

# Abbreviated Notice of Resource Area Delineation

---

January 22, 2016

Subject Property

Glen Ellen Country Club  
84 Orchard Street  
Assessor's Map 1, Lots 1, 2, 3 & 4 and Assessor's Map 5, Lot 35  
Millis, MA

Applicant

Scott Miccile  
Toll Brothers, Inc.  
134 Flanders Road, Suite 275  
Westborough, MA 01581

Property Owner

Glen Ellen Company, LLC  
C/O Corcoran Jennison Company, Inc.  
150 Mt. Vernon Street, Suite 500  
Bayside Office Center  
Boston, MA 02125

Representative

**LEC Environmental Consultants, Inc.**  
12 Resnik Road  
Suite 1  
Plymouth, MA 02360  
508-746-9491  
508-746-9492 fax

[www.lecenvironmental.com](http://www.lecenvironmental.com)

January 22, 2016

**Hand Delivery**

Millis Conservation Commission  
 Town Hall  
 900 Main Street  
 Millis, MA 02054

**Re: Abbreviated Notice of Resource Area Delineation**  
**Glen Ellen Country Club**  
**84 Orchard Street**  
**Assessor's Map 1, Lots 1, 2, 3 & 4 and Assessor's Map 5, Lot 35**  
**Millis, Massachusetts**

[LEC File #: TBI\15-091.02]

Dear Members of the Conservation Commission:

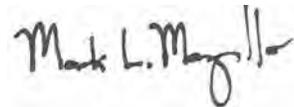
On behalf of the Applicant, Toll Brothers, Inc., LEC Environmental Consultants, Inc., (LEC) is filing the enclosed *Abbreviated Notice of Resource Area Delineation* (ANRAD) with the Millis Conservation Commission to confirm the boundaries of jurisdictional Wetland Resource Areas on the Glen Ellen Country Club property at 84 Orchard Street in Millis, Massachusetts. The ANRAD application and associated wetland boundary determinations have been completed in accordance with the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, § 40), its implementing Regulations (310 CMR 10.00) and the *Town of Millis Wetlands Protection Bylaw* (Article XIX), and its associated *Rules and Regulations*.

The enclosed *Plan of Land to Accompany ANRAD*, dated January 4, 2016, prepared by ESE Consultants, Inc. depicts the Wetland Resource Area boundaries.

Enclosed please find one check made payable to the Town of Millis in the amount of One Thousand Eighty-Seven Dollars and Fifty Cents (\$1,087.50) for the town portion of the ANRAD filing fee (\$1,012.50) and the advertising fee (\$75.00), as well as a copy of the check made payable to the Commonwealth of Massachusetts in the amount of Nine Hundred Eighty-Seven Dollars and Fifty Cents (\$987.50) for the state portion of the ANRAD filing fee.

Thank you for your consideration of this application. We look forward to meeting with you at the February 8, 2016 Public Hearing. If you have any questions, please do not hesitate to contact Mark Manganello in our Plymouth Office at 508-746-9491 or at mmanganello@lecenvironmental.com.

Sincerely,

**LEC Environmental Consultants, Inc.**


Mark L. Manganello  
 Assistant Director of Ecological Services

cc: DEP CERO, Nover-Armstrong Assoc., Inc., Toll Brothers, Inc.

LEC Environmental Consultants, Inc.

www.lecenvironmental.com

12 Resnik Road  
 Suite 1  
 Plymouth, MA 02360  
 508-746-9491  
 508-746-9492 (Fax)

PLYMOUTH, MA

384 Lowell Street  
 Suite 206  
 Wakefield, MA 01880  
 781-245-2500  
 781-245-6677 (Fax)

WAKEFIELD, MA

100 Grove Street  
 Suite 302  
 Worcester, MA 01605  
 508-753-3077  
 508-753-3177 (Fax)

WORCESTER, MA

P. O. Box 590  
 Rindge, NH 03461  
 603-899-6726  
 603-899-6726 (Fax)

RINDGE, NH

---

**Abbreviated Notice of Resource Area Delineation**

- i. WPA Form 4A – Abbreviated Notice of Resource Area Delineation
- ii. Copy of Filing Fees
- iii. Abutter Notification Documents – Affidavit, Letter, Notification & Lists

**ANRAD Application Report**

---

<b>1.</b>	<b>Introduction</b>	<b>1</b>
<b>2.</b>	<b>General Site Description</b>	<b>2</b>
2.1	FEMA Floodplain Designation	3
<b>3.</b>	<b>Wetland Boundary Determination Methodology</b>	<b>3</b>
3.1	Plant Species Identification	4
3.1.1	Identification of Wetland Indicator Species	4
3.1.2	Measurement of Relative Abundance	5
3.1.3	Measurement of Vegetative Distribution and Density	5
3.2	Evaluation of Edaphic Characteristics	5
3.2.1	General Soil Analysis	5
3.2.2	Soil Horizon Thickness and Depth	6
3.2.3	Soil Texture	6
3.2.4	Soil Color	6
3.2.5	Redoximorphic Features	7
<b>4.</b>	<b>Wetland Resource Areas</b>	<b>8</b>
4.1	Bordering Vegetated Wetland	8
4.2	Isolated Vegetated Wetland	9
4.3	Bank	9
4.4	Riverfront Area	10
4.5	Bordering Land Subject to Flooding	10
4.6	Land Under Water	11
<b>5.</b>	<b>Summary</b>	<b>11</b>

**Literature Referenced****Appendix A**

Locus Maps

Figure 1: USGS Topographic Map

Figure 2: Aerial Orthophoto

Figure 3: FEMA Flood Insurance Rate Map

**Appendix B**

*Plan of Land to Accompany ANRAD*, dated January 4, 2016, prepared by ESE Consultants, Inc.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of**  
**Resource Area Delineation**

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Millis

City/Town

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

*Town of Millis Wetlands Protection Bylaw (Article XIX the Bylaw), Millis Wetlands*

*Protection Bylaw Rule and Regulations*

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

<u>84 Orchard Street</u>	<u>Millis</u>	<u>02054</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>42.1845218</u>	<u>-71.3940804</u>
	d. Latitude	e. Longitude
<u>Maps 1 &amp; 5</u>	<u>Lots 1, 2, 3, 4 &amp; 35</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

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



2. Applicant:

<u>Scott</u>	<u>Miccile</u>
a. First Name	b. Last Name
<u>Toll Brothers, Inc.</u>	
c. Organization	
<u>134 Flanders Road, Suite 275</u>	
d. Mailing Address	
<u>Westborough</u>	<u>MA</u>
e. City/Town	f. State
<u>508-366-8113</u>	<u>508-366-7778</u>
h. Phone Number	i. Fax Number
<u>smiccile@tollbrothersinc.com</u>	
j. Email Address	

3. Property owner (if different from applicant):

Check if more than one owner (attach additional sheet with names and contact information)

<u>Glen Ellen Company, LLC</u>	<u></u>
a. First Name	b. Last Name
<u>c/o Corcoran Jennison Company, Inc.</u>	
c. Organization	
<u>150 Mt. Vernon Street, Suite 500</u>	
d. Mailing Address	
<u>Boston</u>	<u>MA</u>
e. City/Town	f. State
<u>(617) 822-7250</u>	<u>02125</u>
h. Phone Number	i. Fax Number
<u></u>	
j. Email Address	

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

4. Representative (if any):

<u>Mark</u>	<u>Manganello</u>
a. Contact Person First Name	b. Contact Person Last Name
<u>LEC Environmental Consultants, Inc.</u>	
c. Organization	
<u>12 Resnik Road, Suite 1</u>	
d. Mailing Address	
<u>Plymouth</u>	<u>MA</u>
e. City/Town	f. State
<u>508-746-9491</u>	<u>02360</u>
h. Phone Number	i. Fax Number
<u>mmanganello@lecenvironmental.com</u>	
j. Email Address	

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

<u>\$2,000.00</u>	<u>\$987.50</u>	<u>\$1,012.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid

Fees will be calculated for online users.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of  
 Resource Area Delineation**

Provided by MassDEP:

\_\_\_\_\_  
 MassDEP File Number

\_\_\_\_\_  
 Document Transaction Number

\_\_\_\_\_  
 Millis  
 City/Town

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
*Town of Millis Wetlands Protection Bylaw (Article XIX the Bylaw), Millis Wetlands  
 Protection Bylaw Rule and Regulations*

---

**B. Area(s) Delineated**

1. Bordering Vegetated Wetland (BVW) 25,710  
Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
  - a.  MassDEP BVW Field Data Form (attached)
  - b.  Other Methods for Determining the BVW boundary (attach documentation):
    1.  50% or more wetland indicator plants
    2.  Saturated/inundated conditions exist
    3.  Groundwater indicators
    4.  Direct observation
    5.  Hydric soil indicators
    6.  Credible evidence of conditions prior to disturbance

3. Indicate any other resource area boundaries that are delineated:

<u>Bank-Mean Annual High Water</u>	<u>7,301</u>
a. Resource Area	b. Linear Feet Delineated
_____ c. Resource Area	_____ d. Linear Feet Delineated

**C. Additional Information**

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. See instructions for details. **Online Users:** Attach the Document Transaction Number (provided on your receipt page) for any of the following information you submit to the Department.

1.  ANRAD (Delineation Plans only)
2.  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.)
3.  Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4.  List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of  
 Resource Area Delineation**

Provided by MassDEP:

\_\_\_\_\_  
 MassDEP File Number

\_\_\_\_\_  
 Document Transaction Number

\_\_\_\_\_  
 Millis  
 City/Town

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

*Town of Millis Wetlands Protection Bylaw (Article XIX the Bylaw), Millis Wetlands*

*Protection Bylaw Rule and Regulations*

---

**D. Fees**

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

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 the attached Wetland Fee Transmittal Form) to confirm fee payment:

01214365 \_\_\_\_\_

2. Municipal Check Number

1/15/16 \_\_\_\_\_

3. Check date

01214364 \_\_\_\_\_

4. State Check Number

1/15/16 \_\_\_\_\_

5. Check date

Toll Brothers, Inc. \_\_\_\_\_

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

### WPA Form 4A – Abbreviated Notice of Resource Area Delineation

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

*Town of Millis Wetlands Protection Bylaw (Article XIX the Bylaw), Millis Wetlands*

*Protection Bylaw Rule and Regulations*

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Millis

City/Town

### E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation 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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

1. Signature of Applicant	<u>Scott P. Marice, PE</u>	2. Date	<u>1/19/14</u>
3. Signature of Property Owner (if different)	<u>[Signature] Manager</u>	4. Date	<u>1/19/16</u>
5. Signature of Representative (if any)	<u>[Signature]</u>	6. Date	<u>1/21/16</u>

#### For Conservation Commission:

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

#### For MassDEP:

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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  
**ANRAD Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



**A. Applicant Information**

1. Location of Project:

<u>84 Orchard Street</u>	<u>Millis</u>
a. Street Address	b. City/Town
<u>\$987.50</u>	<u>1214364</u>
c. Fee amount	d. Check number

2. Applicant:

<u>Scott</u>	<u>Miccile</u>	<u>Toll Brothers, Inc.</u>
a. First Name	b. Last Name	c. Company
<u>134 Flanders Road, Suite 275</u>		
d. Mailing Address		
<u>Westborough</u>	<u>MA</u>	<u>01581</u>
e. City/Town	f. State	g. Zip Code
<u>508-366-8113</u>		
h. Phone Number		

3. Property Owner (if different):

<u>Glen Ellen Company, LLC</u>	<u>c/o Corcoran Jennison Co. Inc.</u>
a. First Name	b. Last Name
<u>150 Mt. Vernon Street, Suite 500</u>	
d. Mailing Address	
<u>Boston</u>	<u>MA</u>
e. City/Town	f. State
<u>(617) 822-7250</u>	
h. Phone Number	

**B. Fees**

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. <input type="checkbox"/>	single family house project	<u>                    </u>	<u>                    </u>	<u>                    </u>
		a. feet of BVW	x \$2.00 =	b. Fee for BVW
2. <input checked="" type="checkbox"/>	all other projects	<u>25,710</u>	<u>n/a</u>	<u>n/a</u>
		a. feet of BVW	x \$2.00 =	b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. <input type="checkbox"/>	single family house project	<u>                    </u>	<u>                    </u>	<u>                    </u>
		a. linear feet	x \$2.00 =	b. Fee
4. <input checked="" type="checkbox"/>	all other projects	<u>7,301</u>	<u>n/a</u>	<u>n/a</u>
		a. linear feet	x \$2.00 =	b. Fee

Total Fee for all Resource Areas:	<u>\$2,000.00</u>
	Fee
State share of filing fee:	<u>\$987.50</u>
	5. 1/2 of total fee <b>less</b> \$12.50
City/Town share of filing fee:	<u>\$1,012.50</u>
	6. 1/2 of total fee <b>plus</b> \$12.50

**Online users:** check box if fee exempt.



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

---

## C. Submittal Requirements

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

**Toll Bros., Inc**  
NY/CT/MA Division  
(845) 897-8900

**Capital One, N.A.,**  
Franklin, Louisiana

CHECK NO. **01214365**

84-72  
652

VENDOR NO.	CHECK DATE	CHECK AMOUNT
369479	01/15/16	\$*****1,087.50

\*\* INVALID SIX MONTHS AFTER DATE ISSUED \*\*

**PAY**  
ONE THOUSAND EIGHTY SEVEN AND 50/100 \*\*\*\*\*

TO THE ORDER OF: Town of Millis  
900 Main St  
Millis MA 02054

⑈01214365⑈ ⑆065200722⑆ 54 20⑈5190 6⑈

**Toll Bros., Inc**  
NY/CT/MA Division  
(845) 897-8900

**Capital One, N.A.,**  
Franklin, Louisiana

CHECK NO. **01214364**

84-72  
652

VENDOR NO.	CHECK DATE	CHECK AMOUNT
6058	01/15/16	\$*****987.50

\*\* INVALID SIX MONTHS AFTER DATE ISSUED \*\*

**PAY**  
NINE HUNDRED EIGHTY SEVEN AND 50/100 \*\*\*\*\*

TO THE ORDER OF: COMMONWEALTH OF  
MASSACHUSETTS

⑈01214364⑈ ⑆065200722⑆ 54 20⑈5190 6⑈

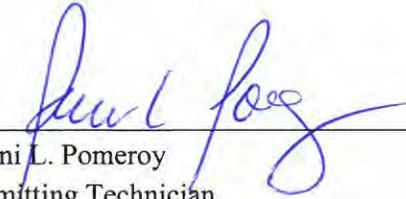
## AFFIDAVIT OF SERVICE

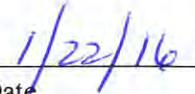
Under the *Massachusetts Wetlands Protection Act Regulations* (310 CMR 10.00) and the Town of Millis *Wetland Protection Bylaw* (Article XIX) *Rules and Regulations*

I, Penni L. Pomeroy, on behalf of the Applicant, Toll Brothers, Inc., c/o Scott Miccile, hereby certify under the pains and penalties of perjury that on January 22, 2016, notification to abutters was given in compliance with the second paragraph Massachusetts General Laws Chapter 131, Section 40, and 310 CMR 10.05 (4) (a), and the Town of Millis *Wetland Protection Bylaw* (Article XIX) *Rules and Regulations* in connection with the following matter:

An Abbreviated Notice of Resource Area Delineation (ANRAD) was filed under the *Massachusetts Wetlands Protection Act Regulations* and the *Millis Wetlands Protection Bylaw* by LEC Environmental Consultants, Inc., on behalf of Toll Brothers, Inc., with the Town of Millis Conservation Commission on January 22, 2016, for property located at 84 Orchard Street (Assessor's Map 1, Lots 1, 2, 3 & 4 and Assessor's Map 5, Lot 35), in Millis, Massachusetts.

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

  
\_\_\_\_\_  
Penni L. Pomeroy  
Permitting Technician

  
\_\_\_\_\_  
Date

January 22, 2016

**CERTIFIED MAIL**

«Name»

«Name2»

«Address»

«Address2»

«City», «State» «Zip»

**Re:   Abbreviated Notice of Resource Delineation Application**           [LEC File #: TBI\15-091.02]  
**Glen Ellen Country Club**  
**84 Orchard Street**  
**Assessor's Map 1, Lots 1, 2, 3, & 4 and Assessor's Map 5, Lot 35**  
**Millis, Massachusetts**

Dear Abutter:

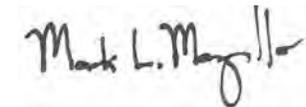
On behalf of the Applicant, Toll Brothers, Inc., LEC Environmental Consultants, Inc. (LEC) has submitted an Abbreviated Notice of Resource Delineation (ANRAD) Application to confirm the boundaries of jurisdictional Wetland Resource Areas at the Glen Ellen Country Club properties in Millis, Massachusetts. The Wetland Resource Areas are protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, § 40, the *Act*), its implementing Regulations (310 CMR 10.00, the *Act Regulations*) and under the *Town of Millis Wetlands Protection Bylaw* (Article XIX the *Bylaw*), and its associated *Millis Wetlands Protection Bylaw Rules and Regulations* (last revised December 5, 2014).

The ANRAD Application, supplemental report, and accompanying site plans are available for review by the public at the Town of Millis Conservation Commission office located at 900 Main Street, Millis. A Public Hearing has been scheduled for Monday, February 8, 2016, with the Town of Millis Conservation Commission in Room 104, at the Veteran's Memorial Building, 900 Main Street beginning at 7:30 p.m. Further information regarding the Public Hearing will appear in the *Milford Daily News* at least five (5) days prior to the hearing date.

Please do not hesitate to review the materials at the Conservation Commission office, attend the Public Hearing(s), and/or contact LEC should you have any questions or concerns about the Notice of Intent.

Sincerely,

**LEC Environmental Consultants, Inc.**



Mark L. Manganello  
Assistant Director of Ecological Services

Enclosure (1)

## Notification to Abutters Under the

### *Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00) and the Town of Millis Wetland Protection Bylaw (Article XIX) and associated Rules and Regulations*

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, the *Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00)* you are hereby notified of the following:

- A. The name of the Applicant is Toll Brothers, Inc., c/o Scott Miccile, 134 Flanders Road, Suite 275, Westborough, MA 01581.
- B. The Applicant has filed an Abbreviated Notice of Resource Delineation (ANRAD) with the Conservation Commission for the municipality of Millis, Massachusetts to confirm the boundaries of jurisdictional Wetland Resource Areas on the Glen Ellen Country Club property at 84 Orchard Street in Millis, Massachusetts. The ANRAD application and associated wetland boundary determination have been completed in accordance with the *Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40)*, its implementing Regulations (310 CMR 10.00) and the *Town of Millis Wetlands Protection Bylaw (Article XIX)*, and its associated *Rules and Regulations*.
- C. The address where the activity is located is Glen Ellen Country Club, 84 Orchard Street, Millis, Massachusetts (Assessor's Map 1, Lots 1, 2, 3 & 4 and Assessor's Map 5, Lot 35).
- D. Copies of the Abbreviated Notice of Resource Delineation (ANRAD) may be examined at the Millis Conservation Commission office located at 900 Main Street or by contacting the Commission at 508-376-7045.
- E. Copies of the Abbreviated Notice of Resource Delineation (ANRAD) may be obtained from LEC Environmental Consultants, Inc. (the applicant's representative) by calling 508-746-9491 between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday. A fee may be charged for each copy requested.
- F. Information regarding the public hearing may be obtained from the Millis Conservation Commission (the regulatory agency) by calling 508-376-7045.

NOTE: Notice of the Public Hearing, including its date, time, and place, will be published at least five (5) days in advance in the Milford Daily News.

NOTE: You also may contact the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

**Central Region: 508-792-7650**



# 300 foot Abutters List Report

Millis, MA  
January 11, 2016

CERTIFIED COPY by the TOWN OF MILLIS

Assessors Office *RMO*

## Subject Property:

Parcel Number: 0001-0003-0000  
CAMA Number: 0001-0003-0000  
Property Address: 84 ORCHARD ST

Mailing Address: GLEN ELLEN COMPANY LLC C/O  
CORCORAN JENNISON COMPANY INC  
150 MT VERNON ST SUITE 500 BAYSIDE  
OFFICE CENTER  
BOSTON, MA 02125

## Abutters:

Parcel Number: 0001-0001-0000  
CAMA Number: 0001-0001-0000  
Property Address: 84 ORCHARD ST

Mailing Address: GLEN ELLEN COMPANY LLC C/O  
CORCORAN JENNISON COMPANY INC  
150 MT VERNON ST SUITE 500 BAYSIDE  
OFFICE CENTER  
BOSTON, MA 02125

Parcel Number: 0001-0002-0000  
CAMA Number: 0001-0002-0000  
Property Address: 84 ORCHARD ST

Mailing Address: GLEN ELLEN COMPANY LLC C/O  
CORCORAN JENNISON COMPANY INC  
150 MT VERNON ST SUITE 500 BAYSIDE  
OFFICE CENTER  
BOSTON, MA 02125

Parcel Number: 0001-0004-0000  
CAMA Number: 0001-0004-0000  
Property Address: 84 ORCHARD ST

Mailing Address: BOGASTOW COMPANY INC  
CORCORAN-JENNISON CO INC  
150 MT VERNON ST SUITE 500  
BOSTON, MA 02125-310

Parcel Number: 0001-0005-0000  
CAMA Number: 0001-0005-0000  
Property Address: 54 ORCHARD ST

Mailing Address: ALACHI KAMIL & DANIELLE  
54 ORCHARD ST  
MILLIS, MA 02054

Parcel Number: 0002-0001-0000  
CAMA Number: 0002-0001-0000  
Property Address: 78 BULLARD LN

Mailing Address: ROCHE'S BUILDING CO INC  
270 EXCHANGE ST  
MILLIS, MA 02054

Parcel Number: 0002-0002-0000  
CAMA Number: 0002-0002-0000  
Property Address: 68 BULLARD LN

Mailing Address: WILLIAMSON LOIS  
68 BULLARD LN  
MILLIS, MA 02054

Parcel Number: 0002-0004-0000  
CAMA Number: 0002-0004-0000  
Property Address: 62 BULLARD LN

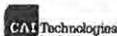
Mailing Address: BURNS TODD D & ALEXANDRA T  
62 BULLARD LN  
MILLIS, MA 02054

Parcel Number: 0002-0005-0000  
CAMA Number: 0002-0005-0000  
Property Address: 42 BULLARD LN

Mailing Address: BAKER STEPHEN D  
42 BULLARD LN  
MILLIS, MA 02054

Parcel Number: 0002-0006-0000  
CAMA Number: 0002-0006-0000  
Property Address: 52 BULLARD LN

Mailing Address: SPADA RICHARD A & MARGARET W  
52 BULLARD LN  
MILLIS, MA 02054



www.cai-tech.com

1/11/2016

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

Page 1 of 5



# 300 foot Abutters List Report

Millis, MA  
January 11, 2016

Parcel Number: 0002-0007-0000 CAMA Number: 0002-0007-0000 Property Address: 76 BULLARD LN	Mailing Address: STERLING MARK E 76 BULLARD LN MILLIS, MA 02054
Parcel Number: 0002-0014-0000 CAMA Number: 0002-0014-0000 Property Address: BULLARD LN	Mailing Address: LUTTGE ELIZABETH ESTATE OF WARD THOMAS F ADMINISTRATOR 793 WASHINGTON ST SUITE ONE CANTON, MA 02021
Parcel Number: 0005-0001-0000 CAMA Number: 0005-0001-0000 Property Address: 49 ORCHARD ST	Mailing Address: DOHERTY JR GREGORY M & CAROLYN 49 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0002-0000 CAMA Number: 0005-0002-0000 Property Address: 1 GLEN PINES WY	Mailing Address: KRAMER ANDREW F TTEE 1 GLEN PINES WAY REALTY TRUST 1 GLEN PINES WAY MILLIS, MA 02054
Parcel Number: 0005-0008-0000 CAMA Number: 0005-0008-0000 Property Address: 51 ORCHARD ST	Mailing Address: SCHAFFER EDWARD M & VIRGINIA L 30 LAKE ST WRENTHAM, MA 02093
Parcel Number: 0005-0009-0000 CAMA Number: 0005-0009-0000 Property Address: 53 ORCHARD ST	Mailing Address: FARRELL JOHN W FARRELL BRENDA J 53 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0010-0000 CAMA Number: 0005-0010-0000 Property Address: 55 ORCHARD ST	Mailing Address: DILLON JOHN J TRUSTEE TALL OAKS FARM REALTY TRUST 55 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0011-0000 CAMA Number: 0005-0011-0000 Property Address: 57 ORCHARD ST	Mailing Address: SWINIMER RICHARD W SWINIMER JOAN H 57 ORCHARD ST MILLIS, MA 02054 Jason Abtin Tayana Choulette
Parcel Number: 0005-0012-0000 CAMA Number: 0005-0012-0000 Property Address: 65 ORCHARD ST	Mailing Address: TOCCI RAYMOND M TOCCI KATHY L 65 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0013-0000 CAMA Number: 0005-0013-0000 Property Address: 67 ORCHARD ST	Mailing Address: JUBB JAMES G & LITWALK-JUBB S 67 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0014-0000 CAMA Number: 0005-0014-0000 Property Address: 71 ORCHARD ST	Mailing Address: HINCKLEY JOSEPH A & CAROL K 71 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0015-0000 CAMA Number: 0005-0015-0000 Property Address: 73 ORCHARD ST	Mailing Address: HURLEY JAMES HURLEY LISA 73 ORCHARD ST MILLIS, MA 02054



www.cai-tech.com

1/11/2016

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

Page 2 of 5



# 300 foot Abutters List Report

Millis, MA  
January 11, 2016

Parcel Number: 0005-0016-0000 CAMA Number: 0005-0016-0000 Property Address: ORCHARD ST	Mailing Address: DUNNEBIER ENTERPRISES INC 36 CROSS ST FRANKLIN, MA 02038
Parcel Number: 0005-0017-0000 CAMA Number: 0005-0017-0000 Property Address: ORCHARD ST	Mailing Address: TOWN OF MILLIS 900 MAIN ST MILLIS, MA 02054
Parcel Number: 0005-0018-0000 CAMA Number: 0005-0018-0000 Property Address: GROVE ST	Mailing Address: VAUTOUR RICHARD & CLAUDIA H 70 GROVE ST MILLIS, MA 02054
Parcel Number: 0005-0020-0000 CAMA Number: 0005-0020-0000 Property Address: 59 ORCHARD ST	Mailing Address: TOPHAM PAUL A TOPHAM JEANNE M 59 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0028-0000 CAMA Number: 0005-0028-0000 Property Address: 56 ORCHARD ST	Mailing Address: MURRAY JAMES R MURRAY MINDY SHEFTS 56 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0029-0000 CAMA Number: 0005-0029-0000 Property Address: 58 ORCHARD ST	Mailing Address: CROCCO ALVIN D & JACQUELYN M 58 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0030-0000 CAMA Number: 0005-0030-0000 Property Address: 60 ORCHARD ST	Mailing Address: BOSTON STEPHEN M & SUSAN SHAPIRO 60 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0031-0000 CAMA Number: 0005-0031-0000 Property Address: 62 ORCHARD ST	Mailing Address: ROCHE THOMAS M & DONNA L 62 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0032-0000 CAMA Number: 0005-0032-0000 Property Address: 64 ORCHARD ST	Mailing Address: OSTROWSKI LUKE P & THOMASON LOUISA M N 64 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0033-0000 CAMA Number: 0005-0033-0000 Property Address: 66 ORCHARD ST	Mailing Address: WORTHINGTON STEVEN & MARTHA 66 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0034-0000 CAMA Number: 0005-0034-0000 Property Address: 68 ORCHARD ST	Mailing Address: HUBBELL ROBERT M & KELLYANN 68 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0005-0035-0000 CAMA Number: 0005-0035-0000 Property Address: ORCHARD ST	Mailing Address: BOGASTOW COMPANY INC CORCORAN JENNISON COMPANIES 150 MOUNT VERNON ST SUITE 500 BOSTON, MA 02125--310



www.cai-tech.com

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

1/11/2016

Page 3 of 5



## 300 foot Abutters List Report

Millis, MA  
January 11, 2016

Parcel Number: 0005-0036-0000 CAMA Number: 0005-0036-0000 Property Address: 2 GLEN PINES WY	Mailing Address: PARR ANNE E & ALAN 2 GLEN PINES WY MILLIS, MA 02054
Parcel Number: 0006-0001-0000 CAMA Number: 0006-0001-0000 Property Address: 34 BULLARD LN	Mailing Address: ELMEGED AMIR A & QUADROS NORA J 34 BULLARD LN MILLIS, MA 02054
Parcel Number: 0006-0006-0000 CAMA Number: 0006-0006-0000 Property Address: 101 ORCHARD ST	Mailing Address: GRACI ROBERT R & JACQUELINE F C/O GRACI ROBERT R & JACQUELINE F 101 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0006-0009-0000 CAMA Number: 0006-0009-0000 Property Address: ORCHARD ST	Mailing Address: FASANELLO ROBERT F & MARLAINE V 104 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0006-0010-0000 CAMA Number: 0006-0010-0000 Property Address: 30 BULLARD LN	Mailing Address: NISSI DANIEL C & JENNIFER K 30 BULLARD LN MILLIS, MA 02054
Parcel Number: 0006-0011-0000 CAMA Number: 0006-0011-0000 Property Address: 104 ORCHARD ST	Mailing Address: FASANELLO ROBERT F FASANELLO MARLAINE V 104 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0006-0012-0000 CAMA Number: 0006-0012-0000 Property Address: 106 ORCHARD ST	Mailing Address: KATINGER JOHN G KATINGER LYNNE 106 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0006-0013-0000 CAMA Number: 0006-0013-0000 Property Address: 110 ORCHARD ST	Mailing Address: WALUNAS RICHARD & WALUNAS CHERYL A & SMITH CAROL A 110 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0006-0014-0000 CAMA Number: 0006-0014-0000 Property Address: 112 ORCHARD ST	Mailing Address: ACERRA LEO J ACERRA RITA 112 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0006-0015-0000 CAMA Number: 0006-0015-0000 Property Address: 114 ORCHARD ST	Mailing Address: VEANER ROBERT M & AMY S 114 ORCHARD ST MILLIS, MA 02054
Parcel Number: 0006-0016-0000 CAMA Number: 0006-0016-0000 Property Address: 26 BULLARD LN	Mailing Address: TETREAUULT BRIAN & TETREAUULT NADINE 26 BULLARD LN MILLIS, MA 02054
Parcel Number: 0006-0028-0000 CAMA Number: 0006-0028-0000 Property Address: 107 ORCHARD ST	Mailing Address: HARP DANIEL W HARP DELANA B 107 ORCHARD ST MILLIS, MA 02054



www.cai-tech.com

1/11/2016

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

Page 4 of 5



# 300 foot Abutters List Report

Millis, MA  
January 11, 2016

Parcel Number: 0006-0029-0000  
CAMA Number: 0006-0029-0000  
Property Address: 105 ORCHARD ST

Mailing Address: ODOARDI ALFRED J & PHOEBE S TR  
ODOARDI REAL ESTATE TRUST  
105 ORCHARD ST  
MILLIS, MA 02054



[www.cai-tech.com](http://www.cai-tech.com)

1/11/2016

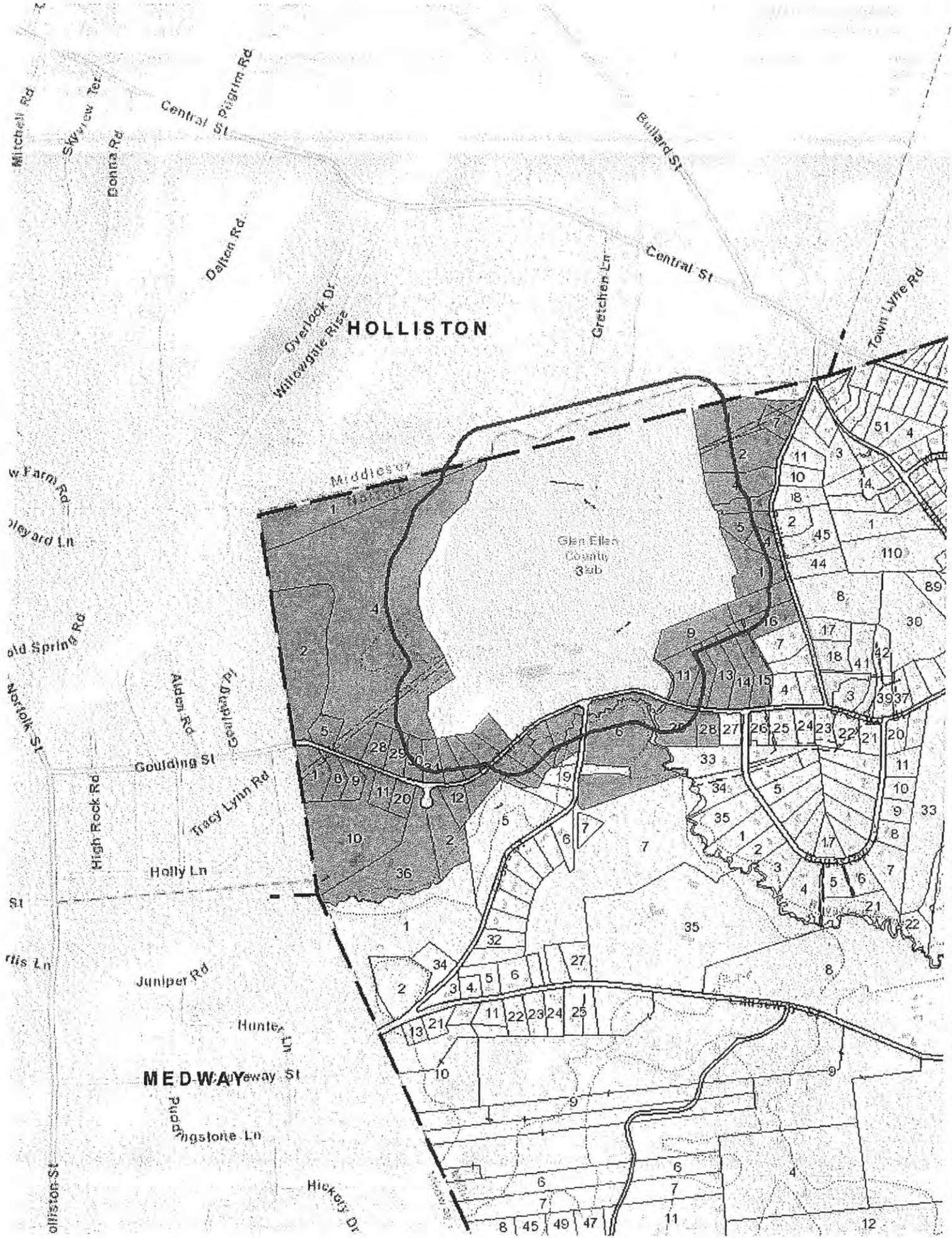
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 5 of 5

Abutters List Report - Millis, MA

**HOLLISTON**

Glen Ellen  
County  
3rd



**MEDWAY**

JAN. 13TH 2016

TOWN OF HOLLILSTON  
 CERTIFIED ABUTTERS LIST

SUBJECT 300FT						
abutters_id_field	abutters_owner1	abutters_address	abutters_town	abutte	abutters	abutters_location
TOWN OF MILLIS						
006.0-0002-0017.A	HARRINGTON, WILLIAM C & DIANNA R	120 GOULDING ST	HOLLISTON	MA	01746	120 GOULDING ST
006.0-0002-0017.B	ALLEN, DAVID J. & MELINDA	140 GOULDING ST	HOLLISTON	MA	01746	140 GOULDING ST
006.0-0002-0017.C	KUTCHER, EVAN & MIRIAM	136 GOULDING ST	HOLLISTON	MA	01746	136 GOULDING ST
006.0-0002-0017.E	TOWN OF HOLLISTON	703 WASHINGTON ST	HOLLISTON	MA	01746	150 GOULDING ST
006.0-0002-0089.0	KOSIAN, JOHN H & ANITA MCFADDEN	309 WILLOWGATE RISE	HOLLISTON	MA	01746	309 WILLOW GATE RISE
006.0-0002-0087.0	TEXEIRA, JOSEPH & PATRICIA	301 WILLOWGATE RISE	HOLLISTON	MA	01746	301 WILLOWGATE RISE
006.0-0002-0089.0	KOSIAN, JOHN H & ANITA MCFADDEN	309 WILLOWGATE RISE	HOLLISTON	MA	01746	309 WILLOW GATE RISE
006.0-0003-0038.0	MCQUIRE, PAUL & LEILA	24 ADAM WHEELER LN	HOLLISTON	MA	01746	24 ADAM WHEELER LN
006.0-0003-0039.0	BERGMAN, MARGARET	16 ADAM WHEELER LN	HOLLISTON	MA	01746	16 ADAM WHEELER LN
006.0-0003-0040.0	MAHONEY, EDWARD & SANDRA	8 ADAM WHEELER LN	HOLLISTON	MA	01746	8 ADAM WHEELER LN
009.0-0006-0057.0	BOICE, ROBERT & ANNA MARIA	259 WILLOWGATE RISE	HOLLISTON	MA	01746	259 WILLOWGATE RISE
009.0-0006-0062.0	MIELE, BENEDETTO & PATRICIA	279 WILLOWGATE RISE	HOLLISTON	MA	01746	279 WILLOWGATE RISE
009.0-0006-0063.0	PERKINS, RANDALL	266 WILLOWGATE RISE	HOLLISTON	MA	01746	266 WILLOWGATE RISE
009.0-0006-0064.0	NIELSEN, TODD & KATE	5 FOXWOOD COVE	HOLLISTON	MA	01746	5 FOXWOOD COVE
009.0-0006-0065.0	SERPICO, DANIEL & WALSH, KATHLEEN	21 FOXWOOD COVE	HOLLISTON	MA	01746	21 FOXWOOD COVE
009.0-0006-0066.0	WILLIAMS, SUSAN	29 FOXWOOD COVE	HOLLISTON	MA	01746	29 FOXWOOD COVE
009.0-0006-0067.0	KING, BRIAN & KIRKPATRICK, JENNIFER	37 FOXWOOD COVE	HOLLISTON	MA	01746	37 FOXWOOD COVE
009.0-0006-0068.0	SMITH, KEVIN & CAROL	40 FOXWOOD COVE	HOLLISTON	MA	01746	40 FOXWOOD COVE
009.0-0006-0074.0	ROCHE, EDWARD & DENISE	91 GRETCHEN LN	HOLLISTON	MA	01746	91 GRETCHEN LN
009.0-0006-0073.0	PISAPIO, LAWRENCE & GAIL	100 GRETCHEN LN	HOLLISTON	MA	01746	100 GRETCHEN LN
009.0-0006-0102.0	BULLARD MEMORIAL FARM INC	275 HAVERHILL ST	N. READING	MA	01864	7 BULLARD LN
009.0-0006-0104.0	CORCORAN-JENNISON CO	84 ORCHARD ST	MILLIS	MA	02054	0 CENTRAL ST
009.0-0006-0072.0	CASAVANT, RICHARD & ELIZABETH	92 GRETCHEN LN	HOLLISTON	MA	01746	0 GRETCHEN LN
009.0-0006-0098.0	PISAPIO, LAWRENCE & GAIL	100 GRETCHEN LN	HOLLISTON	MA	01746	0 WILLOWGATE RISE
009.0-0006-0095.0	CORCORAN-JENNISON CO	84 ORCHARD ST	MILLIS	MA	02054	0 WILLOWGATE RISE
009.0-0006-0096.0	TOWN OF HOLLISTON	703 WASHINGTON ST	HOLLISTON	MA	01746	0 WILLOWGATE RISE

JAN. 13TH 2016

TOWN OF HOLLILSTON  
CERTIFIED ABUTTERS LIST

009.0-0006-0097.0	TOWN OF HOLLISTON	703 WASHINGTON ST	HOLLISTON	MA	01746	0 WILLOWGATE RISE
009.0-0006-0069.0	WILLIAMS, KYLIE & GREGORY	30 FOXWOOD COVE	HOLLISTON	MA	01746	30 FOXWOOD COVE
009.0-0006-0061.0	HASTIE, JEFFREY & ANGELA	288 WILLOWGATE RISE	HOLLISTON	MA	01746	288 WILLOWGATE RISE
009.0-0006-0103.0	CORBETT, BRIAN & KERRY	134 ALGONQUIN AVE	MASHPEE	MA	02649	0 BULLARD LN
006.0-0003-0075.0	SEROCKI, DENNIS	139 GOULDING ST	HOLLISTON	MA	01746	139 GOULDING
006.0-0003-0059.0	KEITH, JUSTIN E	72 TRACY LYN RD	HOLLISTON	MA	01746	72 TRACY LYN RD
006.0-0002-0090.0	LUNNY, KATHLEEN	296 WILLOWGATE RISE	HOLLISTON	MA	01746	296 WILLOWGATE RISE

## 1. Introduction

On behalf of the Applicant, Toll Brothers, Inc., LEC Environmental Consultants, Inc., (LEC) is filing this Abbreviated Notice of Resource Area Delineation (ANRAD) with the Millis Conservation Commission to confirm the boundaries of jurisdictional Wetland Resource Areas on the Glen Ellen Country Club properties in Millis, Massachusetts. The ANRAD application was prepared in accordance with the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, § 40) and its implementing Regulations (310 CMR 10.00), and the *Town of Millis Wetlands Protection Bylaw* (Article XIX) and its associated *Rules and Regulations*.

LEC conducted site evaluations on December 4, 7, and 9, 2015 to determine the extent of Wetland Resource Areas and to delineate the boundaries of Bordering Vegetated Wetlands (BVW), Isolated Vegetated Wetlands (IVW), and the Bank/Mean Annual High Water (MAHW) line to Bogastow Brook. The ANRAD application seeks confirmation of BVW, IVW, Bank/MAHW and associated Riverfront Area, and Bordering Land Subject to Flooding (BLSF). The Wetland Resource Area boundaries are depicted on the attached *ANRAD Plan of Land*, dated January 4, 2016, prepared by ESE Consultants, Inc. (Appendix B).

The wetland boundaries on the property were previously delineated in 2006 and subsequently confirmed through an Order of Resource Area Delineation (ORAD) issued by the Conservation Commission on December 19, 2006.

Prior to submittal of this Application, the Applicant met with the Commission at a Public Hearing on December 7, 2015 to discuss authorizing a peer review of the wetland delineation. At that hearing, the Commission authorized a peer review by Nover-Armstrong & Associates. The Applicant has submitted the required retainer for peer review services and the ANRAD plans were sent to NAA on January 14, 2016 with the understanding that the field work may proceed prior to the filing of this ANRAD.

This report provides a general site description, LEC's wetland boundary determination methodology, and a description of the Wetland Resource Areas.

---

## 2. General Site Description

The approximately 210 acre site, referred to as Glen Ellen Country Club, is comprised of five parcels (Assessor's Map 1, Lots 1, 2, 3 & 4 and Map 5, Lot 35) with a street address of 84 Orchard Street located within the northwestern corner of Millis, Massachusetts (Appendix A, Figures 1 and 2). The Glen Ellen Country Club property also includes two parcels in the Town of Holliston (Map 9, Block 6, Lots 95 and 104); however, these parcels are not included in this ANRAD application because they are not located in the town of Millis.

The site extends north from Orchard Street to the Holliston town line. Residential, agricultural and undeveloped properties on Central Street, Gretchen Lane, Foxwood Cove, Willowgate Rise, and Goulding Street in the Town of Holliston abut the property to the north and west, respectively. A mix of residential and undeveloped properties exists to the east, extending from Bullard Lane, and to the south along Orchard Street.

The eastern portion of the site contains the 18-hole golf course, including a cluster of buildings, associated parking areas, an in-ground swimming pool, and tennis courts near the main entrance on Orchard Street. The 18-hole golf course and the associated network of paved access paths, extends to the north and east from the golf course building and facilities complex. The majority of the vegetation within the golf course is manicured turf grass with scattered individuals of mature eastern white pine (*Pinus strobus*), white oak (*Quercus alba*), northern red oak (*Quercus rubra*), red maple (*Acer rubrum*), weeping willow (*Salix babylonica*), weeping spruce (*Picea abies*), and northern catalpa (*Catalpa speciosa*).

Bogastow Brook, a perennial stream, flows north to south through the eastern portion of the property, bisecting the golf course. Six (6) bridges associated with the golf course access paths extend over Bogastow Brook. Two ponds are located in the northern portion of the golf course, the smaller of which is a man-made irrigation pond.

The western portion of the property consists of undeveloped forested uplands and wetlands with a network of cart paths. Two large open meadow/field areas are maintained immediately to the west of golf course building and facilities complex. The larger open field is the golf course driving range. Vegetation within the forested upland includes a moderately dense canopy layer of eastern white pine, northern red oak, and white oak. The variably dense understory includes saplings from the canopy layer, a

shrub layer of highbush blueberry (*Vaccinium corymbosum*) and sweet pepperbush (*Clethra alnifolia*), and a groundcover layer of hay-scented fern (*Dennstaedtia punctinobula*), bracken fern (*Pteridium aquilinum*) and prince's pine (*Lycopodium obscurum*). Large portions of the upland lack a substantial understory aside from scattered saplings.

An Algonquin Gas Transmission Company Easement with subsurface infrastructure extends on a northeast/southwest axis through the central portion of the property. A small, inactive gravel pit is located on the southwestern portion of the property.

According to the United States Natural Resources Conservation Service (NRCS) Soil Survey Maps, there are a variety of soil types on site. The dominant upland soil type is well-drained Merrimac fine sandy loam. Moderately well-drained Sudbury fine sandy loam and excessively drained Hinckley sandy loam are also found in the uplands. Soils in the vicinity of Bogastow Brook are mapped as Saco silt loam, with Walpole sandy loam and Raynham silt loam found in the adjacent floodplain. Very poorly drained Swansea muck is found in the forested wetlands in the western portion of the site.

2.1 **FEMA Floodplain Designation**

According to the July 17, 2012 FEMA FIRM for Norfolk County, Massachusetts (Community Panel Numbers 25021C0142E and 25021C0134E) the majority of the property is located in Zone X [unshaded] - *Areas determined to be outside of the 0.2% annual chance floodplain*; however, portions of the property along Bogastow Brook are located within Zone AE Floodway (el. 143-144) and Zone AE (el. 143-144) - *Special flood hazard areas subject to inundation by the 1% annual chance flood* (Appendix A, Figure 3).

3. **Wetland Boundary Determination Methodology**

LEC conducted site evaluations on evaluations on December 4, 7, and 9, 2015 to determine the extent of Wetland Resource Areas and delineate the BVW, IVW, and Bank/MAHW line to Bogastow Brook. In preparation for this filing, the previously approved wetland flags were re-established in the field by instrument survey and then reviewed and revised as necessary by LEC. The boundaries were confirmed by observing existing plant communities, the presence or absence of hydric soils, and hydrologic indicators in accordance with the *Massachusetts Wetlands Protection Act*

(M.G.L. c. 131, § 40) and its implementing Regulations (310 CMR 10.00) and the *Town of Millis Wetlands Protection Bylaw* (Article XIX), and its associated *Rules and Regulations*, and as further defined in the Massachusetts Department of Environmental Protection (MADEP) handbook, *Delineating Bordering Vegetated Wetlands under the Massachusetts Wetlands Protection Act* (March 1995), the *Field Indicators for Identifying Hydric Soils in New England* (April, 2004), and the criteria set forth in 310 CMR 10.55.

The Bank/MAHW line was determined through observations of bankfull conditions which were observed to be coincident with the first observable break in slope and/or changes in vegetation in accordance with criteria set forth in 310 CMR 10.54 and 10.58.

### 3.1 **Plant Species Identification**

LEC identified plant species comprising 5% or more of the vegetative cover along the BVW/IVW boundaries. Identifications were made to the species level when morphologically possible and were used along with other hydrologic indicators to define the BVW/IVW boundary in accordance with definitions and criteria in 310 CMR 10.55(2).

#### 3.1.1 **Identification of Wetland Indicator Species**

The regional wetland indicator status for identified plant species was obtained from the classification system described in the *National List of Plant Species that Occur in Wetlands: Massachusetts* (On-line 2015 - <http://rsgisias.crrel.usace.army.mil/NWPL> ALSO: Northcentral and Northeast 2014 Regional Wetland Plant List, Lichvar, R.W., M. Butterwick, N.C. Melvin, and W.N. Kirchner, *Phytoneuron* 2014-41: 1-42). This classification system divides plant species into five categories and identifies the wetland indicator status based on the frequency of their occurrence in wetland habitat. These include, in order of lowest to highest frequency within wetlands: Upland (UPL), Facultative Upland (FACU), Facultative (FAC), Facultative Wetland (FACW) and Obligate (OBL).

Plant species with a FAC, FACW, or OBL wetland indicator status occur in wetlands more than 50% of the time and are considered “wetland indicator plants.” Plant species with a FACU and UPL wetland indicator status, and those not contained within the list occur in wetlands less than 50% of the time, are not considered “wetland indicator plants.” This system of classification has been adopted by the Department of

Environmental Protection (DEP) as the definitive source regarding the indicator status of wetland plants.

### 3.1.2 **Measurement of Relative Abundance**

The relative abundance or percent cover of each plant species occurring along the BVW/IVW boundary was determined visually. When doing so, the percent cover of each plant species was estimated using total aerial distribution within the plot.

### 3.1.3 **Measurement of Vegetative Distribution and Density**

The relative pattern of plant distribution within each vegetative layer (trees, shrubs/sapling, vines and herbs) was visually determined. Plant species within each layer were determined to occur as single plants, patches or clusters, entanglements, or as the dominant plant species. In addition, LEC observed the relative plant density between each vegetation layer, noting whether the sample layer is densely vegetated, contains moderately dense vegetation, is variably dense within the sample layer, or is sparsely vegetated.

## 3.2 **Evaluation of Edaphic Characteristics**

### 3.2.1 **General Soil Analysis**

Prior to conducting the site evaluation, LEC reviewed United States Geologic Survey (USGS) Topographic Maps and NRCS Soil Survey Maps, as noted above. The purpose of this review was to become familiar with the site's general soil characteristics. During site reconnaissance, LEC determined the approximate location of the BVW/IVW boundary using a hand-held auger and/or spade. LEC investigated soil conditions within these representative areas by evaluating soils to a depth of at least 24-inches, or refusal. The purpose of this investigation was to confirm and document the difference in soil conditions between the wetland and adjacent upland areas. Specifically, LEC analyzed soil horizon thickness and depth, soil texture, and soil color, noting the presence or absence of redoximorphic features in accordance with *U.S. Army Corps of Engineers, Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, 2012* and *Field Indicators for Identifying Hydric Soils in New England, April 2004*.

### 3.2.2 **Soil Horizon Thickness and Depth**

LEC noted the presence of all soil layers and horizons (e.g. O, A, E, B, and/or C) and their relative thickness and depth. The thickness of the O soil layer may be directly related to wetness, and is critical to the identification of a hydric soil. Specifically, histosols (organic soil layers measuring greater than 16 inches thick) and soils with a histic epipedon (an organic layer between 8 and 16 inches thick) always qualify as hydric soils, provided the hydrology that created these soil conditions still exists and has not been altered. Although not directly related to wetness, the thickness of the A or A<sub>p</sub> horizons is a function of the depth of plowing (many of New England's forests today were historically agricultural fields) and/or a function of erosion and deposition of organic matter. Interpreting redoximorphic features within the A or A<sub>p</sub> horizons can be difficult given their relatively dark color. Redoximorphic features are best observed in the soil layers beneath the A or A<sub>p</sub> horizons.

### 3.2.3 **Soil Texture**

Soil texture refers to the relative proportions of sand, silt, and clay particles in the soil. Although there are several standard systems for determining soil texture, LEC utilized the United States Department of Agriculture (USDA) system, because it is widely accepted and referred to in the *Field Indicators* guide referenced above. Specifically, LEC identified whether the soil is classified as sand, loamy sand, sandy loam, loam, silt loam, silty clay loam, or clay. LEC also estimated the relative proportion of organic matter within the topsoil to determine if the soil is classified as an organic soil. Differences in soil texture affect how water moves through the soil and the type of hydrologic indicators that form when hydric conditions are present during the growing season.

### 3.2.4 **Soil Color**

Using the Munsell® Soil Color Charts, LEC examined the hue, value, and chroma of the different soil horizon matrixes (dominant soil color) and redoximorphic features present. The purpose of examining the soil color within the A or A<sub>p</sub> horizon is to determine whether these horizons are rich in organic material and meet the criteria for dark or very dark. This distinction refers to the relative amount of organic matter within the soil horizon and may indicate the presence of saturated conditions during the growing season.

Within the B and/or C horizons, the soil color and color patterns may indicate the movement of iron and/or other minerals within the soil. The movement and/or concentration of iron and other minerals, such as manganese, may indicate hydric conditions persist during the growing season. Specifically, a soil matrix color with a relatively low chroma (chroma 2 or less) and high value (value 4 or more) due to wetness is often defined as a depleted matrix - the iron and/or other minerals have been removed or depleted from the soil due to groundwater fluctuations, soil saturation, and reduction. A soil with a depleted matrix due to wetness within the upper 20 inches will likely constitute a hydric soil.

### 3.2.5 Redoximorphic Features

During the soil evaluation, LEC documented the presence or absence of redoximorphic features within the soil sample. Redoximorphic features are changes in soil color and/or texture that contrast from the matrix color and dominant soil texture and include redox depletions (formerly referred to as “low-chroma mottles”), redox concentrations (formerly referred to as “high-chroma mottles”), nodules, concretions, pore linings, and oxidized rhizospheres. Redoximorphic features form through the processes of reduction, translocation, and oxidation of Fe and Mn oxides when groundwater levels fluctuate near the soil surface. Commonly observed redoximorphic features include redox depletions, occurring when minerals in the soil are reduced or removed, and redox concentrations or soil masses, occurring when minerals accumulate. Less commonly observed redoximorphic features include nodules and concretions, which are hardened, cemented soil masses. Pore linings are localized areas of brightly colored soils located adjacent to a pore within the soil. Oxidized rhizospheres are a form of pore lining that occurs on the surface of live roots of certain plants.

For the more disturbed areas of this site within the golf course footprint, determinations were made, when applicable using *Field Indicators for Identifying Hydric Soils in New England*, April (NEIWPC 2004) and using a current document entitled: *Guidelines for Determining Whether an Altered soil Is Hydric, 2005*, produced by the New England Hydric Soils Technical Committee. Classification of hydric soils within the manicured golf course was complicated by compacted fill of various textures and colors, and evidence of artificial hydrology from irrigation near the surface. Determinations in these areas were based on redoximorphic features within the upper 12-inches of the soil profile and the presence/absence of a low-chroma matrix within 20-inches of the surface.

#### 4. **Wetland Resource Areas**

The Wetland Resource Areas on the property include BVW, IVW, Bank, Riverfront Area, BLSF and Land Under Water. A brief description of each Wetland Resource Area is provided below.

##### 4.1 **Bordering Vegetated Wetland (BVW)**

Bordering Vegetative Wetlands (BVW) are *freshwater wetlands which border on creeks, rivers, streams, ponds, and lakes where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants* [310 CMR 10.55(2)(a)].

Four (4) non-contiguous red maple swamps are present within the western portion of the site. These BVW systems border on several unnamed intermittent streams contained within the wetlands. Vegetation in the forested wetlands typically consists of a moderately dense canopy and understory. The understory is sparsely vegetated in some areas and densely vegetated with shrubs in others. These wetlands occupy broad topographic depressions in the landscape typically surrounded by rolling hills.

Vegetation within the forested BVW's is similar throughout, with a moderately dense canopy layer of red maple, eastern white pine, northern red oak, and American elm (*Ulmus americana*). The understory includes saplings from the canopy layer and a shrub layer of sweet pepperbush, highbush blueberry, winterberry (*Ilex verticillata*), dogwood (*Cornus* spp.), dangleberry (*Gaylussacia frondosa*), and fetterbush (*Lyonia lucida*). Groundcover is generally sparse; however, mats of sphagnum moss (*Sphagnum* spp.) dominate seasonally flooded areas while colonies of cinnamon fern (*Osmunda cinnamomea*) and various sedges (*Carex* spp.) and rushes (*Juncus* spp.) are interspersed within the more terrestrial wetland areas and transition zones.

The BVW present in the golf course footprint contains wet meadow characteristics fringing on Bogastow Brook and the ponds. Hydric soils were observed extending into portions of the manicured turf grass areas associated with the actively maintained golf course along Bogastow Brook and were included in the BVW delineation.

Vegetation within the wet meadow along Bogastow Brook includes scattered clusters of multiflora rose (*Rosa multiflora*), speckled alder (*Alnus incana*), and dogwood. The dense herbaceous layer along the river includes various goldenrod (*Solidago* spp.), wool grass (*Scirpus cyperinus*), purple loosestrife (*Lythrum salicaria*), Joe-pye weed

(*Eupatorium maculatum*), various asters (*Aster* spp.), sensitive fern (*Onoclea sensibilis*), milkweed (*Asclepias syriaca*), and various sedges and rushes.

4.2 **Isolated Vegetated Wetland (IVW)**

Vegetated Wetland is defined at 5.38 in the *Bylaw* as *any area where the soils are annually saturated (hydric) or where at least 50 percent of the plant community consists of wetland plant species. Vegetated Wetlands include bogs, marshes, wet meadows, and swamps.*

The Four (4) IVW's present on the site (wetland flags 100-104, C1-C6, D1-D5, and Y1-Y6) meet the definition of Vegetated Wetlands under the *Bylaw*. Vegetation and soil characteristics within the IVWs are similar to the BVWs, as described above. The IVW's are labeled on the plans as "Non-Bordering Wetlands".

4.3 **Bank**

Bank is defined at 310 CMR 10.54(2)(a) as *the portion of land surface which normally abuts and confines a water body. The upper boundary of a bank is the first observable break in the slope or the mean annual flood level, whichever is lower. The lower boundary of a bank is the mean annual low flow level.*

Delineated Bank associated with the ANRAD includes the main perennial stream, Bogastow Brook, and the two ponds. Additional Bank associated with intermittent streams contained within BVW was not delineated in the field. Bogastow Brook enters the northeastern portion of the site, flowing to the south in a linear channel. The stream extends beneath several golf cart-path bridges, and continues off-site under Orchard Street eventually discharging into the Charles River. The stream channel varies in width from an average of 6 – 20 feet and in some areas reaches up to 100 feet wide. The Bank varies in height from 2 – 4 feet and is typically steep in slope possibly due to anthropogenic manipulation of the stream channel over time. As a result, the first observable break in slope and the mean annual flood level are typically coincident or nearly so and also constitute the Mean Annual High Water (MAHW) line as further described under the Riverfront Area description below.

Bank around the two ponds is also well-defined by the first observable break in slope, with bank heights ranging from 1-4 feet.

4.4

**Riverfront Area**

According to 310 CMR 10.58 2(a), Riverfront Area is defined as *the area of land between a river's mean annual high water line and a parallel line measured horizontally 200 feet away...Mean Annual High-Water Line of a river is the line that is apparent from visible markings or changes in the character of soils or vegetation due to the prolonged presence of water and that distinguishes between predominantly aquatic and predominantly terrestrial land. Field indicators of bankfull conditions shall be used to determine the mean annual high-water line. Bankfull field indicators include but are not limited to: changes in slope, changes in vegetation, stain lines, top of pointbars, changes in bank materials, or bank undercuts...In tidal rivers, the mean annual high-water line is coincident with the mean high water line determined under 310 CMR 10.23: "the line where the arithmetic mean of the high water heights observed over a specific 19-year metonic cycle (the National Tidal Datum Epoch) meets the shore and shall be determined using hydrographic survey data of the National Ocean Survey of the U.S. Department of Commerce."*

The 200-foot riverfront area extends from the Bank/MAHW line delineated along Bogastow Brook. The Riverfront Area consists of primarily the golf course fairways and other maintained turf grass areas, but also includes golf cart paths and some fringing wet meadow areas, as described above. As noted above, the MAHW line is coincident with the Bank to Bogastow Brook and was delineated along the first observable break in slope and/or the mean annual flood level on the well-defined embankments.

4.5

**Bordering Land Subject to Flooding (BLSF)**

BLSF is defined at 310 CMR 10.57(2)(a)(1) as *an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetland.*

According to the FEMA FIRM for Norfolk County, portions of the property along Bogastow Brook are located within Zone AE Floodway (el. 143-144) and Zone AE (el. 143-144) - *Special flood hazard areas subject to inundation by the 1% annual chance flood.* BLSF is associated with the mapped Zone AE in locations where the floodplain extends beyond the BVW boundary, as depicted on the *Plans*.

4.6

**Land Under Water**

Land Under Water is defined at 310 CMR 10.56 (2)(a) as *the land beneath any creek, river, stream, pond or lake. Said land may be composed of organic muck or peat, fine sediments, rocks or bedrock.*

Land Under Water is associated with Bogastow Brook and extends between the stream embankments. Land Under Water is not specifically delineation on the ANRAD plans and the application does not seek confirmation of the boundary.

5.

**Summary**

On behalf of the Applicant, Toll Brothers, Inc., LEC is filing this ANRAD Application with the Millis Conservation Commission to confirm the boundaries of jurisdictional Wetland Resource Areas protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, § 40) and its implementing Regulations (310 CMR 10.00), and the *Town of Millis Wetlands Protection Bylaw* (Article XIX) and its associated *Rules and Regulations*.

The jurisdictional Wetland Resource Areas associated with this ANRAD include Bordering Vegetated Wetland (BVW), Isolated Vegetated Wetland (IVW), Bank, Riverfront Area, and Bordering Land Subject to Flooding (BLSF) as described in this report and in the supporting documents. The Wetland Boundary Determination and the ANRAD application have been completed in accordance with the above-referenced local and state wetland statutes and regulations.

## Literature Referenced

---

Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00 & 310 CMR 10.58 (2) (a) 1.d.), [www.state.ma.us/dep](http://www.state.ma.us/dep)

Massachusetts Wetlands Protection Act (M.G.L. c. 131, §. 40), [www.state.ma.us/dep](http://www.state.ma.us/dep)

Massachusetts Department of Environmental Protection, Division of Wetlands and Waterways 1995. *Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act, A Handbook*. 89 pp.

*Town of Millis Wetlands Protection Bylaw (Article XIX)*

[http://www.millis.org/Pages/MillisMA\\_BComm/Conservation/Article%20XIX%203-22-04.pdf](http://www.millis.org/Pages/MillisMA_BComm/Conservation/Article%20XIX%203-22-04.pdf)

*Millis Wetlands Protection Bylaw Rule and Regulations* (last revised December 5, 2014)

[http://www.millis.org/Pages/MillisMA\\_BComm/Conservation/WetlandsRules&Regs12-5-14.pdf](http://www.millis.org/Pages/MillisMA_BComm/Conservation/WetlandsRules&Regs12-5-14.pdf)

National Flood Insurance Program, Federal Emergency Management Agency Flood Insurance Rate Map, Norfolk County, Massachusetts. July 17, 2012 (Community Panel Numbers 25021C0142E and 25021C0134E).

New England Hydric Soils Technical Committee, *Field Indicators for Identifying Hydric Soils in New England*, Version 3, 2004, New England Interstate Water Pollution Control Commission, Wilmington, MA. P. 76

NRCS Web Soil Survey. <http://websoilsurvey.nrcs.usda.gov/app/websoilsurvey.aspx>

U.S. Army Corps of Engineers, *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0*, U.S. Army Engineer Research and Development Center, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1

---

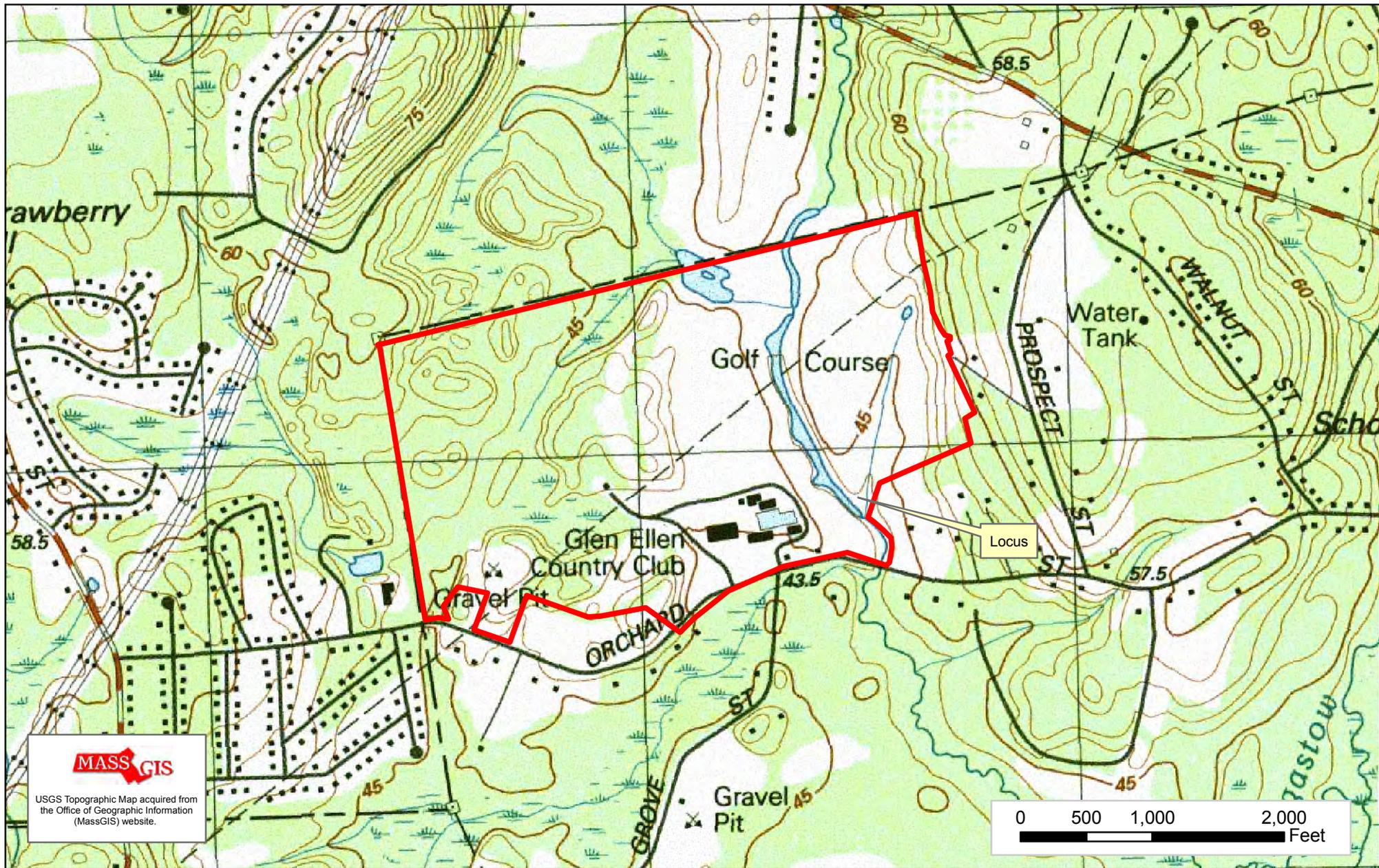
## Appendix A

### Locus Maps

Figure 1: USGS Topographic Map

Figure 2: Aerial Orthophoto

Figure 3: FEMA Flood Insurance Rate Map



LEC Environmental Consultants, Inc.

Plymouth, MA  
 508.746.9491  
 www.lecenvironmental.com

**Figure 1: USGS Topographic Map**  
 Glen Ellen Country Club  
 Orchard Street  
 Millis, Massachusetts



January 18, 2015



2013 Aerial Orthophoto acquired from the Office of Geographic Information (MassGIS) website.



LEC Environmental Consultants, Inc.

Plymouth, MA  
508.746.9491  
www.lecenvironmental.com

**Figure 2: Aerial Orthophoto**  
Glen Ellen Country Club  
Orchard Street  
Millis, Massachusetts



January 18, 2015



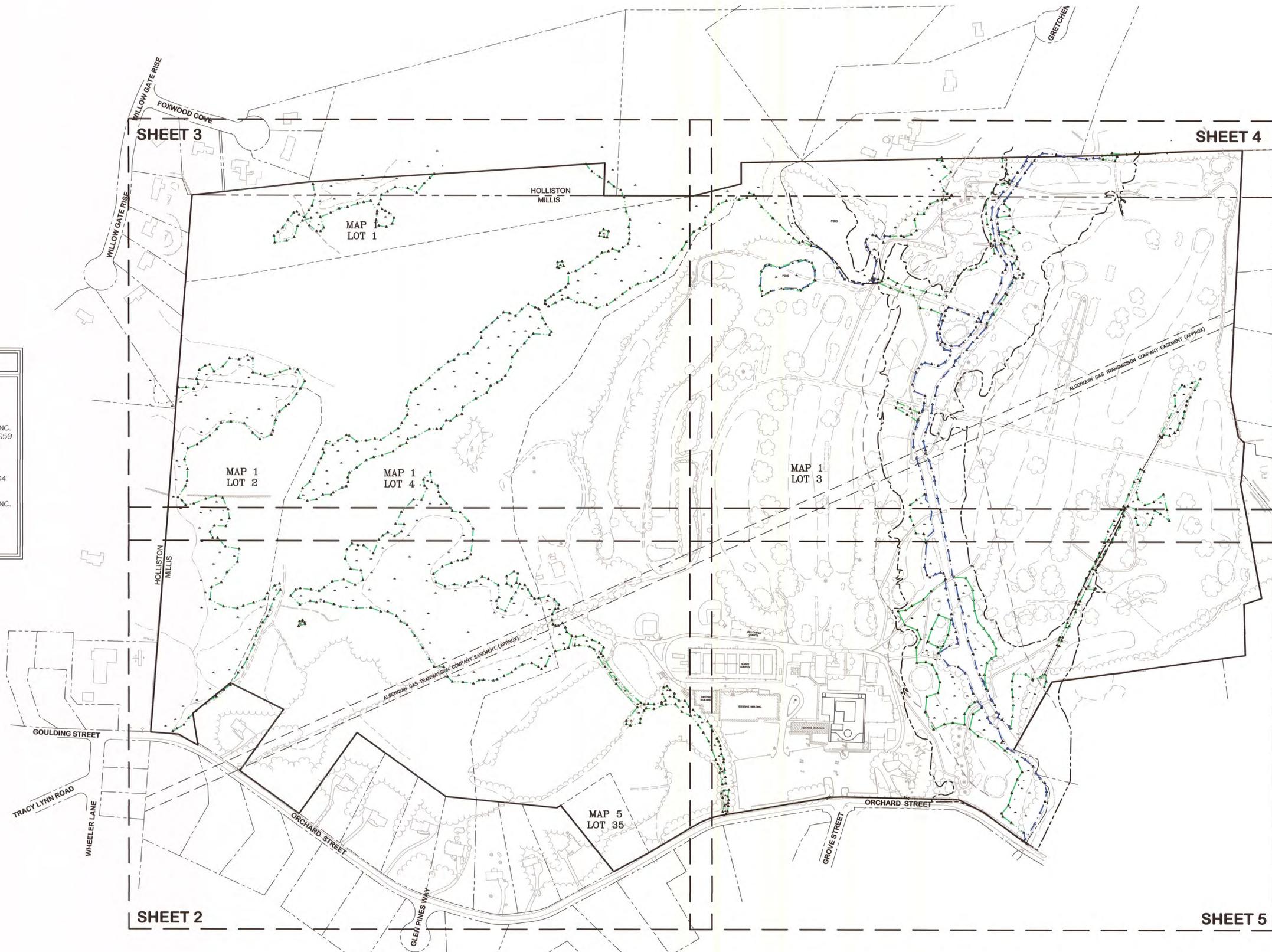
---

**Appendix B**

*ANRAD Plan of Land*, dated January 4, 2016,  
prepared by ESE Consultants, Inc.



PARCEL DATA	
TOWN OF MILLIS MAP 1, LOTS 1, 2, 3 & 4 MAP 5, LOT 35 N/F	GLEN ELLEN CO. LLC C/O CORCORAN JENNISON CO. INC. CERTIFICATE NO. 178658 & 178659 TOTAL LOT AREA: 210 ACRES±
TOWN OF HOLLISTON MAP 9, BLOCK 6, LOTS 95 & 104 N/F	GLEN ELLEN CO. LLC C/O CORCORAN JENNISON CO. INC. CERTIFICATE NO. 200593 & DEED BK. 52898 PG. 451 TOTAL LOT AREA: 11 ACRES±



- NOTES:**
1. THE PROJECT SITE IS LOCATED PARTLY WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AND WITHIN ZONE AE (EL 143) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF MILLIS, MASSACHUSETTS, NORFOLK COUNTY, COMMUNITY PANEL NO. 25021C0142E & 25021C0134E, HAVING AN EFFECTIVE DATE OF JULY 17, 2012.
  2. WETLAND FLAGS WERE OBSERVED AND ALTERED ON VARIOUS DATED IN DECEMBER 2015, BY LEC ENVIRONMENTAL CONSULTANTS, INC.
  3. WETLAND FLAGS WERE LOCATED BY ESE CONSULTANTS, INC.
  4. PROPERTY LINES AND EXISTING FEATURES ARE REFERENCED FROM PLAN ENTITLED "TOPOGRAPHIC SURVEY AT GLEN ELLEN COUNTRY CLUB, MILLIS, MA PREPARED FOR CORCORAN JENNISON HOSPITALITY, LLC, PREPARED BY GUERRIERE & HALNON, INC. DATED SEPTEMBER 2005."

**LEGEND**

	BORDERING BORDERING VEGETATED WETLANDS
	NON-BORDERING BORDERING VEGETATED WETLANDS
	BANK
	FLOOD PLAIN
	200' PERENNIAL BANK BUFFER
	WETLAND FLAG



**CERTIFICATION**

I CERTIFY THAT THIS PLAN AND SURVEY CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

*Shawn L. Crawford* 1-20-16  
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE

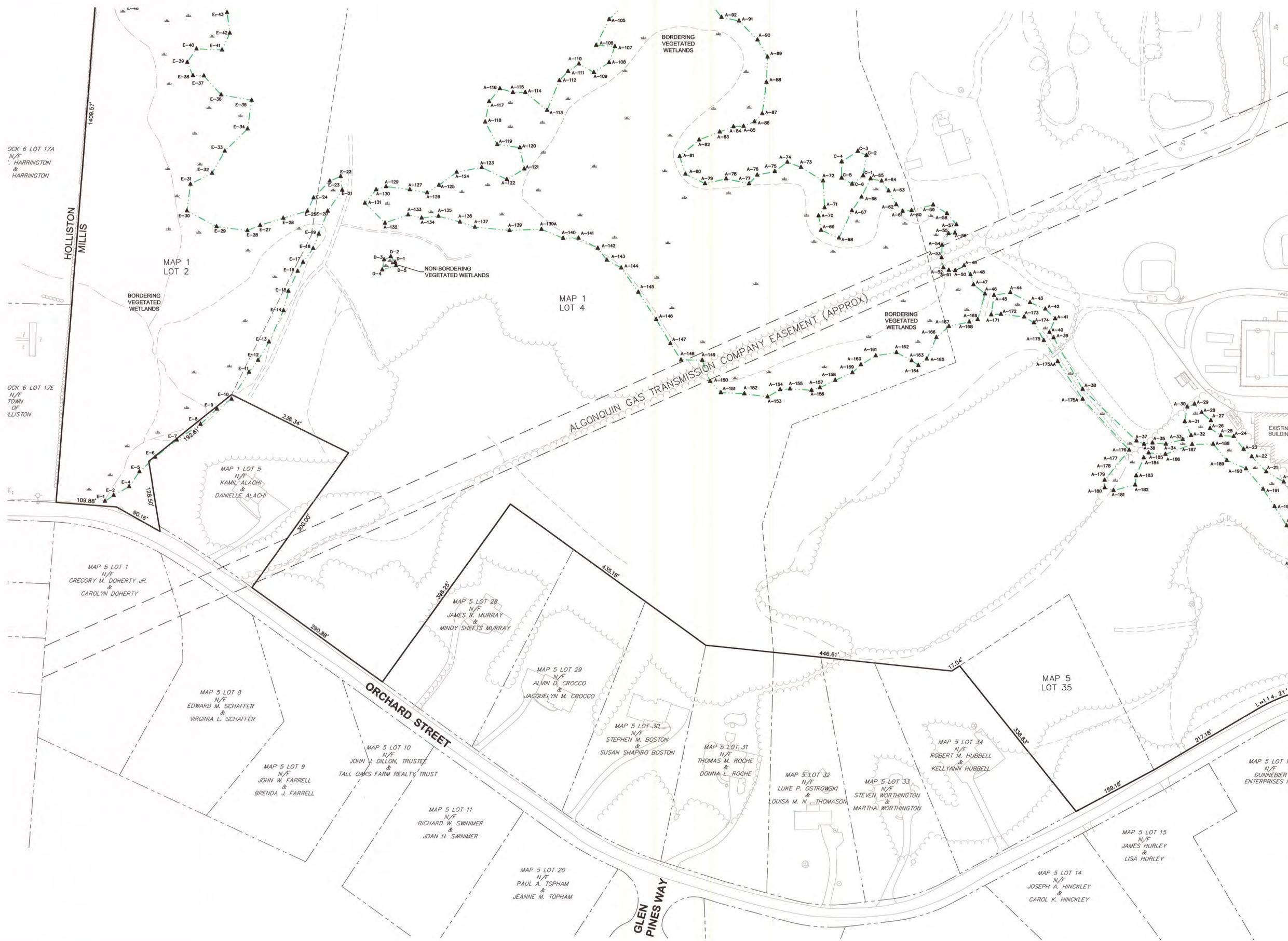
**ESE**  
 Land Planning  
 Engineering  
 Land Surveying

ESE Consultants, Inc.  
 134 Flanders Road  
 Suite 275  
 Westborough, MA 01581  
 TEL: 508-616-8129  
 FAX: 508-366-7778

REV.	DATE	DESCRIPTION	DRAWN

**PLAN OF LAND**  
 TO ACCOMPANY  
**ANRAD APPLICATION**  
 PREPARED FOR  
**TOLL BROTHERS INC**  
 IN  
 MILLIS, MASSACHUSETTS

DATE: 1/4/16	SCALE: 1"=200'
CHECKED BY: SLC	DRAWN: SLC
JOB NO.: 3878	FILE NAME: -
REF. NO.:	
SHEET NO.: 1	OF 5



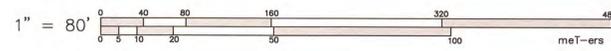
ESE Consultants, Inc.  
 134 Flanders Road  
 Suite 275  
 Westborough, MA 01581  
 TEL: 508-616-8129  
 FAX: 508-366-7778

**ESE**  
 Land Planning  
 Engineering  
 Land Surveying

REV.	DATE	DESCRIPTION	DRAWN

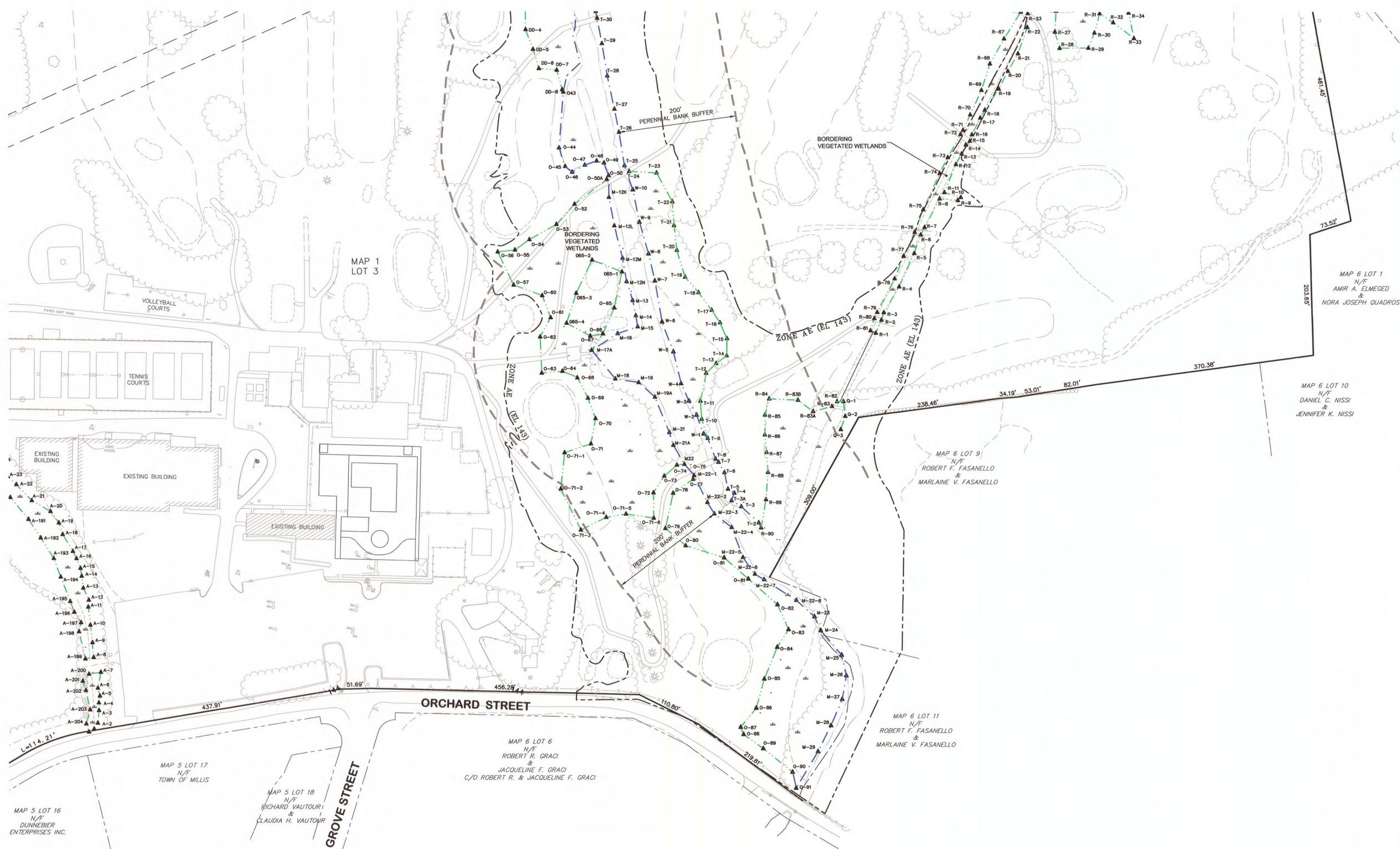
PLAN OF LAND  
 TO ACCOMPANY  
 ANRAD APPLICATION  
 PREPARED FOR  
**TOLL BROTHERS INC**  
 IN  
 MILLIS, MASSACHUSETTS

DATE: 1/4/16	SCALE: 1"=80'
CHECKED BY: SLC	DRAWN: SLC
JOB NO.: 3878	FILE NAME: -
REF. NO.:	
SHEET NO.: <b>2</b>	OF <b>5</b>









ESE Consultants, Inc.  
 134 Flanders Road  
 Suite 275  
 Westborough, MA 01581  
 TEL: 508-616-8129  
 FAX: 508-366-7778

**ESE**  
 Land Planning  
 Engineering  
 Land Surveying

REV.	DATE	DESCRIPTION

PLAN OF LAND  
 TO A COMPANY  
 ANRAD APPLICATION  
 PREPARED FOR  
 TOLL BROTHERS INC  
 IN  
 MILLIS, MASSACHUSETTS

DATE: 1/4/16	SCALE: 1"=80'
CHECKED BY: SLC	DRAWN: SLC
JOB NO.: 3878	FILE NAME: -
REF. NO.:	
SHEET NO.:	5 OF 5

