



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 1
5 POST OFFICE SQUARE, SUITE 100
BOSTON, MA 02109-3912

Drafted Date: 12/16/21

Finalized Date: 1/18/22

Subj: Inspection Report
Clean Water Act - National Pollutant Discharge Elimination
System ("NPDES")
Ledgemere Country Residential Development

From: Stephanie Tougas, Inspector

Thru: Andrew Spejewski, Inspector

To: File

I. Facility Information

A. Facility Name: Ledgemere Country Residential Development

B. Facility Location: Crownshield Ave.
Uxbridge, MA 01569

C. Facility Contacts: Uxbridge Multifamily LLC
120 Quarry Drive
Milford, MA 01757

Wellington Pereira, Site Supervisor
wpereira@farfard.org

D. NPDES ID No(s): MAR1000FU

II. Background Information

A. Date(s) of inspection: December 15, 2021

B. Weather Conditions: 45 degrees F, partially sunny

C. US EPA Representative(s): Stephanie Tougas

D. State/Local Representative(s): N/A

E. Federally Enforceable Requirements Covered During the Inspection:
EPA Construction General Permit 2017

F. Previous Enforcement Actions: N/A

III. Type and Purpose of Inspection

Evaluation. Inspection result of a citizen complaint submitted to EPA.

IV. Facility Description

Ledgemere Country Residential Development is located off Crownshield Ave in Uxbridge, MA. The development is upslope of a tributary to the Blackstone River. The site slopes to the southeast and down towards the river. The slope down to the river is steep. Upslope from the river is a drainage swale that runs parallel to the stream to the north that ends in a detention basin. At the time of the inspection, 35 houses had been completed and 25 houses were to be finished. They began construction of Phase II in 2019.

V. Inspection

I announced the inspection to the facility on December 13, 2021. When I called the facility, I was put in touch with Angela Conforti, legal counsel for the development company. She informed me that the site supervisor, Wellington Pereira, would meet me on site at 12:30PM on December 15, 2021.

A. Opening Conference

I arrived at approximately 12:30 PM and met Mr. Pereira as well as Mr. Patrick Garner, professional wetland scientist hired by Multifamily Realty LLC to assist with stormwater control. Mr. Garner explained that the town requested that Multifamily Realty LLC hire him. I presented my credentials, provided a copy of the Small Business Resources Information Sheet, and explained the purpose of the inspection.

B. Records Review

I asked to see a copy of their SWPPP (Storm Water Pollution Prevention Plan). He presented a copy of the SWPPP, which was in the trailer on site. I flipped through the pages, noting the signed authorization page as well as a copy of the Notice of Intent (NOI) for permit coverage and maps of the site. I asked about inspection reports, after which Mr. Pereira showed me a bin full of reports. I asked how often he inspects and who writes the reports. Mr. Pereira responded that he inspects every week and writes the reports, and Mr. Garner informed me that he comes out to the site and inspects after every rainstorm event over 0.25 inches and fills out the reports. I asked Mr. Pereira what he does if he sees something that needs a corrective action while on an inspection. He said that he notes it and informs one of the laborers to fix it right away. He said that they have erosion control devices available onsite (such as silt fences, silt socks, etc.).

Mr. Pereira showed me a map of the site. I asked when they anticipate completing the remaining homes, to which he responded March 2022. He estimated that approximately 12 acres have been disturbed.

C. Facility Tour

We exited the trailer and walked down Crownshield Ave towards the stream. We followed the stream by walking along the drainage swale located behind the homes along Teaparty Ave. The drainage swale was flanked by silt fences downslope of the backyard of the homes along Teaparty Ave. The backyards had sod and erosion blankets or were vegetated. The drainage rock swale has a layer of filter fabric beneath it. A chain-link fence ran along the other side of the swale at the top of the slope. The slope is steep towards the stream, but was stabilized with rip rap. Mr. Garner said he believes this stream is likely perennial. I observed silt fences close to the stream downslope from the fence.

At the end of the rock swale we reached a settling basin. The settling basin ties into the detention / water quality basin. Mr. Pereira informed me that the conservation commission required them to pump out the settling basin. He said they rehabbed the basin and then the conservation commission allowed them to discharge into the stream. Mr. Pereira explained that a 6-inch perforated pipe runs below the surface of the basin and towards the outlet. The pipe is surrounded by filter fabric and rocks. The basin bottom is sandy. Mr. Pereira said that they pump out the basin after rainstorms. I observed an emergency spillway and a concrete outlet. Mr. Pereira explained that this outlet was built for a 100-year storm. The outlet had been plugged up before while they were pumping out the basin, and they recently unplugged it. I popped over the ledge and walked slightly downhill and observed silt fences downslope of the outlet, and I did not observe any flow.

We exited the basin and walked up Crownshield Ave., slowly looping back around towards the trailer. I observed on the other side of the detention pond a stormceptor system. I also observed a catch basin. Mr. Pereira informed me that it has a four-foot sump and that they clean out the catch basins monthly.

As we continued walking on Crownshield Ave., I noticed a path that led to an area where supplies were stored. I observed a few buckets on the ground labeled hydraulic oil. Mr. Pereira explained that they had water in them, but he knew that they should not be on the ground and immediately brought them over to the storage container where the other materials are stored.

We continued walking on Crownshield Ave., and I noticed another path that led to a large stockpile. There were silt fences around the stockpile, but the back of the pile had some evidence of erosion (gulleys). I walked around towards the front and it appeared to be actively worked on, which Mr. Pereira confirmed. He said that they plan to be done with that stockpile early in the new year and will stabilize it. Mr. Pereira said he understood that stockpiles must be stabilized if inactive for fourteen days.

We got back to the trailer area and looked downslope towards the back of the houses along the west side of Teaparty Ave. I explained that the tip we received was concerning the excessive flow of water and the ponding happening in the backyards of these homes. Mr. Pereira and Mr. Garner explained that they were aware of the problem and

determined that it was due to an outdated pipe buried underneath, so they are in the process of rehabbing the pipe. I observed further downslope people actively working on rehabbing the pipe. Mr. Pereira explained that they are replacing the pipe and putting stone in the trench around the pipe for filtering.

D. Closing Conference

Mr. Pereira and Mr. Garner explained that the current developer came in after the original developer and is in the process of rehabbing. They explained that there is an engineer, Gueirre and Halnon, Inc. working on the rehab analysis. They also said that those engineering plans undergo an additional review by another firm. I thanked them for this information and their time, and I informed them I would follow up with an inspection report within 60 days. I departed at approximately 1:45PM.

Unless otherwise noted, this report describes conditions at the facility/property as observed by EPA inspector(s), and/or through records provided to and/or information reported to EPA inspector(s) by facility representatives and as understood by the inspector(s). This report may not capture all operations or activities ongoing at the time of the inspection. This report does not make final determinations on potential areas of concern. Nothing in this report affects EPA's authorities under federal statutes and regulations to pursue further investigation or action.

Photo log:

Picture List:

RIMG0175.JPG – map of site in trailer

RIMG0176.JPG – cover of SWPPP

RIMG0177.JPG – authorization signature on SWPPP

RIMG0178.JPG – inspection report

RIMG0179.JPG – swale upslope of stream, downslope of back of homes along Teaparty Ave

RIMG0180.JPG – swale

RIMG0181.JPG – downslope towards stream/ silt fences

RIMG0182.JPG – silt fences

RIMG0183.JPG – swale

RIMG0184.JPG – swale

RIMG0185.JPG – silt fences by stream

RIMG0186.JPG – silt fences by stream

RIMG0187.JPG – silt fences along back of homes

RIMG0188.JPG – swale

RIMG0189.JPG – silt fences

RIMG0190.JPG – slope with erosion blanket

RIMG0191.JPG – swale, leading towards detention basin

RIMG0192.JPG – settling basin

RIMG0193.JPG – filter under rocks in basin

RIMG0194.JPG – spillway into detention basin

RIMG0195.JPG – basin

RIMG0196.JPG – inlet
RIMG0197.JPG – in the basin
RIMG0198.JPG – filter beneath sand at bottom of basin
RIMG0199.JPG – filter beneath sand at bottom of basin
RIMG0200.JPG – hundred-year storm outlet
RIMG0201.JPG – other side of outlet
RIMG0202.JPG – outlet
RIMG0203.JPG – down slope from basin
RIMG0204.JPG – outlet pipe
RIMG0205.JPG – outlet pipe
RIMG0206.JPG – silt fence downslope
RIMG0207.JPG – downslope from basin
RIMG0208.JPG – stormceptor system
RIMG0209.JPG – lawn erosion blanket cover
RIMG0210.JPG – lawn erosion blanket cover
RIMG0211.JPG – catch basin
RIMG0212.JPG – gravel to mitigate track out
RIMG0213.JPG – hydraulic oil containers
RIMG0214.JPG – storage
RIMG0215.JPG – catch basin with silt protection
RIMG0216.JPG – silt fences and erosion blankets
RIMG0217.JPG – looking south on Crownshield Ave.
RIMG0218.JPG – porter john
RIMG0219.JPG – stabilized slope
RIMG0220.JPG – stockpile
RIMG0221.JPG – stockpile
RIMG0222.JPG – same stockpile, but from active side of slope
RIMG0223.JPG – trailer
RIMG0224.JPG – downslope from trailer, area where rehabbing filter pipe