



REGION 1

BOSTON, MA 02109

Date: *Dated as shown on electronic signature(s)*

Subj: Inspection Report – Clean Water Act (“CWA”)
National Pollutant Discharge Elimination System (“NPDES”)

From: Eleanor Horvath, U.S. Environmental Protection Agency Inspector

Thru: Newton Tedder, U.S. Environmental Protection Agency Inspector

To: File

I. Facility Information

A. *Facility Name:* Autumn Gate Estates

B. *Facility Location:* Autumn Gate Circle
Millbury, MA 01527

C. *Facility Contacts:* Steve Benoit
Developer
Charlton Woods Construction, LLC
3 Potter Village Cross Road
Charlton, MA 01507

D. *ID No(s):* N/A

**ELEANOR
HORVATH** Digitally signed by
ELEANOR HORVATH
Date: 2024.12.10
12:50:19 -05'00'

II. Background Information

A. *Date(s) of inspection:* 12/05/2024

B. *Weather Conditions:* 37 degrees Fahrenheit, partly sunny. Snow on ground.

C. *US EPA Representative(s):* Newton Tedder
Eleanor Horvath

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

E. Federally Enforceable Requirements Covered During the Inspection:

National Pollutant Discharge Elimination System
Construction General Permit ("CGP"), Effective February 17th, 2022

F. Previous Enforcement Actions: N/A

III. Type and Purpose of Inspection

Evaluation

IV. Facility Description

Autumn Gate Estates is a residential community being expanded to the west, where it is a current active construction site (hereafter referred to as the "site"). The site comprises approximately 4 acres and is surrounded by previously constructed homes to the north and east, and open space to the west and south. There are mapped wetlands in the open space to the west of the site.

V. Inspection

A. Opening Conference

Inspectors Newton Tedder and Eleanor Horvath arrived onsite at approximately 11 AM. At 11:05 AM, they met Mr. Steve Benoit, the site's developer, presented their credentials, and explained the purpose of the inspection.

Mr. Benoit explained that the house construction was mostly complete. He told EPA that the catch basins in the roadway were not yet connected to the detention basin, which was on the southern end of the site. Mr. Benoit also told EPA that all the disturbed areas were seeded with vegetation.

B. Facility Tour

EPA walked south from the location of the opening conference to observe the site's detention basin, as described by Mr. Benoit. The basin appeared to be a sufficient size for the site, and there were no nearby wetlands or other water bodies into which the detention basin may outfall.

C. Closing Conference

Inspectors Tedder and Horvath informed Mr. Benoit that he would be receiving an inspection report within 70 days of the inspection. EPA departed at approximately 11:30 AM.

D. Inspection Photos

Photo File Name	Location	Date and Time
-----------------	----------	---------------

autumngate_20241205_111839.jpg	(42.19116482564555, -71.73185970637277)	12/5/2024, 11:18:39 AM
autumngate_20241205_111844.jpg		12/5/2024, 11:18:44 AM

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.