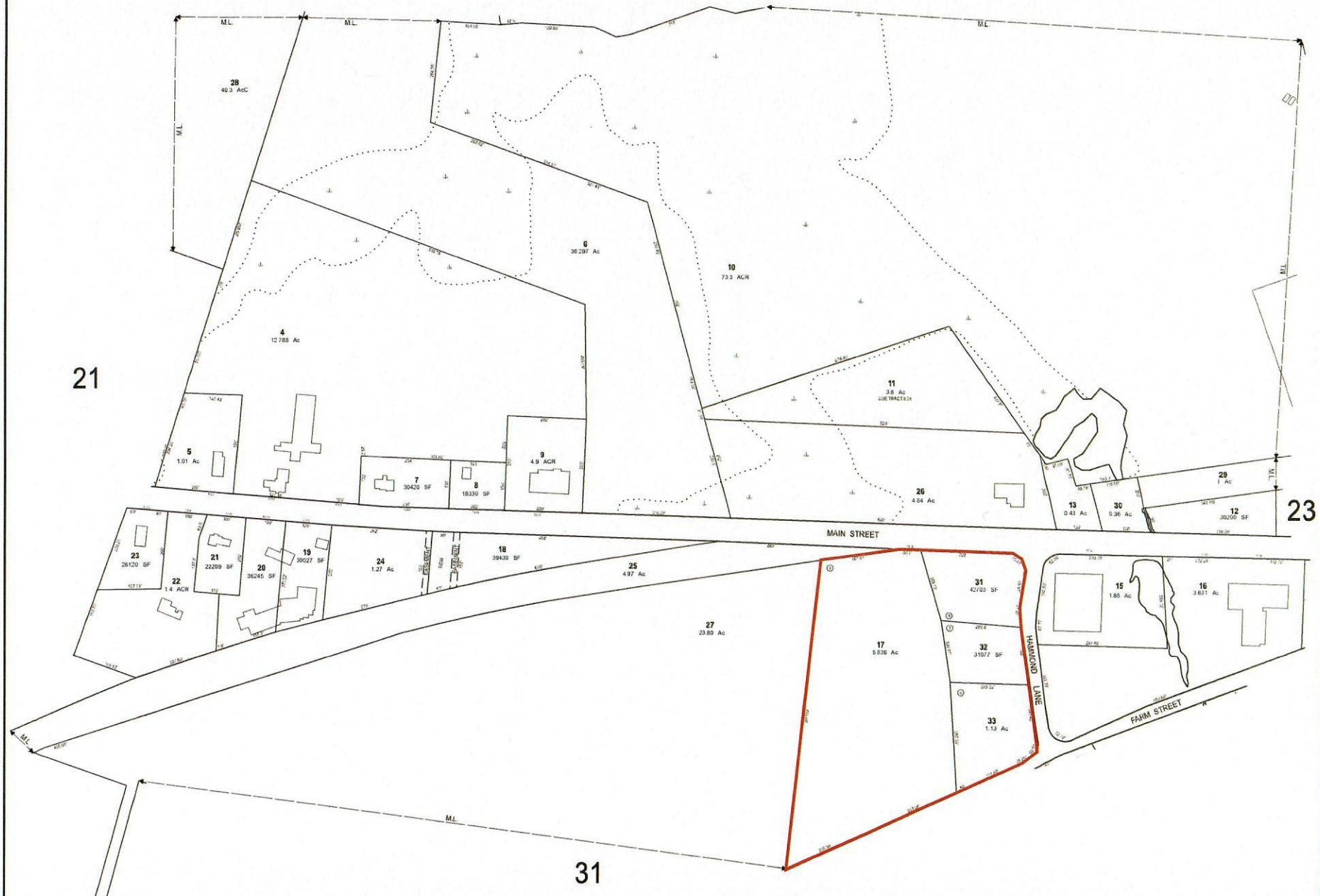
IV. Attachments

A. Assessor's Map
B. Deed
C. Area Map
D. Civil Plans
E. Architectural Plans

METRO WEST
COLLABORATIVE DEVELOPMENT

Attachment A: Assessor's Map

14D



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83.
ORIGINAL MAPS WERE PREPARED BY CARLSON SURVEY COMPANY, 115 UNION STREET, MILLIS, MASSACHUSETTS

REVISED & REPRINTED BY
CAI Technologies
Precision Mapping, Geospatial Solutions
11 Pleasant Street, Littleton, NH 03561
800.342.4249 • www.cai-tech.com

LEGEND
AREA ..... AC/ACR
AREA/SQUARE FEET ..... SF
RECORD DIMENSION 100
SCALED DIMENSION 100.0
MATCH LINE ..... M.L.
WATER .....
EXEMPT PROPERTY ..... E
STREET NUMBER 69
BUILDING .....
RIGHT OF WAY/ACCESS .....
COMMON OWNERSHIP .....
WETLANDS .....

SCALE: 1" = 100'
FEET 100 50 0 100 200 300
METERS 25 12.5 0 25 50 75
REVISED TO: JANUARY 1, 2024

PROPERTY MAPS
NEXT : 35
MILLIS
MASSACHUSETTS

INDEX DIAGRAM

MAP NO.
22

METRO WEST
COLLABORATIVE DEVELOPMENT

Attachment B: Current Deed

Doc:1,482,850 07-22-2021 2:16
Ctf#:205601
Norfolk County Land Court

NOT
AN
OFFICIAL
COPY

MASSACHUSETTS STATE EXCISE TAX
Norfolk County Land Court
Date: 07-22-2021 @ 02:16pm
Ctl#: 733 Doc#: 1482850
Fee: $1,368.00 Cons: $300,000.00

NOT
AN
OFFICIAL
COPY

QUITCLAIM DEED

Decnos Financial Group, Inc., a duly organized Delaware Corporation having a principal place of business of 266 Main Street, Suite 19, Medfield, Massachusetts, for consideration paid, and in full consideration of THREE HUNDRED THOUSAND and 00/100 ($300,000.00) DOLLARS, grants to 1178 Main Street LLC, a Massachusetts limited liability company, with a principal place of business at 54 Farm Street, Dover, Massachusetts 02030

With ***quitclaim covenants***,

The land with the buildings thereon situated in Millis, Norfolk County, Massachusetts, bounded and described as follows:

NORTHERLY	by Farm Street, seven hundred forty and 84/100 (740.84) feet;
NORTHWESTERLY	by land now or formerly of Bernard J. Post, five hundred six and 57/100 (506.57) feet;
SOUTHWESTERLY	by Main Street, five hundred sixty-one and 19/100 (561.19) feet; and
SOUTHEASTERLY	by land now or formerly of the B.F. Woodfield Realty Trust, seven hundred ninety-nine and 66/100 (599.66) feet.

Said Parcel is also shown as lot numbered 5 on a plan drawn by Dunn Engineering Co., Inc., Surveyors, dated April 16, 1982, as approved by the Land Court, filed in the Land Registration Office as Plan No. 3214D in the Norfolk District of the Land Court with Certificate of Title No. 115353, Book 577. The premises are now shown as Lots 6, 7, 8 and 9 filed in the Land Registration Office as Plan 3214E in the Norfolk District of the Land Court

Being the same premises conveyed to Grantor by Deed dated September 29 24, 1998, recorded with the Norfolk County District of the Land Court with Certificate of Title No. 152878.

PROPERTY ADDRESS: 1178 Main Street, Millis, Massachusetts

The above sale is a sale in the ordinary course of business of Dethos Financial Group, Inc. and does not constitute a sale of all or substantially all of the assets of the Grantor

OFFICIAL OFFICIAL

Grantor releases all rights of homestead in the premises and states under penalties of perjury that the property being transferred is not the principal residence of the Grantor or any other person and no persons are entitled to homestead rights in the property being transferred.

(Remaining page blank signature follows)

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NOT AN OFFICIAL COPY

Witness our hand and seal this 18th day of July, 2021

Decnos Financial Group, Inc

By: Margaret G. Brauer, President

By: David P. Brauer, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 18 day of July, 2021, before me, the undersigned notary public, personally appeared Margaret G. Brauer and David P. Brauer, who proved to me through satisfactory evidence of identification, which was his Mass. Driver's license, to be the persons whose names appear on the preceding or attached document, and acknowledged to me that they signed it voluntarily and for its stated purpose as President & Treasurer of Decnos Financial Group, Inc.

Notary Public: Jonathan Slawsby
My Commission Expires: 4/22/22
Notary seal

JONATHAN M. SLAWSBY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
April 22, 2022

METRO WEST
COLLABORATIVE DEVELOPMENT

Attachment C: Area Map

1178 Main Street Site Map



METRO WEST
COLLABORATIVE DEVELOPMENT

Attachment D: Civil Drawings

From 40B Comprehensive Permit Approval

1178 MAIN STREET
MILLIS, MA
SITE PLAN

OCTOBER 24, 2024

Latest Revision: March 17, 2025

OWNER/APPLICANT
1178 MAIN STREET LLC
143 MAIN STREET UNIT 7
UPTON, MA 01568

ZONING DISTRICT
COMMERCIAL-VILLAGE (C-V)
WATERSHED PROTECTION DISTRICT
MCBOD

ASSESSORS PARCEL
22-27, 22-31, 22-32, 22-33

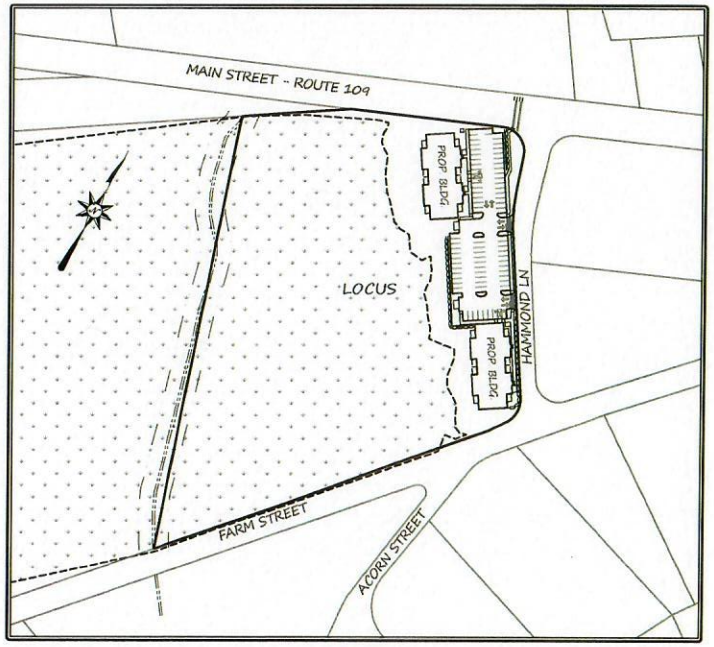
PLAN & DEED REFERENCE
LC DOC 1492850
LC DOC 802666
LC PLAN 32140
LC PLAN 32141E

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

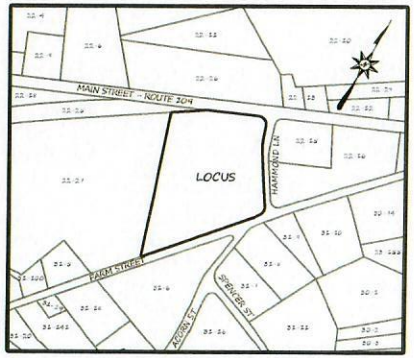
PREPARED FOR:
1178 MAIN STREET LLC
143 MAIN STREET UNIT 7
UPTON, MA 01568



2023 MASSGIS AERIAL LOCUS
SCALE: 1" = 400'



LOCUS
SCALE: 1" = 100'



MILLIS ASSESSORS LOCUS
SCALE: 1" = 300'

SHEET LEGEND
C-0: COVER SHEET
C-1: EXISTING CONDITIONS PLAN
C-2: 50-SCALE EXIST. COND. PLAN
C-3: LAYOUT PLAN
C-4: GRADING PLAN
C-5: UTILITY PLAN
C-6: PROFILE PLAN
C-7: LIGHTING PLAN
C-8: EROSION CONTROL
C-9: DETAILS
C-10: DETAILS
C-11: DETAILS
C-12: DETAILS

DANIEL J. MERRIKIN CIVIL No. 43309 REGISTERED PROFESSIONAL ENGINEER
Digitally signed by Daniel J. Merrikin, P.E.
Date: 2025.03.17 13:00:56 -04'00'

PLAN SCALE: AS NOTED

PLAN DATE: OCTOBER 24, 2024

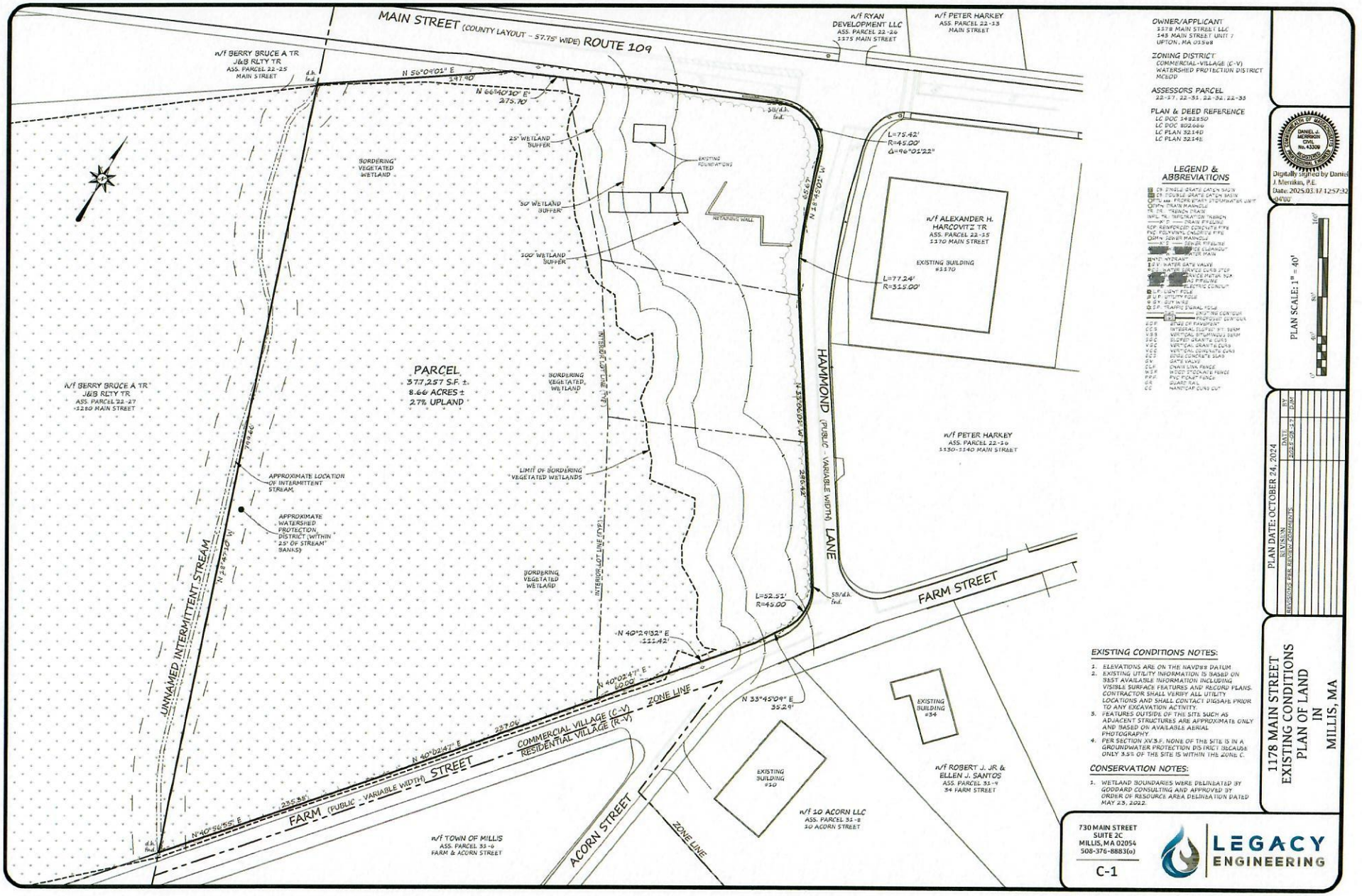
BY	DATE	REVISIONS / COMMENTS
DJM	2025-03-17	PER CONS. REV. COMMENTS

1178 MAIN STREET
COVER SHEET
PLAN OF LAND
IN
MILLIS, MA

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

C-0

LEGACY ENGINEERING



OWNER/APPLICANT
1178 MAIN STREET LLC
148 MAIN STREET UNIT 7
UPTON, MA 01568

ZONING DISTRICT
COMMERCIAL-VILLAGE (C-V)
WATERSHED PROTECTION DISTRICT
MCBOD

ASSESSORS PARCEL
22-27, 22-31, 22-32, 22-33

PLAN & DEED REFERENCE
LC DOC 1482850
LC DOC 802686
LC PLAN 32340
LC PLAN 32341E

LEGEND & ABBREVIATIONS

PLAN SCALE: 1" = 40'

PLAN DATE: OCTOBER 24, 2024

REVISION	DATE	BY
REVISIONS PER REVIEW COMMENTS	2024-12-23	JDM

1178 MAIN STREET EXISTING CONDITIONS PLAN OF LAND IN MILLIS, MA

EXISTING CONDITIONS NOTES:

1. ELEVATIONS ARE ON THE NAVD88 DATUM.
2. EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE INFORMATION INCLUDING VISIBLE SURFACE FEATURES AND RECORD PLANS. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND SHALL CONTACT DIGSAFE PRIOR TO ANY EXCAVATION ACTIVITY.
3. FEATURES OUTSIDE OF THE SITE SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE ONLY AND BASED ON AVAILABLE AERIAL PHOTOGRAPHY.
4. PER SECTION XV.3.F, NONE OF THE SITE IS IN A GROUNDWATER PROTECTION DISTRICT (BECAUSE ONLY 3.5% OF THE SITE IS WITHIN THE ZONE C.

CONSERVATION NOTES:

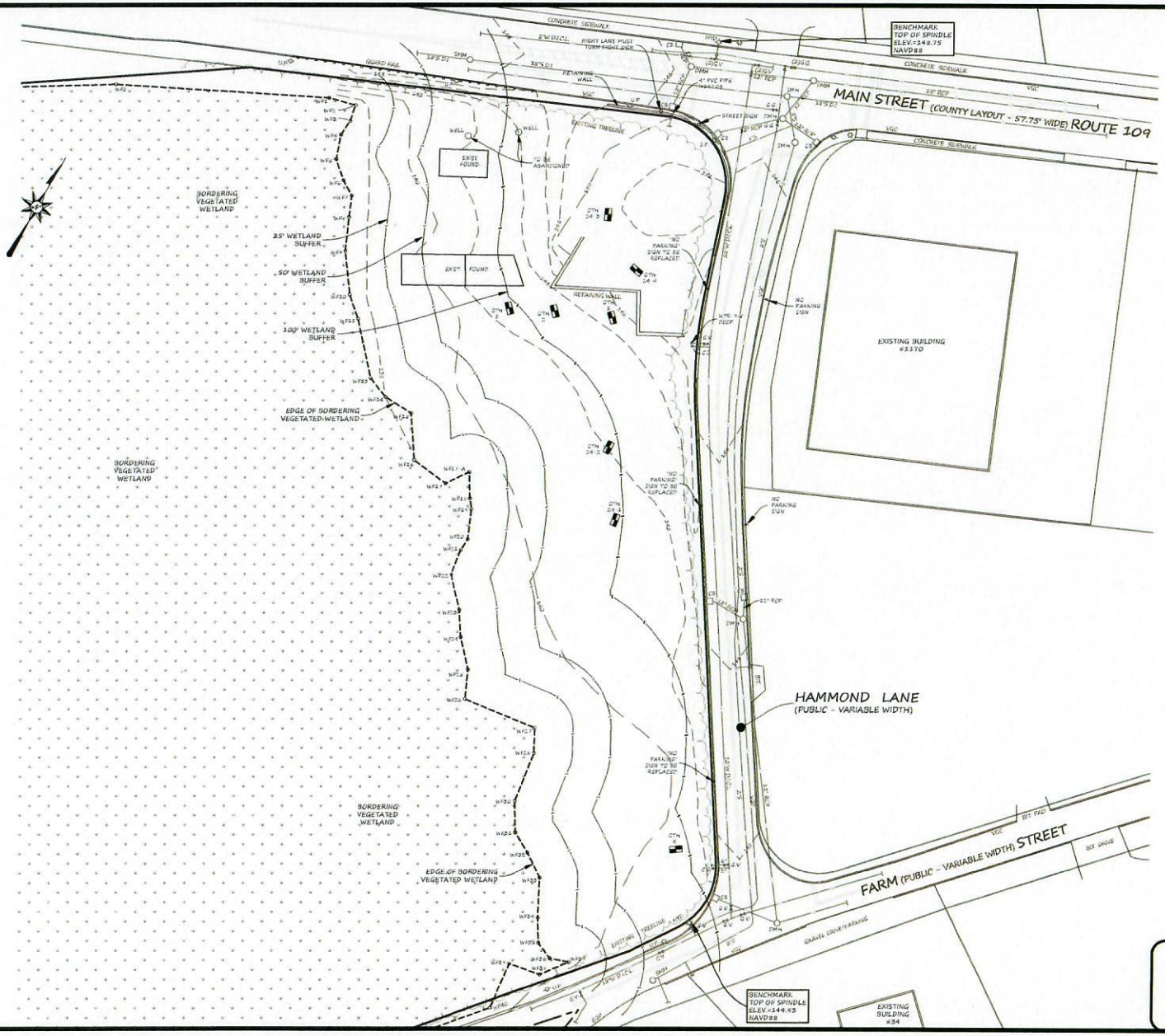
1. WETLAND BOUNDARIES WERE DELINEATED BY GODDARD CONSULTING AND APPROVED BY ORDER OF RESOURCE AREA DELINEATION DATED MAY 23, 2022.

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

C-1

LEGACY ENGINEERING

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2025.03.17 12:57:32 -04'00'



OWNER/APPLICANT
1178 MAIN STREET LLC
143 MAIN STREET UNIT 7
UPTON, MA 01568

ZONING DISTRICT
COMMERCIAL-VILLAGE (C-V)
WATERSHED PROTECTION DISTRICT
MCOD

ASSESSORS PARCEL
22-17, 22-51, 22-52, 22-53

PLAN & DEED REFERENCE
LC DOC 1482850
LC DOC 802066
LC PLAN 5214D
LC PLAN 5214E

LEGEND & ABBREVIATIONS

CB SINGLE GRATE CATCH BASIN
CB DOUBLE GRATE CATCH BASIN
DMH DRAIN MANHOLE
TR DR TRENCH DRAIN
INFIL TR INFILTRATION TRENCH
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
SMH SEWER MANHOLE
SEWER SERVICE CLEANOUT
SEWER MAIN
HYDRANT
WATER GATE VALVE
WATER SERVICE CURB STOP
WATER SERVICE WATER BOX
GAS PIPELINE
ELECTRIC CONDUIT
LP LIGHT POLE
UP UTILITY POLE
GY GUY WIRE
TF TRAFFIC SIGNAL POLE
EXISTING CONTOUR
PROPOSED CONTOUR
EDGE OF PAVEMENT
SLOPED GRANITE CURB
VERTICAL GRANITE CURB
VERTICAL CONCRETE CURB
EDGE CONCRETE SLAB
GATE VALVE
CHAIN LINK FENCE
WOOD STOCKADE FENCE
PVC PICKET FENCE
GUARD RAIL
HANDICAP CURB CUT

EXISTING CONDITIONS NOTES:

1. ELEVATIONS ARE ON THE NAVD88 DATUM.
2. EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE INFORMATION INCLUDING VISIBLE SURFACE FEATURES AND RECORD PLANS. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND SHALL CONTACT DIGSAFE PRIOR TO ANY EXCAVATION ACTIVITY.
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4. PER SECTION XV.3.F, NONE OF THE SITE IS IN A GROUNDWATER PROTECTION DISTRICT BECAUSE ONLY 3.5% OF THE SITE IS WITHIN THE ZONE C.

CONSERVATION NOTES:

1. WETLAND BOUNDARIES WERE DELINEATED BY GODDARD CONSULTING AND APPROVED BY ORDER OF RESOURCE AREA DELINEATION DATED MAY 25, 2022.

DANIEL J. MERRIKIN CIVIL No. 43309 REGISTERED PROFESSIONAL ENGINEER
Digitally signed by Daniel J. Merrikin, P.E.
Date: 2025.03.17 12:57:40 -04'00'

PLAN SCALE: 1" = 30'

REVISIONS PER REVIEW COMMENTS	KV	KVS/KN	PLAN DATE: OCTOBER 24, 2024
	2/26/25	KVS	DATE
			BY

1178 MAIN STREET
EXISTING CONDITIONS
PLAN OF LAND
IN
MILLIS, MA

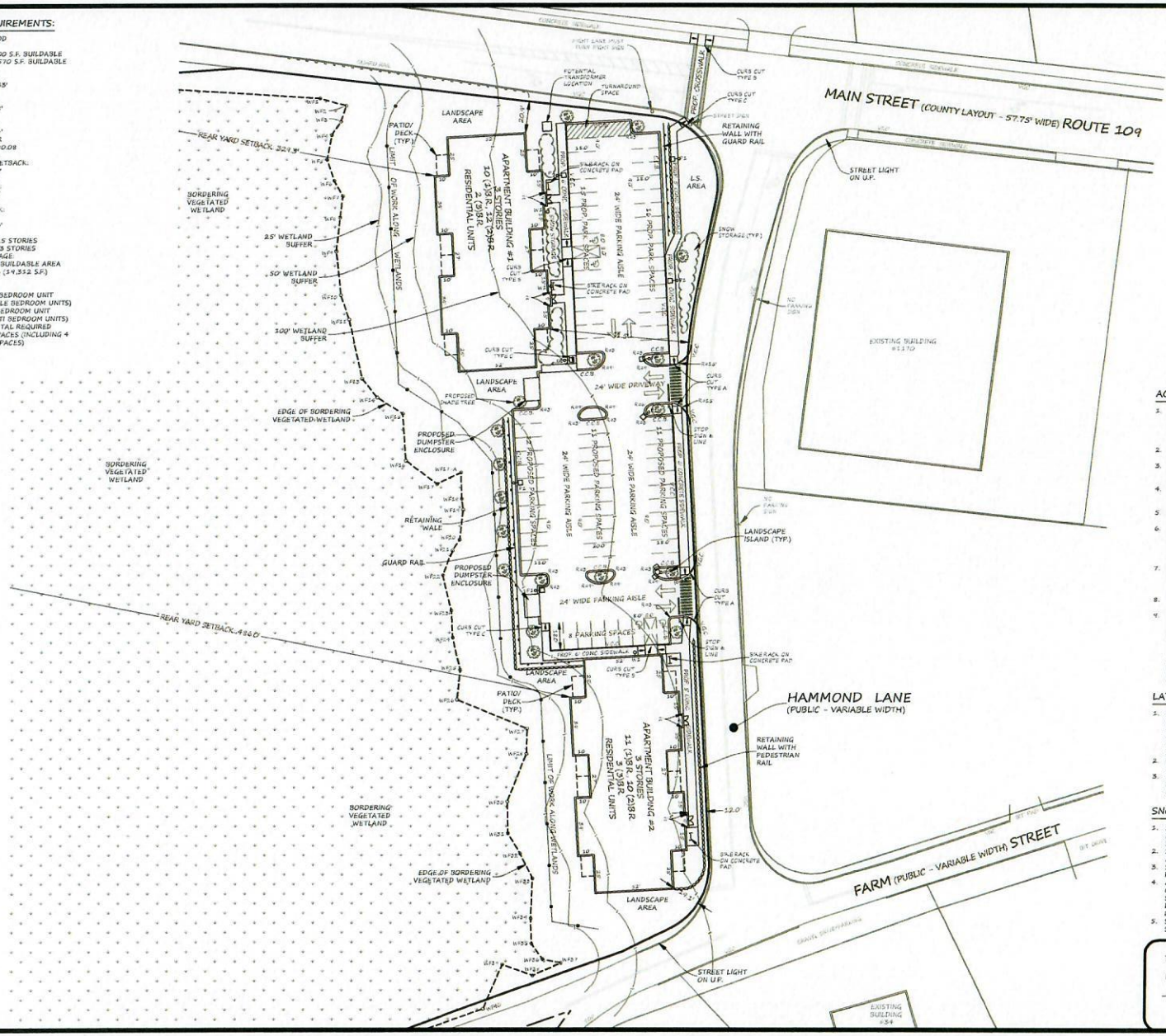
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-2

LEGACY ENGINEERING

ZONING REQUIREMENTS:

ZONE: C-V & MCEOD
MIN. LOT AREA:
REQUIRED: 30,000 S.F. BUILDABLE
PROVIDED: 100,570 S.F. BUILDABLE
MIN. FRONTAGE:
REQUIRED: 120'
PROVIDED: 439.55'
MIN. LOT WIDTH:
REQUIRED: 120'
PROVIDED: 534.8'
MIN LOT DEPTH:
REQUIRED: 200'
PROVIDED: 534.4'
LOT SHAPE FACTOR
REQUIRED: P/A<90.08
PROVIDED: 0.021
MIN./MAX FRONT SETBACK:
REQUIRED: 5'/15'
PROVIDED: 12.0'
MIN. SIDE SETBACK:
REQUIRED: NONE
PROVIDED: 19.2'
MIN. REAR SETBACK:
REQUIRED: 25'
PROVIDED: 329.8'
MAX. HEIGHT:
REQUIRED: 35'/2.5 STORIES
PROVIDED: 35'- 3 STORIES
MAX. BLDG. COVERAGE:
REQUIRED: <50% BUILDABLE AREA
PROVIDED: 14.0% (14,332 S.F.)
PARKING
REQUIRED:
1 SP./SINGLE BEDROOM UNIT
(23 SINGLE BEDROOM UNITS)
2 SP./MULTI BEDROOM UNIT
(27 MULTI BEDROOM UNITS)
73 SPACES TOTAL REQUIRED
PROVIDED: 73 SPACES (INCLUDING 4 ACCESSIBLE SPACES)



OWNER/APPLICANT
1178 MAIN STREET LLC
145 MAIN STREET UNIT 7
UPTON, MA 01568

ZONING DISTRICT
COMMERCIAL-VILLAGE (C-V)
WATERSHED PROTECTION DISTRICT
MCEOD

ASSESSORS PARCEL
22-17, 22-31, 22-32, 22-33

PLAN & DEED REFERENCE
LC DOC 1482850
LC DOC 802666
LC PLAN 32140
LC PLAN 32124E

ACCESSIBILITY NOTES:

1. ALL WALKWAYS/SIDEWALKS AND ASSOCIATED CURB CUTS ARE CONSIDERED ACCESSIBLE ROUTES AND SHALL FULLY COMPLY WITH MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS, 521 CMR.
2. ALL WALKWAYS/SIDEWALKS/CURB CUT RAMPS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
3. AAB REGULATIONS DO NOT ALLOW ANY TOLERANCE ON SLOPE REQUIREMENTS AND THE MAXIMUM SLOPES CANNOT BE EXCEEDED.
4. IT IS RECOMMENDED THAT THE CONTRACTOR USE A DIGITAL LEVEL TO VERIFY SLOPE OF FORMS PRIOR TO PLACEMENT OF CONCRETE.
5. WALKWAYS/SIDEWALKS SHALL BE 5 FEET WIDE (EXCLUDING CURB) UNLESS OTHERWISE NOTED.
6. WALKWAYS/SIDEWALKS SHALL PROVIDE A MINIMUM OF 36 INCHES CLEAR (EXCLUDING ADJACENT CURB STONES), UNOBSTRUCTED PATH OF TRAVEL FREE OF ALL OBSTRUCTIONS (I.E. UTILITY POLES, SIGNS, FIRE HYDRANTS, ETC...)
7. WALKWAYS/SIDEWALKS SHALL HAVE A RUNNING SLOPE OF LESS THAN 4.5% AND A CROSS SLOPE LESS THAN 1.5%. IN NO INSTANCE SHALL THE MINIMUM SLOPE IN ANY DIRECTION BE LESS THAN 1%.
8. TRANSITIONS FROM CURB CUTS TO WALKWAYS/SIDEWALKS AND GUTTERS SHALL BE FLUSH.
9. UPON COMPLETION OF THE SITE WORK, THE GENERAL CONTRACTOR SHALL CERTIFY IN WRITING TO THE ARCHITECT AND OWNER THAT ALL ACCESSIBLE PARKING SPACES AND ACCESSIBLE ROUTES INCLUDING ALL WALKWAYS/SIDEWALKS, CURB CUTS, PLAY AREAS, RECREATIONAL AREA, RAMPS AND ENTRANCES HAVE BEEN CONSTRUCTED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS 521 CMR.

LAYOUT NOTES

1. ALL PARKING SPACES SHALL BE 9' WIDE x 18' DEEP EXCEPT HANDICAP SPACES, WHICH SHALL BE 8' WIDE (EXCLUSIVE OF ADJACENT ACCESS AISLE), OR AS OTHERWISE NOTED. ALL HANDICAP ACCESS AISLES ADJACENT TO HANDICAP PARKING SPACES SHALL BE 18' DEEP AND 8' WIDE (VAN ACCESSIBLE).
2. FOUR INDIVIDUAL PARCELS TO BE COMBINED INTO SINGLE LOT.
3. 20% OF TOTAL PARKING SPACES (15 SPACES) ARE TO BE EV READY. LOCATION TO BE DETERMINED PRIOR TO CONSTRUCTION.

SNOW STORAGE NOTES

1. SNOW MAY BE LEFT IN REASONABLY SIZED WINDROWS ALONG THE EDGE OF DRIVEWAYS AND PARKING AREAS. SUCH WINDROWS SHALL NOT INTERFERE WITH PARKING.
2. SNOW MAY BE PILED IN THE VARIOUS SNOW STORAGE AREAS SHOWN HEREON.
3. SNOW ACCUMULATION MAY NOT INTERFERE WITH PARKING OR TURNING MOVEMENTS AT INTERSECTIONS.
4. AT SUCH TIME AS SNOW ACCUMULATIONS EXCEED THE CAPACITY OF ON-SITE STORAGE AREAS, SUCH EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL LAWS AND REGULATIONS.
5. SNOW STORAGE MAY NOT INTERFERE WITH DRIVER'S SIGHTLINES AT STREET INTERSECTIONS.

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2025.03.17 12:58:02 -04'00'

PLAN SCALE: 1" = 30'

REVISIONS PER PLANNING COMMENTS	2025.03.17	RJV

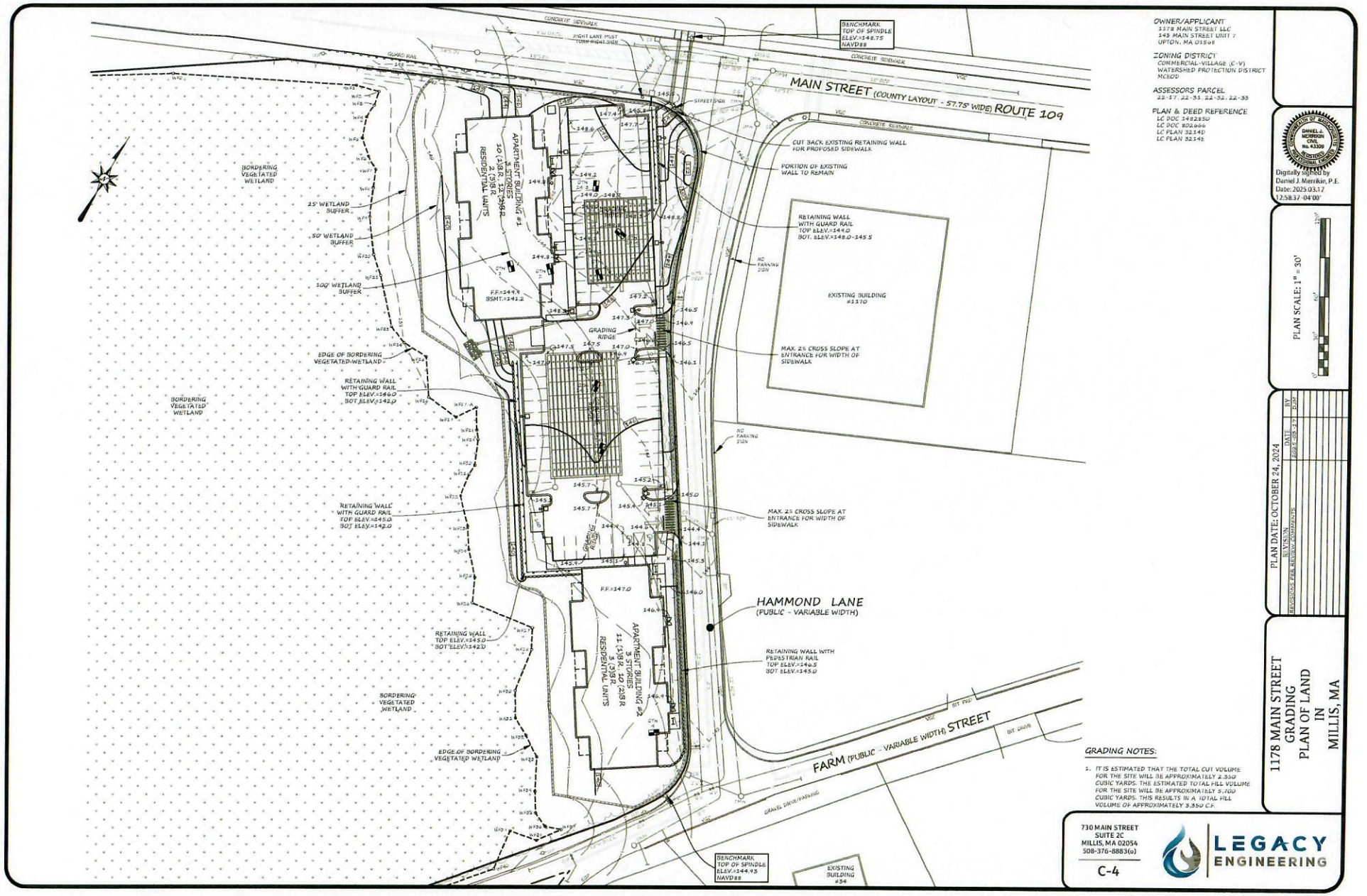
PLAN DATE: OCTOBER 24, 2024

1178 MAIN STREET LAYOUT PLAN OF LAND IN MILLIS, MA

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

C-3

LEGACY ENGINEERING



OWNER/APPLICANT
1178 MAIN STREET LLC
145 MAIN STREET UNIT 7
UPTON, MA 01568

ZONING DISTRICT
COMMERCIAL-VILLAGE (C-V)
WATERSHED PROTECTION DISTRICT
MCOD

ASSESSORS PARCEL
22-27, 22-51, 22-52, 22-53

PLAN & DEED REFERENCE
LC DOC 1492850
LC DOC 802066
LC PLAN 32140
LC PLAN 32146

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2025.03.17 12:58:37 -04'00'

PLAN SCALE: 1" = 30'

PLAN DATE: OCTOBER 24, 2024		
REVISION	DATE	BY
RESUBMISSION FOR REVIEW COMMENTS	2025-03-17	DJM

1178 MAIN STREET GRADING PLAN OF LAND IN MILLIS, MA

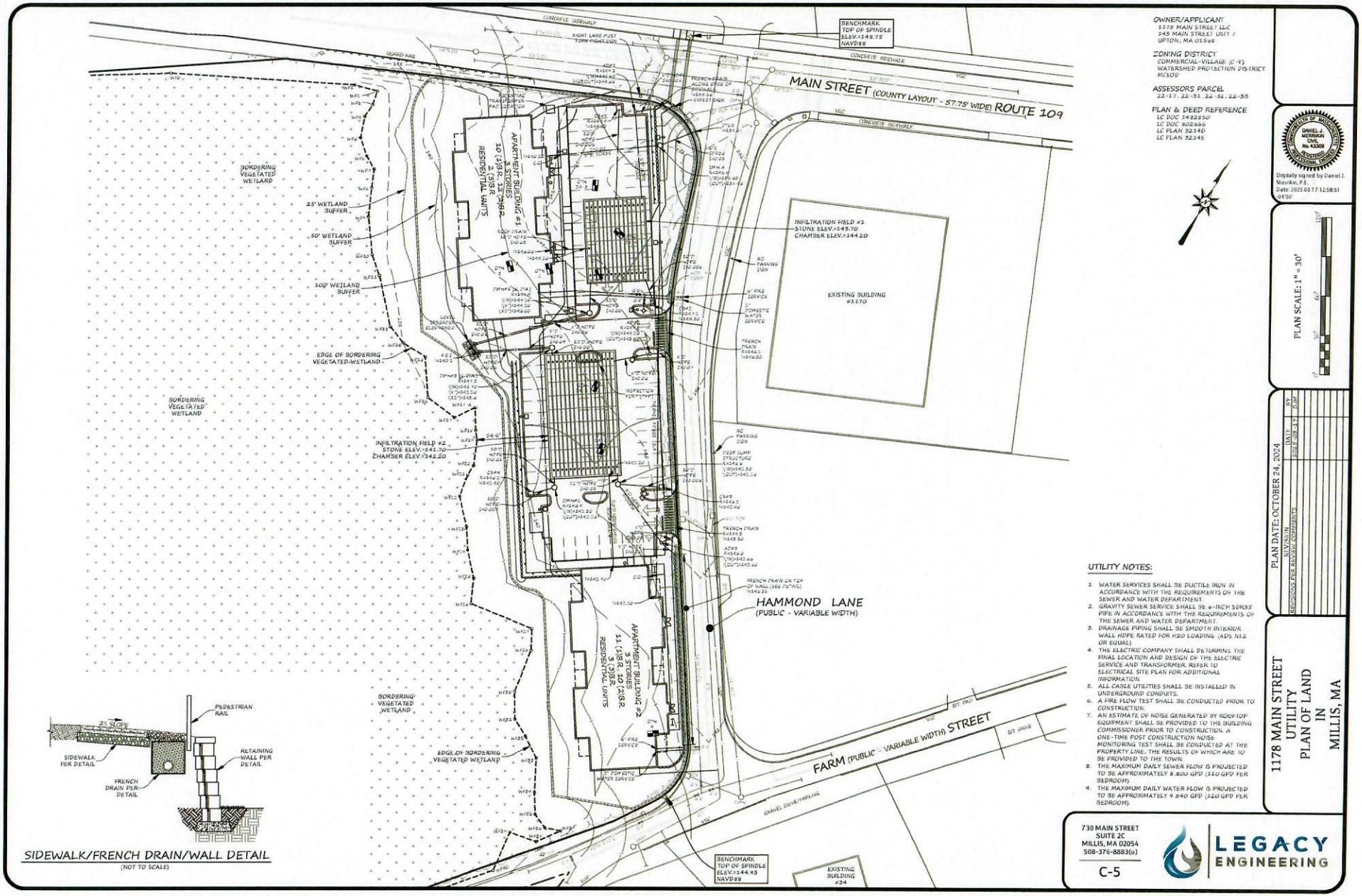
GRADING NOTES:

1. IT IS ESTIMATED THAT THE TOTAL CUT VOLUME FOR THE SITE WILL BE APPROXIMATELY 2,550 CUBIC YARDS. THE ESTIMATED TOTAL FILL VOLUME FOR THE SITE WILL BE APPROXIMATELY 5,700 CUBIC YARDS. THIS RESULTS IN A TOTAL FILL VOLUME OF APPROXIMATELY 3,350 C.Y.

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

C-4

LEGACY ENGINEERING



SIDEWALK/FRENCH DRAIN/WALL DETAIL

(NOT TO SCALE)

OWNER/APPLICANT
1378 MAIN STREET LLC
145 MAIN STREET UNIT 7
UPTON, MA 01568

ZONING DISTRICT
COMMERCIAL-VILLAGE (C-V)
WATERSHED PROTECTION DISTRICT
MCOD

ASSESSORS PARCEL
22-17, 22-51, 22-52, 22-53

PLAN & DEED REFERENCE
LC DOC 1482850
LC DOC 802696
LC PLAN 32141
LC PLAN 32146

UTILITY NOTES:

1. WATER SERVICES SHALL BE DUCTILE IRON IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT.
2. GRAVITY SEWER SERVICE SHALL BE 6-INCH SDR35 PIPE IN ACCORDANCE WITH THE REQUIRMENTS OF THE SEWER AND WATER DEPARTMENT.
3. DRAINAGE PIPING SHALL BE SMOOTH INTERIOR WALL HDPE RATED FOR H20 LOADING (ADS N12 OR EQUAL)
4. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER. REFER TO ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
5. ALL CABLE UTILITIES SHALL BE INSTALLED IN UNDERGROUND CONDUITS.
6. A FIRE FLOW TEST SHALL BE CONDUCTED PRIOR TO CONSTRUCTION.
7. AN ESTIMATE OF NOISE GENERATED BY ROOFTOP EQUIPMENT SHALL BE PROVIDED TO THE BUILDING COMMISSIONER PRIOR TO CONSTRUCTION. A ONE-TIME POST CONSTRUCTION NOISE MONITORING TEST SHALL BE CONDUCTED AT THE PROPERTY LINE. THE RESULTS OF WHICH ARE TO BE PROVIDED TO THE TOWN.
8. THE MAXIMUM DAILY SEWER FLOW IS PROJECTED TO BE APPROXIMATELY 8,800 GPD (330 GPD PER BEDROOM).
9. THE MAXIMUM DAILY WATER FLOW IS PROJECTED TO BE APPROXIMATELY 9,840 GPD (320 GPD PER BEDROOM).

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. MERRIGAN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrigan, P.E.
Date: 2025.03.17 12:58:51 -04'00'

PLAN SCALE: 1" = 30'

NO.	BY	DATE
1	DJM	2025-03-17

REVISION
REVISIONS PER REVIEW COMMENTS

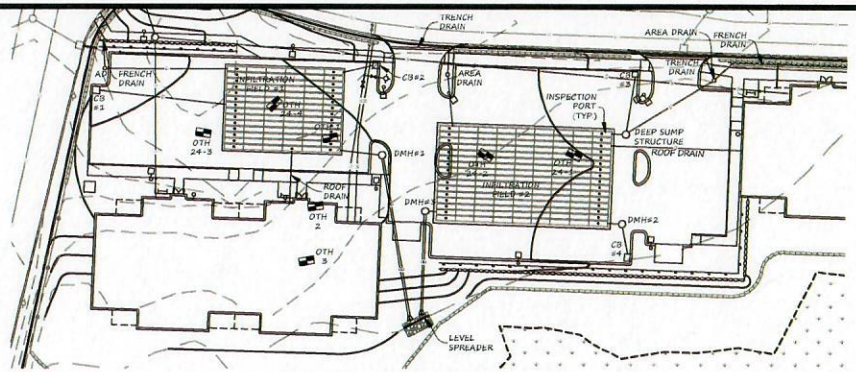
PLAN DATE: OCTOBER 24, 2024

1178 MAIN STREET UTILITY PLAN OF LAND IN MILLIS, MA

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

C-5

LEGACY ENGINEERING



INFILTRATION FIELDS PLAN VIEW

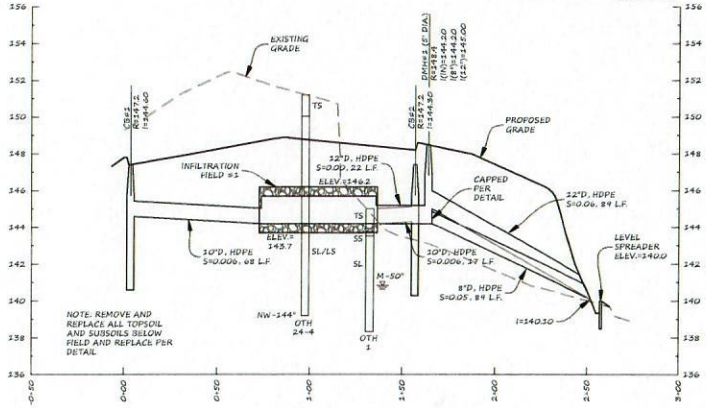
SCALE: 1"=50'

OWNER/APPLICANT
1178 MAIN STREET LLC
145 MAIN STREET UNIT 7
UPTON, MA 01568

ZONING DISTRICT
COMMERCIAL-VILLAGE (C-V)
WATERSHED PROTECTION DISTRICT
MCEOD

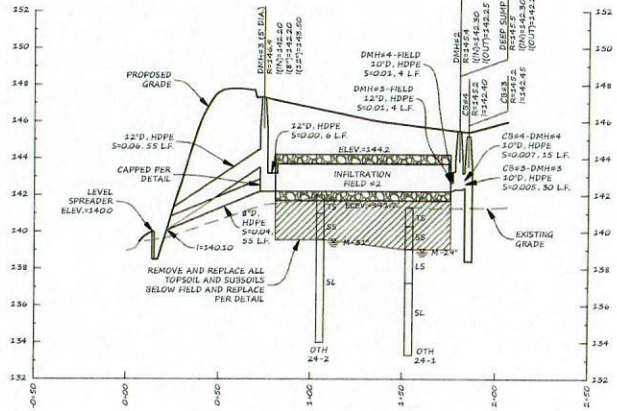
ASSESSORS PARCEL
22-17, 22-31, 22-32, 22-35

PLAN & DEED REFERENCE
LC DOC 1482850
LC DOC 802666
LC PLAN 32140
LC PLAN 32146



INFILTRATION FIELD #1 PROFILE

SCALE: 1"=30' HORIZONTAL
1"=3' VERTICAL

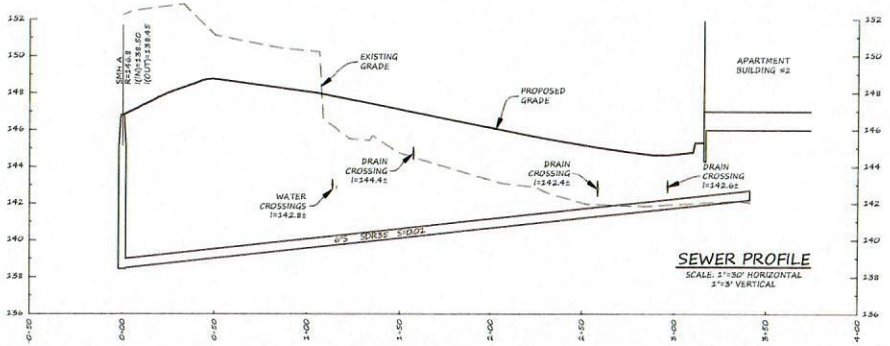


INFILTRATION FIELD #2 PROFILE

SCALE: 1"=30' HORIZONTAL
1"=3' VERTICAL

PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEEPING WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM
MS	MEDIUM SAND



SEWER PROFILE

SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2025.03.17 12:59:05 -04'00'

PLAN SCALE: 1" = 30'

REVISIONS PER 40B/ZBA COMMENTS	DATE	BY
	2025.03.17	DJM

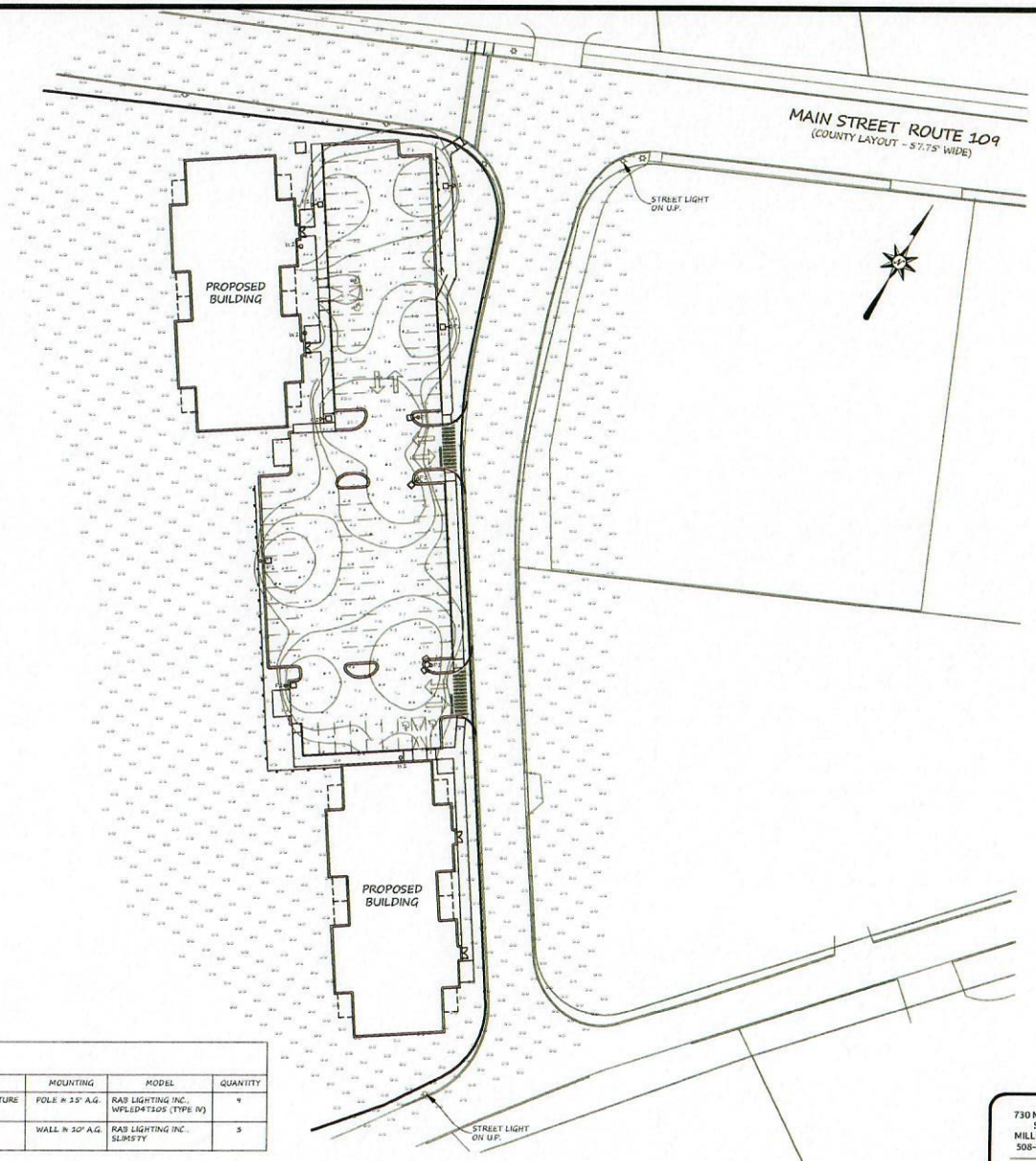
PLAN DATE: OCTOBER 24, 2024

1178 MAIN STREET
PROFILE
PLAN OF LAND
IN
MILLIS, MA

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

C-6

LEGACY ENGINEERING

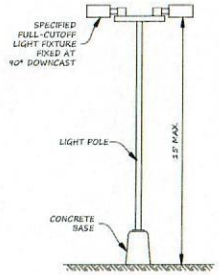


OWNER/APPLICANT
1178 MAIN STREET LLC
148 MAIN STREET UNIT 7
UPTON, MA 01568

ZONING DISTRICT
COMMERCIAL-VILLAGE (C-V)
WATERSHED PROTECTION DISTRICT
MCLOD

ASSESSORS PARCEL
22-17, 22-33, 22-32, 22-33

PLAN & DEED REFERENCE
LC DOC 1482850
LC DOC 802966
LC PLAN 32149
LC PLAN 32145



TYPICAL LIGHT POLE DETAIL
NOT TO SCALE

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MOUNTING	MODEL	QUANTITY
P1	○-□	SIX WHITE MULTI-CHIP LEDS	FULL CUTOFF PARKING LOT LIGHT FIXTURE FACING DIRECTLY DOWNWARD	POLE @ 15' A.G.	RAB LIGHTING INC., WPLED4T10S (TYPE IV)	4
W1	⊢○	LEDS	FULL CUTOFF WALL PACK FACING DIRECTLY DOWNWARD	WALL @ 10' A.G.	RAB LIGHTING INC., SLIM57Y	5

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2025.03.17 12:59:18 -04'00'

PLAN SCALE: 1" = 30'

PLAN DATE: OCTOBER 24, 2024

REVISION	DATE	BY
RESPONSE PER REVIEW COMMENTS	2024-12-13	EJP

1178 MAIN STREET
LIGHTING
PLAN OF LAND
IN
MILLIS, MA

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

C-7

LEGACY ENGINEERING

SEDIMENT & EROSION CONTROL NOTES

GENERAL

1. IF APPLICABLE (IE >1 ACRE OF DISTURBANCE), FOR COMPLETE EROSION CONTROL AND CONSTRUCTION ACTIVITY GUIDANCE, REFER TO "THE SWPPP". OTHERWISE FOLLOW "THE SITE PLAN".
2. FOR SWPPP PROJECTS: A NOTICE SHALL BE POSTED VISIBLE FROM A PUBLIC RIGHT OF WAY WITH CONTACT INFORMATION AND INSTRUCTIONS TO FIND A COPY OF THE SWPPP.

PHASING AND CONSTRUCTION SEQUENCE

1. PHASE 1 - CONSTRUCTION SEQUENCE
   - 1.1 STAKEOUT AND INSTALL EROSION AND PERIMETER CONTROLS (WHICH WILL DELINEATE THE LIMIT OF WORK FOR THIS PROJECT).
   - 1.2 DEMARCATE THE LOCATION OF EXISTING UTILITIES ON AND AROUND THE CONSTRUCTION AREA.
   - 1.3 CLEAR THE PROPOSED ENTRY AREAS AND INSTALL THE CONSTRUCTION ENTRANCE APRON(S).
   - 1.4 CLEAR AND GRUB THE DEVELOPMENT AREA.
   - 1.5 STRIP AND STOCKPILE TOPSOIL.
   - 1.6 COMMENCE ROUGH GRADING TO SUB GRADE ELEVATIONS.
   - 1.7 INSTALL BUILDING FOUNDATION(S) AND BEGIN BUILDING CONSTRUCTION.
   - 1.8 INSTALL NEW SITE UTILITIES INCLUDING THE STORMWATER MANAGEMENT SYSTEM.
   - 1.9 COMPLETE CONSTRUCTION OF NEW BUILDING(S).
   - 1.10 PAVE THE LOCATION DRIVEWAY AND SIDEWALK (IF APPLICABLE) TO BINDER COURSE.
   - 1.11 LOAM, SEED, AND STABILIZE DISTURBED AREAS, INCLUDING ALL SITE LANDSCAPING.
   - 1.12 CLEAN OUT ALL CATCH BASINS AND NEW STORMWATER SYSTEMS IN THE PORTION OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITIES AFTER THE SITE IS FULLY STABILIZED.

PERIMETER EROSION CONTROL AND SEDIMENT CONTROLS

1. PERIMETER EROSION AND SEDIMENT CONTROL BARRIERS WILL BE PROVIDED, INSTALLED, AND MAINTAINED DOWNSTREAM OF ALL PROPOSED CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE SWPPP (IF APPLICABLE), THE SITE PLAN, AND ALL PERMITS ISSUED FOR THE SITE DEVELOPMENT. SUCH CONTROLS MUST BE INSTALLED BEFORE ANY EARTH DISTURBING ACTIVITIES OCCUR ON THE SITE IN QUESTION. EROSION AND SEDIMENT CONTROLS MAY BE INSTALLED IN PHASES SO LONG AS IT PRECEDES ANY EARTH DISTURBING ACTIVITIES WITHIN THE CONTROLS UPSTREAM WATERSHED.
2. SEDIMENT SHALL BE REMOVED ALONG SUCH CONTROLS ON A REGULAR BASIS. IN NO CASE SHALL SEDIMENT BE ALLOWED TO REACH A DEPTH EQUAL TO ONE HALF OF THE ABOVE GROUND HEIGHT OF THE EROSION CONTROL DEVICE.

SITE ACCESS CONTROLS

1. CONSTRUCTION VEHICLES WILL USE DESIGNATED ENTRY POINTS FOR EACH SITE. CRUSHED STONE OR RIP RAP ENTRY APRON(S) WILL BE INSTALLED AND PROPERLY MAINTAINED DURING CONSTRUCTION UNTIL THE SITE IS PAVED. ALL CONSTRUCTION ACCESS WILL BE VIA THE FRONTAGE PUBLIC ROAD STREET. WHICH WILL BE KEPT CLEAN AND SWEPT AS NEEDED TO MINIMIZE THE TRACKING OF SOILS AND DUST FROM THE SITE.

STOCKPILED SOILS

1. SOIL STOCKPILED TO BE LEFT IN PLACE MORE THAN 24 HOURS SHALL BE SURROUNDED WITH A LINE OF SILT FENCE OR COMPOST SOCK TO PREVENT THE PILES FROM ERODING INTO THE SITE AND TO DISCOURAGE ON SITE RUNOFF FROM ERODING THE STOCKPILE. SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 14 DAYS SHALL BE STABILIZED TEMPORARILY. DUST CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT WIND EROSION OF THE STOCKPILES.

DUST CONTROL

1. DUST CONTROL MEASURES WILL BE IMPLEMENTED REGULARLY TO PREVENT THE OFF SITE DEPOSITION OF WIND BLOWN SOILS. THE PRINCIPAL FORM OF DUST CONTROL WILL BE WATER APPLICATION.

DISTURBANCE OF STEEP SLOPES

1. CONTRACTORS MUST PAY CAREFUL ATTENTION TO STEEP SLOPES AND MUST IMPLEMENT ADDITIONAL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING WORK ON STEEP SLOPES TO PREVENT EROSION. INSTALL EROSION CONTROL BLANKETS IF NEEDED.

SOIL COMPACTION

1. AREAS DESIGNATED FOR FINAL VEGETATIVE SURFACES OR CONSTRUCTION STAGE OR FINAL STORMWATER INFILTRATION PRACTICES SHALL BE PROTECTED FROM EXCESSIVE COMPACTION BY RESTRICTING VEHICLE ACCESS AND THE TYPES OF EQUIPMENT THAT MAY BE USED IN SUCH AREAS. PRIOR TO SEEDING/PLANTING OF SUCH AREAS, EXPOSED SOIL THAT HAS BEEN COMPACTED SHALL BE LOOSENED BY TILLING OR OTHER APPROPRIATE SOIL CONDITIONING (SMALL CONSTR. OR DEEP TILLING WITH A ROTARY TILLER, DISC HARROWING, OR MANUAL LOOSENING AND RE-GRADING WITH AN EXCAVATOR "BUCKET". CONDITIONING SHALL EXTEND TO A DEPTH OF AT LEAST 10 INCHES.

PROTECTION OF STORM DRAIN INLETS

1. ALL STORM DRAIN SYSTEM INLETS INSIDE OF PERIMETER CONTROLS SHALL BE PROTECTED WITH SEDIMENT CONTROL MEASURES DESIGNED TO REMOVE SEDIMENT FROM STORMWATER PRIOR TO ENTERING THE INLET. CATCH BASINS ALONG ALL STREET FRONTAGES SHALL ALSO BE PROTECTED. SUCH MEASURES SHALL BE FUNCTIONALLY MAINTAINED AND REPLACED AS NEEDED TO ENSURE THEIR PROPER FUNCTIONALITY. SEDIMENT SHALL BE REMOVED DAILY WHERE FOUND.

TEMPORARY STABILIZATION

1. FOR PERMANENTLY OR TEMPORARILY (14 DAYS) CEASED CONSTRUCTION ACTIVITIES, TEMPORARY SOIL STABILIZATION MEASURES WILL BE EMPLOYED AS SOON AS PRACTICABLE BUT NO LONGER THAN 14 CALENDAR DAYS AFTER STABILIZATION HAS BEEN INITIATED WHERE APPLICABLE. SEE THE SWPPP FOR ADDITIONAL REQUIREMENTS.

MAINTENANCE OF EROSION & SEDIMENT CONTROL MEASURES

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND UNTIL SUCH TIME AS THE UPSTREAM AREAS ACHIEVE FINAL STABILIZATION. SEDIMENT WILL BE REMOVED ALONG PERIMETER EROSION CONTROLS WHEN THE DEPTH EXCEEDS FOUR INCHES. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF SITE INSPECTIONS IDENTIFY CONTROL MEASURES THAT ARE NOT OPERATING EFFECTIVELY OR FINDS OTHER PROBLEMS, THE CONTRACTOR MUST:
   - 1.1 INITIATE WORK TO CORRECT THE PROBLEM IMMEDIATELY UPON DISCOVERY AND COMPLETE THE WORK BY THE CLOSE OF THE NEXT WORK DAY IF THE PROBLEM CAN BE CORRECTED THROUGH ROUTINE MAINTENANCE.
   - 1.2 FOR MORE SIGNIFICANT REPAIRS OR WHERE INSPECTIONS DETERMINE THAT ADDITIONAL EROSION AND SEDIMENT CONTROLS ARE NEEDED, SUCH WORK MUST BE COMPLETED AND OPERATION RESTORED NO LATER THAN 7 CALENDAR DAYS AFTER DISCOVERY OF THE PROBLEM.
   - 1.3 EROSION CONTROLS SHALL BE PLACED AROUND BASINS ONCE CONSTRUCTED TO PROTECT THEM FROM CONSTRUCTION STAGE SEDIMENTATION.

POLLUTION PREVENTION

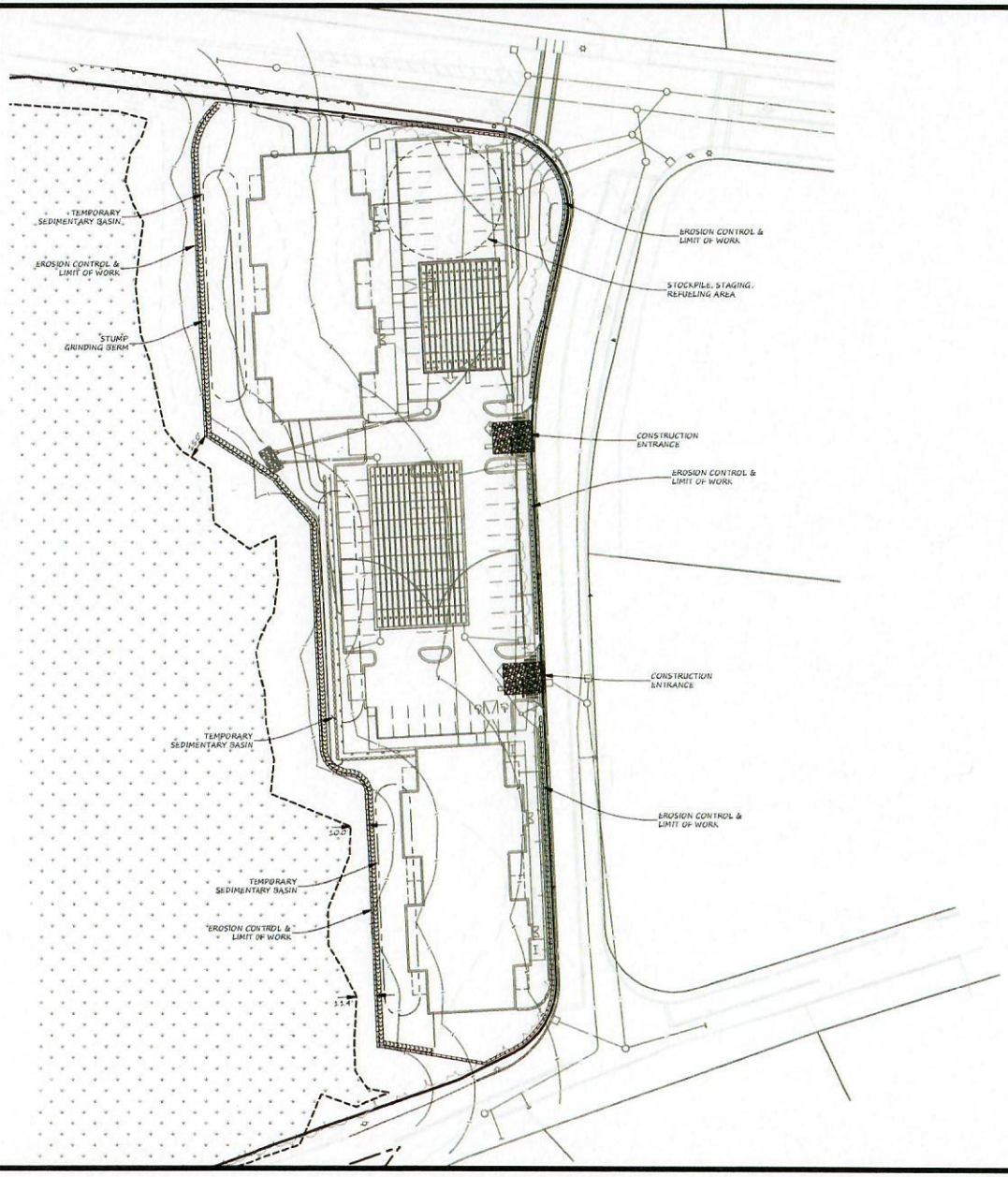
1. CONSTRUCTION STAGING AREAS WILL BE LIMITED IN QUANTITY AND WILL BE MAINTAINED IN A NEAT AND ORDERLY FASHION. REFER TO THE SITE PLAN FOR STAGING AREA LOCATION(S).
2. VEHICLES SHALL BE STORED IN RUBBER IN DESIGNATED AREAS. MONITOR ALL EQUIPMENT FOR LEAKS. WHERE APPLICABLE REFER TO THE SWPPP FOR ADDITIONAL VEHICLE STORAGE AREA REQUIREMENTS.
3. VEHICLE OR EQUIPMENT WASHING IS NOT ALLOWED ON-SITE.
4. MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY AND ORDERLY.
5. WHERE APPLICABLE REFER TO THE SWPPP FOR:
   - 5.1 FURTHER INSTRUCTIONS ON PROPER MATERIAL AND EQUIPMENT STORAGE.
   - 5.2 REFER TO THE SWPPP FOR DISPOSAL OF WASTE, INCLUDING HAZARDOUS WASTE.
   - 5.3 REFER TO THE SWPPP FOR SPILL PREVENTION AND RESPONSE PROCEDURES.

DEWATERING PRACTICES

1. THIS SITE IS NOT EXPECTED TO ENCOUNTER SIGNIFICANT QUANTITIES OF GROUNDWATER DURING CONSTRUCTION ACTIVITIES BUT IF IT DOES, THE FOLLOWING PRACTICES WILL BE IMPLEMENTED:
   - 1.1 DO NOT DISCHARGE ANY FLOATING SOILS OR FOAM.
   - 1.2 IF DEWATERING WATER IS FOUND TO CONTAIN OIL, GREASE, ETC., IT MUST BE FILTERED OR PASSED THROUGH AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE.
   - 1.3 WHENEVER POSSIBLE, DISCHARGE DEWATERING WATER TO VEGETATED UPLAND AREAS FOR INFILTRATION. WHERE THIS IS NOT POSSIBLE, DISCHARGE DEWATERING WATER INTO A FILTERING BAG CONSISTING OF A POLYESTER OR POLYPROPYLENE LINER WITH THREE LAYERS OF FILTER FABRIC. DO NOT DIRECT DEWATERING WATER INTO WETLANDS WITHOUT PRIOR TREATMENT.
   - 1.4 VELOCITY DISSIPATION MEASURES MUST BE INCLUDED AT ALL DISCHARGE POINTS (EG: RIP RAP OR CRUSHED STONE APRON).

INSPECTIONS

1. WHERE APPLICABLE REFER TO SWPPP FOR INSPECTION & REPORTING REQUIREMENTS IN ADDITION TO THE FOLLOWING:
   - 1.1 THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25 INCHES OR GREATER. INSPECTIONS MAY BE REDUCED DURING THE WINTER AND IN STABILIZED AREAS.
   - 1.2 ANY DEFICIENCIES SHALL BE REPAIRED IMMEDIATELY AND NO LATER THAN 7 DAYS AFTER DISCOVERY OF THE DEFICIENCY, AND IF POSSIBLE, PRIOR TO THE NEXT RAINFALL EVENT.



OWNER/APPLICANT
1178 MAIN STREET LLC
345 MAIN STREET UNIT 7
UPTON, MA 01568

ZONING DISTRICT
COMMERCIAL VILLAGE (C-V)
WATERSHED PROTECTION DISTRICT
MCEOD

ASSESSORS PARCEL
22-17, 22-33, 22-34, 22-35

PLAN & DEED REFERENCE
LC DOC 1482850
LC DOC 802666
LC PLAN 32140
LC PLAN 32145

CONSTRUCTION NOTES:

1. ANY ACCESS TO AN EXCAVATED AREA OR AREAS SHALL BE ADEQUATELY POSTED WITH "KEEP OUT" AND "DANGER" SIGNS.
2. NO BOULDERS IN EXCESS OF 20 CUBIC YARDS AND NO TREES OR STUMPS OR DEMOLITION OR CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON-SITE.

CONSTRUCTION MITIGATION PLAN NOTES:

1. NO BLASTING IS EXPECTED TO BE COMPLETED FOR THIS DEVELOPMENT.
2. STOCKPILING OF MATERIALS SHALL OCCUR AS NEEDED THROUGHOUT CONSTRUCTION IN THE LOCATIONS SPECIFIED ON THE PLANS. ADDITIONAL STOCKPILING AREAS MAY BE CREATED IF NEEDED.
3. TRUCKING ROUTES SHALL BE VIA MAIN STREET AND THE EITHER ENTRANCE ON HAMMOND LANE.
4. CONSTRUCTION SEQUENCING SHALL BE AS STATED IN THE SWPPP AND IN THE SEDIMENT AND EROSION CONTROL NOTES OF THESE PLANS.
5. EROSION CONTROLS SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THESE PLANS. REGULAR INSPECTIONS SHALL ADDRESS ANY NEED FOR ADDITIONAL EROSION CONTROL MEASURES PER THE SWPPP.
6. CONSTRUCTION OPERATIONS SHALL BE LIMITED TO THE HOURS OF 7:00 AM THROUGH 6:00 PM ON MONDAYS THROUGH SATURDAY. NO CONSTRUCTION SHALL TAKE PLACE ON THE LEGAL HOLIDAYS LISTED IN THE TOWN OF MILLIS BYLAW WITHOUT PRIOR APPROVAL FROM THE BUILDING COMMISSIONER. CONSTRUCTION ACTIVITIES INCLUDE DELIVERIES AND ENGINE WARMUP OR IDLING ON OR NEAR THE SITE.
7. A SIGN SHALL BE PLACED AT THE ENTRANCE WITH CLEARLY VISIBLE 4" LETTERING STATING THE ACTIVITY HOURS AND THE FOLLOWING: "THERE SHALL BE NO LOADING/UNLOADING OR STACKING OF CONSTRUCTION EQUIPMENT AND MATERIALS OR IDLING OF DELIVERY TRUCKS DURING CONSTRUCTION ON THE ADJACENT STREETS. THERE SHALL BE NO IDLING OF DELIVERY TRUCKS DURING CONSTRUCTION EITHER WITHIN THE PROJECT SITE OR ADJACENT STREET. TRUCKS AND MACHINE IDLING AS GOVERNED BY MGL CHAPTER 90 SECTION 16 "A."
8. A DUMPSTER IS TO BE MAINTAINED ON-SITE THROUGHOUT CONSTRUCTION. TRASH IS TO BE COLLECTED DAILY AND DEPOSITED IN THE DUMPSTER AND NO TRASH IS TO BE BURIED ON-SITE.
9. NOISE AND OTHER NUISANCE RESULTING FROM CONSTRUCTION SHALL BE CONTROLLED SO THAT THERE IS NO UNREASONABLE ADVERSE EFFECT ON THE ABUTTING PROPERTIES.
10. THE INFILTRATION FIELDS ARE NOT TO RECEIVE RUNOFF UNTIL THE SITE IS FULLY STABILIZED.
11. REFUELING AREAS SHALL BE LEVEL, UNDERLAIN WITH AN IMPERVIOUS BARRIER, AND BORDERED WITH BERM ON THE DOWNHILL SIDE.

Commonwealth of Massachusetts — Daniel J. Merrikin, Civil, No. 43309, Registered Professional Engineer

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2025.03.17 12:59:31 -04'00'

PLAN SCALE: 1" = 30'

REVISIONS PER REVIEW COMMENTS	DATE	BY
	2024-08-23	DJM

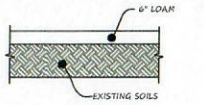
PLAN DATE: OCTOBER 24, 2024

1178 MAIN STREET EROSION CONTROL PLAN OF LAND IN MILLIS, MA

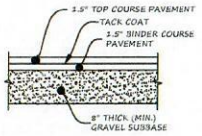
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-8

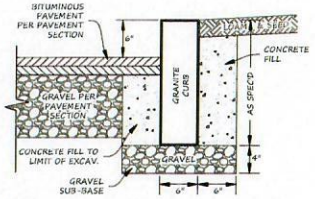
LEGACY ENGINEERING



LOAM AND SEED DETAIL
NOT TO SCALE

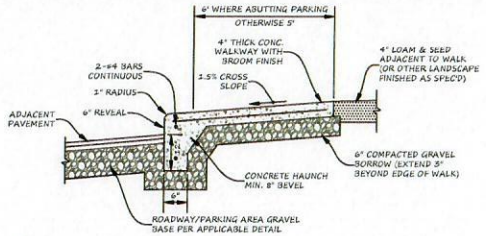


TYPICAL PARKING LOT PAVING SECTION
NOT TO SCALE



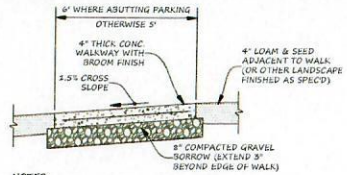
NOTES:
1. CONCRETE TO BE 4,000 PSI.
2. ALL RADII 10' AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.

VERTICAL GRANITE CURB DETAIL
(NO SCALE)



NOTES:
1. FOLLOW THIS DETAIL WHEREVER A CONCRETE SIDEWALK IS IMMEDIATELY ADJACENT TO A CURB.
2. ALL ASPECTS OF WALKWAY/SIDEWALK CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH 521 CMR.
3. PROVIDE CONTROL JOINTS EVERY 5' MIN.
4. PROVIDE PREMOLDED JOINT FILL EVERY 30' MIN.
5. PROVIDE 6x6 W3.4 x W3.4 - WELDED WIRE REINFORCEMENT MESH AT MIDDLE OF SLAB THICKNESS.

CONCRETE SIDEWALK WITH INTEGRAL CURB
(NO SCALE)



NOTES:
1. ALL ASPECTS OF WALKWAY/SIDEWALK CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH 521 CMR.
2. 4,000 PSI CONCRETE MIX
3. PROVIDE CONTROL JOINTS EVERY 5' MIN.
4. PROVIDE PREMOLDED JOINT FILL EVERY 30' MIN.
5. PROVIDE 6x6 W1.4 x W1.4 - WELDED WIRE REINFORCEMENT MESH AT MIDDLE OF SLAB THICKNESS.

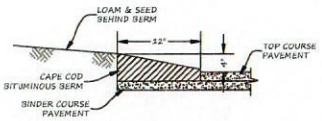
CEMENT CONCRETE WALK/SIDEWALK
(NO SCALE)

OWNER/APPLICANT
1178 MAIN STREET LLC
145 MAIN STREET UNIT 7
UPTON, MA 01568

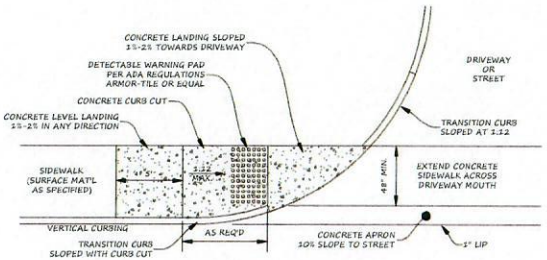
ZONING DISTRICT
COMMERCIAL-VILLAGE (C-V)
WATERSHED PROTECTION DISTRICT
MCOD

ASSESSORS PARCEL
22-17, 22-51, 22-52, 22-53

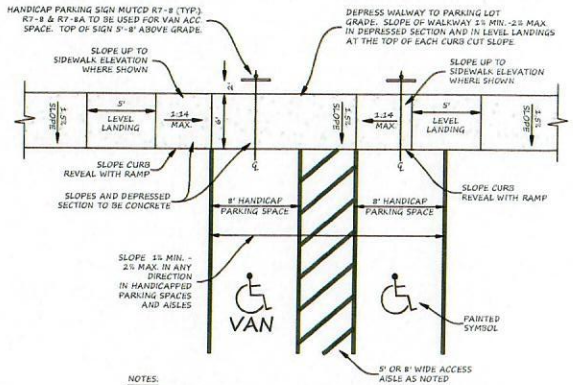
PLAN & DEED REFERENCE
LC DOC 1482050
LC DOC 802000
LC PLAN 32140
LC PLAN 32140



CAPE COD BERM DETAIL
(NO SCALE)

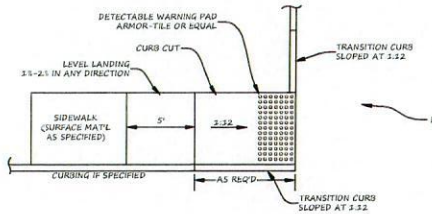


CURB CUT TYPE A
NOT TO SCALE

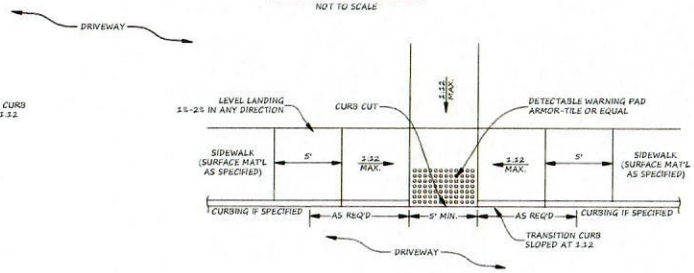


NOTES:
1. REFER TO THE LAYOUT PLAN FOR THE LOCATION, LAYOUT, AND NUMBER OF HANDICAP PARKING SPACES IN RELATION TO ADJOINING WALKWAYS.
2. HANDICAP PARKING SPACES AND ACCESSIBLE ROUTES (CURB CUTS, RAMPS, WALKWAYS, ETC..) SHALL BE IN ACCORDANCE WITH 521 CMR.

TYPICAL HANDICAP PARKING DETAIL
(NO SCALE)



CURB CUT TYPE C
NOT TO SCALE



CURB CUT TYPE B
NOT TO SCALE

PLAN SCALE: NOT TO SCALE

NO.	DATE	BY
1	2025.03.17	BMK

REVISIONS PER BOARD COMMENTS

PLAN DATE: OCTOBER 24, 2024

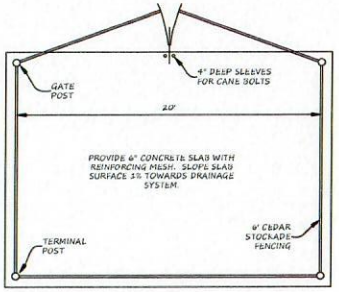
1178 MAIN STREET
DETAIL
PLAN OF LAND
IN
MILLIS, MA

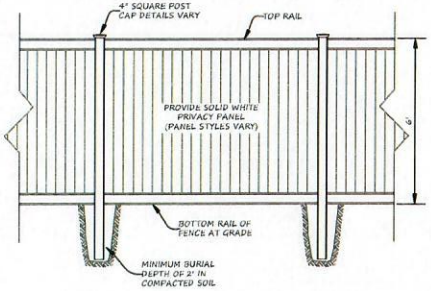
Digitally signed by Daniel J. Merrikin, P.E.
Date: 2025.03.17 12:59:44 -04'00'

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

C-9

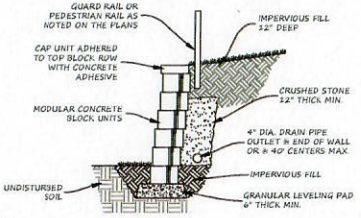
LEGACY ENGINEERING





DUMPSTER ENCLOSURE PAD & FENCING DETAIL

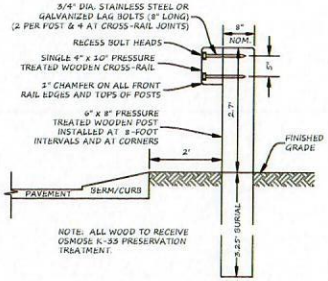
(NO SCALE)



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. WALL HEIGHTS OVER FOUR FEET, INCLUDING FOOTING, MAY REQUIRE A BUILDING PERMIT AND/OR STRUCTURAL DESIGN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY BUILDING PERMITS AND FOR PROVIDING STRUCTURAL WALL DESIGN MEETING THE REQUIREMENTS OF THE MASSACHUSETTS BUILDING CODE, AS DEEMED APPLICABLE BY THE BUILDING INSPECTOR.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
4. ANY RETAINING WALL REQUIRING A BUILDING PERMIT IS TO BE DESIGNED BY A MASSACHUSETTS PROFESSIONAL ENGINEER.
5. THE FINAL DESIGN MUST BE BASED ON ON-SITE SPECIFIC GEOTECHNICAL TESTING AND QUALIFYING THE DESIGN BASED ON GEOTECHNICAL INFORMATION OBTAINED AFTER THE WALL DESIGN IS COMPLETE IS NOT ALLOWED.
6. FOR WALLS WITH A GUARDRAIL, THE WALL MUST BE DESIGNED FOR VEHICLE IMPACT LOADS.
7. RUNOFF FROM UNDERDRAINS OR OTHER GROUNDWATER COLLECTION SYSTEMS MUST BE INFILTRATED ON-SITE.

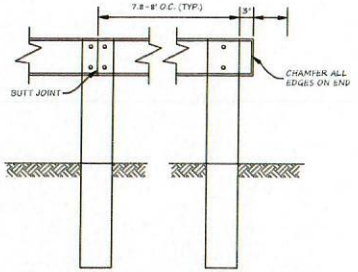
TYPICAL "SMALL BLOCK" RETAINING WALL

NOT TO SCALE



NOTE: ALL WOOD TO RECEIVE OSMOSE K-33 PRESERVATION TREATMENT.

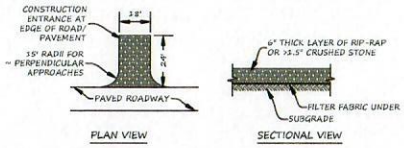
SIDE SECTIONAL VIEW



FRONT VIEW & TYPICAL END SECTION

WOOD GUARD RAIL DETAIL

NOT TO SCALE

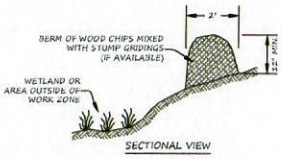


PLAN VIEW SECTIONAL VIEW

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

CONSTRUCTION ENTRANCE DETAIL

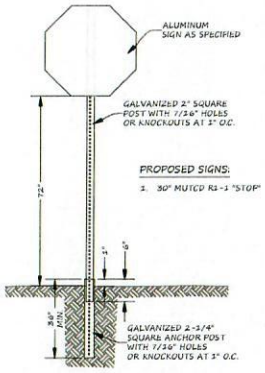
NOT TO SCALE



SECTIONAL VIEW

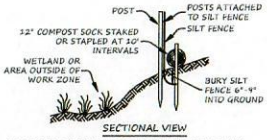
EROSION CONTROL DETAIL (MULCH BERM)

NOT TO SCALE



TYPICAL SIGN POST DETAIL

NOT TO SCALE

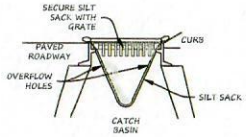


SECTIONAL VIEW

NOTE: NON-BIODEGRADABLE SOCK SHALL BE 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



CATCH BASIN SILT SACK DETAIL

NOT TO SCALE

OWNER/APPLICANT
1178 MAIN STREET LLC
148 MAIN STREET UNIT 7
UPTON, MA 01568

ZONING DISTRICT
COMMERCIAL-VILLAGE (C-V)
WATERSHED PROTECTION DISTRICT
MCOD

ASSESSORS PARCEL
22-17, 22-31, 22-32, 22-33

PLAN & DEED REFERENCE
LC DOC 1482850
LC DOC 802066
LC PLAN 32140
LC PLAN 32146

COMMONWEALTH OF MASSACHUSETTS DANIEL J. MERRIKIN CIVIL No. 43308 REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2025.03.17 12:59:58 -04'00'

PLAN SCALE: NOT TO SCALE

PLAN DATE: OCTOBER 24, 2024

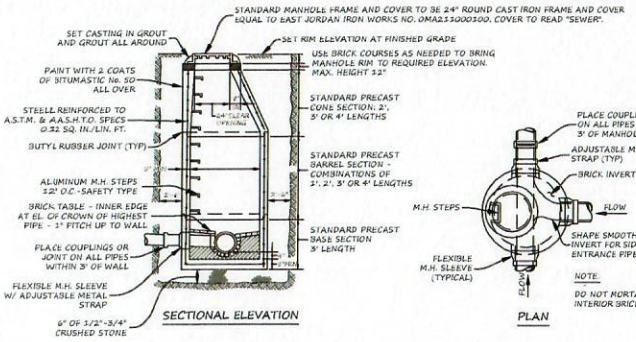
REVISIONS	BY
2025.03.17 PLANNING BOARD PEER REVIEW COMMENTS	DJM

1178 MAIN STREET
DETAIL
PLAN OF LAND
IN
MILLIS, MA

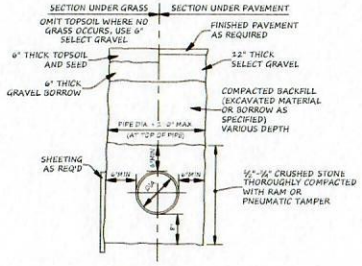
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-10

LEGACY ENGINEERING



TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS
NOT TO SCALE



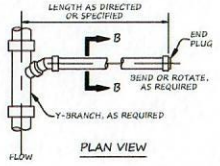
TYPICAL SEWER TRENCH
NOT TO SCALE

OWNER/APPLICANT
1178 MAIN STREET LLC
145 MAIN STREET UNIT 7
UPTON, MA 01568

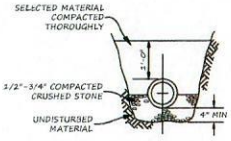
ZONING DISTRICT
COMMERCIAL-VILLAGE (C-V)
WATERSHED PROTECTION DISTRICT
MCBOD

ASSESSORS PARCEL
22-17, 22-31, 22-32, 22-33

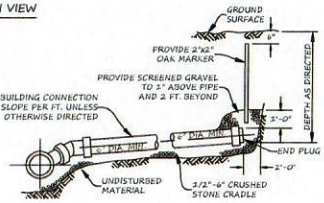
PLAN & DEED REFERENCE
LC DOC 1482250
LC DOC 802666
LC PLAN 32140
LC PLAN 32146



PLAN VIEW

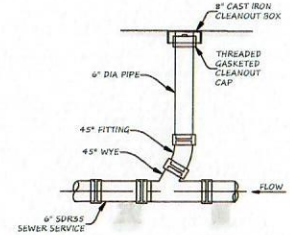


SECTION B-B

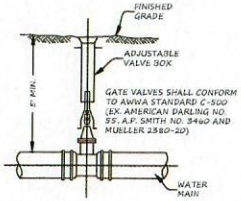


SECTION

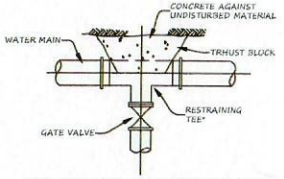
TYPICAL BUILDING SEWER SERVICE CONNECTION
NOT TO SCALE



TYPICAL SEWER CLEANOUT DETAIL
NOT TO SCALE

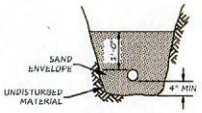


TYPICAL GATE VALVE
NOT TO SCALE

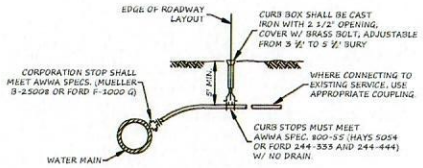


NOTE: MECHANICAL JOINT RESTRAINT SYSTEMS SUCH AS "MEGALUG" MAY BE USED SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS/ENGINEERING DEPT.

TYPICAL LATERAL GATE VALVE CONNECTION DETAILS
NOT TO SCALE



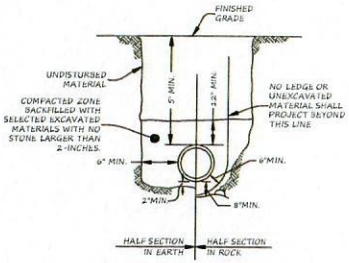
TRENCH CROSS-SECTION



SECTION ALONG PIPE

NOTES:
1. COPPER TUBING SHALL MEET AWWA SPEC. 70-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
2. 3 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.

TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



WATER MAIN TRENCH DETAIL
NOT TO SCALE

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2025.03.17 13:00:17 -04'00'

PLAN SCALE: NOT TO SCALE

DESCRIPTION	DATE	BY
PER BOARD COMMENTS	2025.03.17	DJM

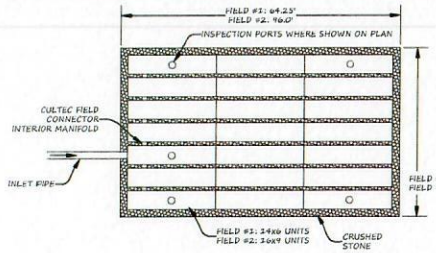
PLAN DATE: OCTOBER 24, 2024

1178 MAIN STREET
DETAIL
PLAN OF LAND
IN
MILLIS, MA

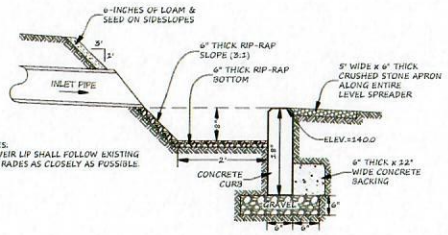
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-11

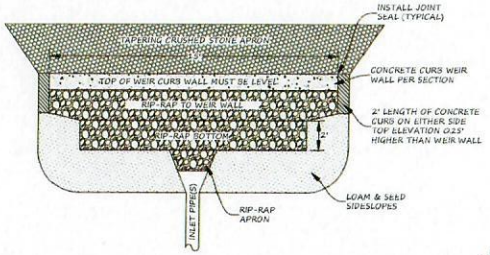
LEGACY ENGINEERING



FIELD PLAN VIEW



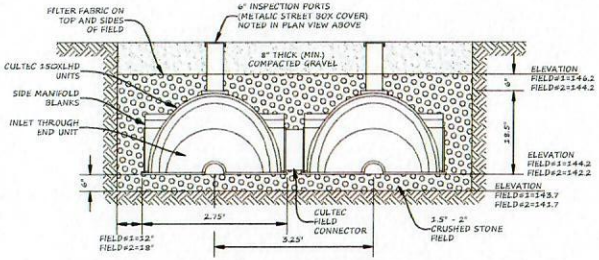
TYPICAL SECTIONAL VIEW



PLAN VIEW

LEVEL SPREADER DETAIL

NOT TO SCALE



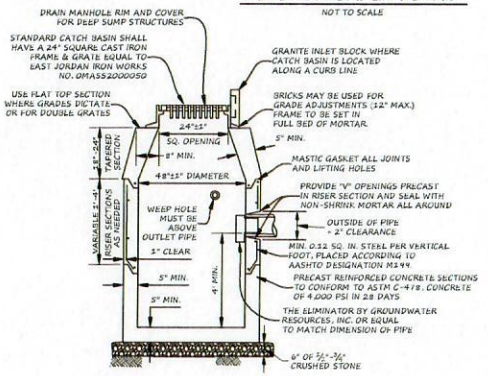
INFILTRATION FIELDS CROSS SECTION

NOTES:

1. INFILTRATION TRENCH UNITS TO BE RECHARGER 150XLHD 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.
5. ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE FIELD SHALL BE REMOVED PRIOR TO CONSTRUCTION. FILL MATERIALS UNDER THE FIELD BOTTOM SHALL BE CLEAN GRAVEL. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM. (TITLE V CLASSIFICATIONS).

INFILTATION FIELD DETAIL

NOT TO SCALE

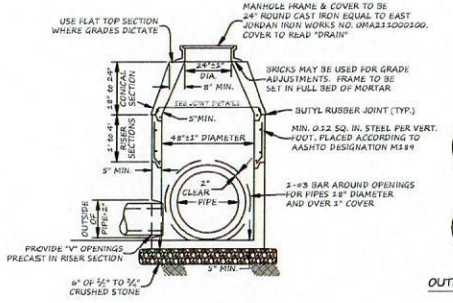


NOTES:

1. NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
2. SUBSTITUTE FRAME AND GRATE SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.
3. PROVIDE 5' DIAMETER STRUCTURE WITH FLAT TOP WITH RECTANGULAR OPENING FOR DOUBLE GRATES, WHICH SHALL BE EAST JORDAN IRON WORKS NO. OMA544000002 WITH GRATES EQUAL TO ABOVE-SPECIFICATION.
4. CATCH BASINS SHALL BE DESIGNED FOR HS20 LOADING.
5. CATCH BASINS SHALL BE PROVIDED WITH THROATSTONES.
6. DEEP SUMP STRUCTURE SHALL BE A CATCH BASIN STRUCTURE WITH A DRAIN MANHOLE RIM & COVER.

PRECAST CONCRETE CATCH BASIN / DEEP SUMP STRUCTURE

NOT TO SCALE

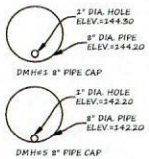


NOTES:

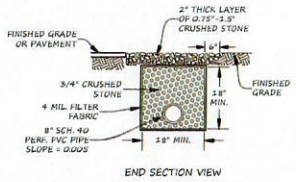
1. FIRST DEFENSE UNITS SHALL BE DESIGNED FOR HS20 LOADING.
2. MANHOLE DIAMETER SHALL BE INCREASED IF NUMBER, SIZE, AND CONFIGURATION OF INLET/OUTLET PIPING NECESSITATES A LARGER MANHOLE DIAMETER.
3. SUBSTITUTE FRAME AND COVERS SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.

PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE



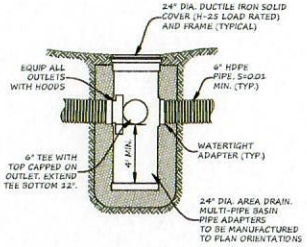
OUTLET PIPE CAP DETAILS



END SECTION VIEW

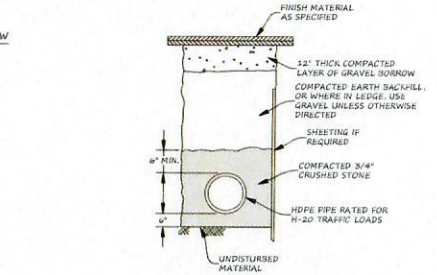
FRENCH DRAIN

NOT TO SCALE



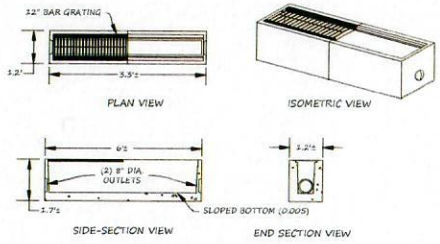
AREA DRAIN (A.D.) DETAIL

NOT TO SCALE



TYPICAL DRAIN TRENCH

(NO SCALE)



NOTES:

1. CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
2. SHALL CONFORM TO H-20 LOADINGS.
3. SHALL BE POWER DRAIN 5500K BY ACO DRAIN OR EQUAL

TRENCH DRAIN DETAIL

NOT TO SCALE

OWNER/APPLICANT
1178 MAIN STREET LLC
145 MAIN STREET UNIT 7
UPTON, MA 01568

ZONING DISTRICT
COMMERCIAL VILLAGE (C-V)
WATERSHED PROTECTION DISTRICT
MCOD

ASSESSORS PARCEL
22-17, 22-31, 22-32, 22-35

PLAN & DEED REFERENCE
LC DOC 1482850
LC DOC 802966
LC PLAN 32140
LC PLAN 32141

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2025.03.17 13:00:33 -04'00'

PLAN SCALE: NOT TO SCALE

REVISION	DATE	BY
RESPONSES PER REVIEW COMMENTS	2025-03-17	DJM

PLAN DATE: OCTOBER 24, 2024

1178 MAIN STREET
DETAIL
PLAN OF LAND
IN
MILLIS, MA

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

C-12

LEGACY ENGINEERING

METRO WEST
COLLABORATIVE DEVELOPMENT

Attachment E: Architectural Drawings

From 40B Comprehensive Permit Approval

PROPOSED 24 UNIT
APARTMENT BUILDING
1178 MAIN ST.
MILLIS, MA

BENJAMIN NICKERSON
ARCHITECT
6 MECHANIC ST.
WOODSTOCK, VT

SHEET 1 OF 3
SEPTEMBER 8, 2023
REVISED 2/10/2025

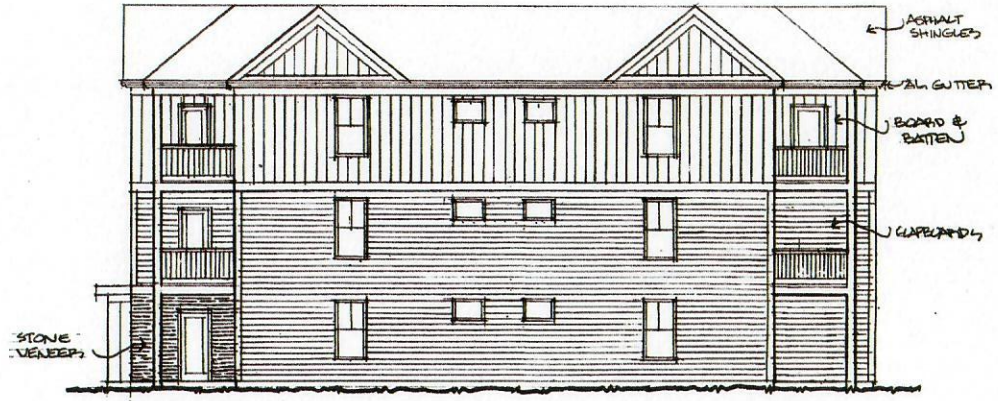


FRONT ELEVATION
1/8"=1'-0"

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SHEET 2 OF 3
SEPTEMBER 8, 2023
REVISED 2/10/2025



RIGHT SIDE ELEVATION LEFT SIDE SIMILAR, OPPOSITE HAND
1/8"=1-0"

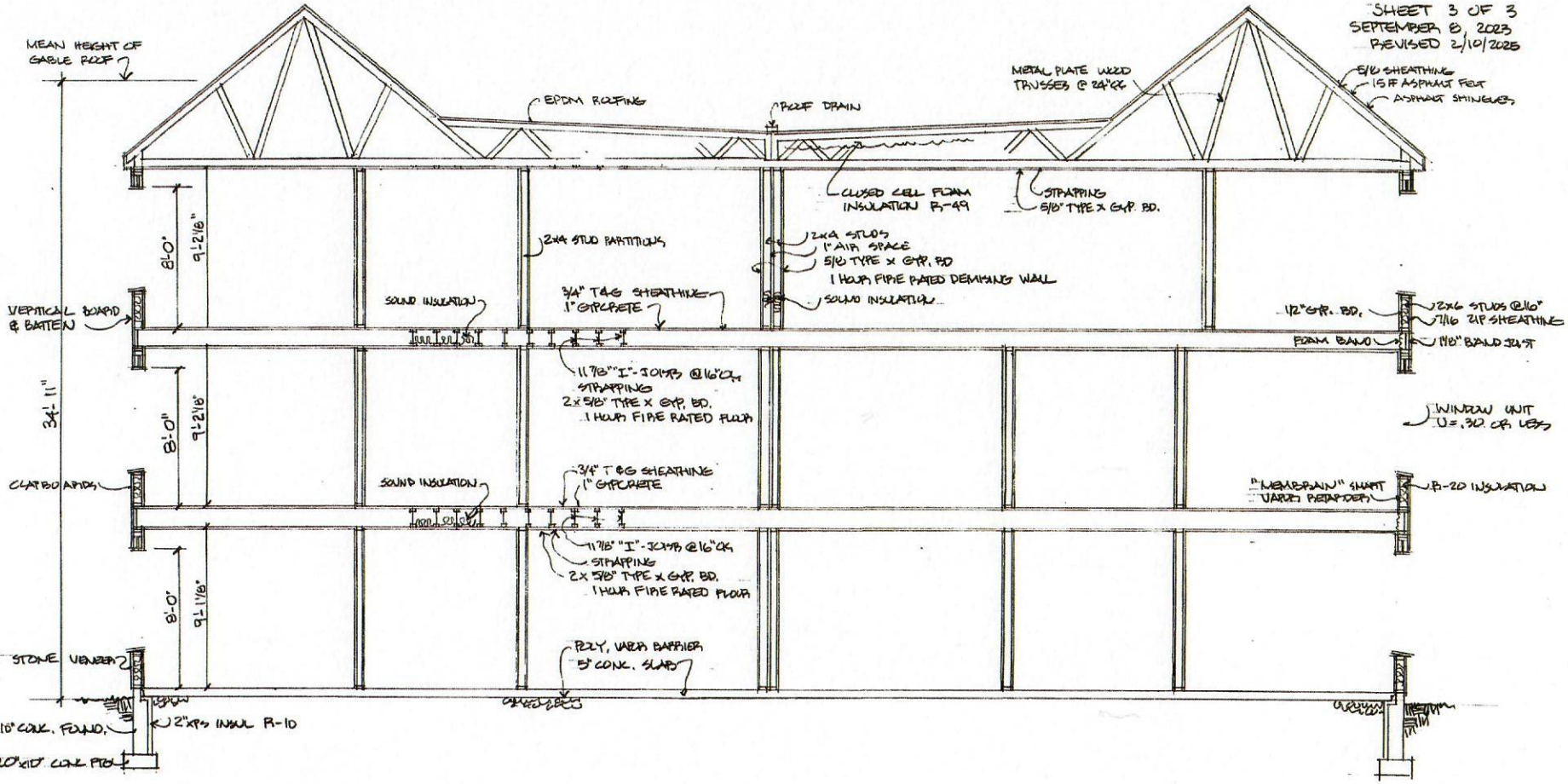


REAR ELEVATION
1/8"=1-0"

PROPOSED 24 UNIT APARTMENT BUILDING
1178 MAIN ST.
MILLIS, MA

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ARCHITECT
6 MECHANIC ST.
WOODSTOCK, VT

SHEET 3 OF 3
SEPTEMBER 8, 2023
REVISED 2/10/2025



SECTION
1/4" = 1'-0"