



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

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

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

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

From: Eleanor Horvath, Clean Water Act Inspector

Thru: Karissa Oakes, Clean Water Act Inspector
Katie Rosenberg, Clean Water Act Inspector
Damian Bednarz, Clean Water Act Inspector

To: File

**ELEANOR
HORVATH**

Digitally signed by ELEANOR
HORVATH

Date: 2024.11.05 13:20:42 -05'00'

I. Facility Information

- A. *Facility Name:* Summerwind Place Residential Development
- B. *Facility Location:* Tower Place
Greenland, NH 03840
- C. *Facility Contacts:* Andrea McCurry, Office Manager, Chinburg Properties
Dale Moreau, Site Superintendent, Chinburg Properties

Chinburg Properties, Inc.
3 Penstock Way
Newmarket, NH 03857
- D. *NPDES ID No(s):* NHR1001W7

II. Background Information

- A. *Date(s) of inspection:* October 22, 2024
- B. *Weather Conditions:* Sunny, 70° Fahrenheit
- C. *US EPA Representative(s):*
Eleanor Horvath
Karissa Oakes
Katie Rosenberg

D. State/Local Representative(s):

None

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:

None

III. Type and Purpose of Inspection

Routine Compliance Evaluation

IV. Facility Description

Summerwind Place Residential Development, referred to hereafter as the “site,” is an ongoing construction project that began earth-disturbing activity in July 2024. The site is approximately 15 acres and is located off Tower Place in Greenland, NH. It is being developed by Chinburg Properties, Inc. into a 55+ residential community consisting of approximately 40 units. The site is surrounded by open space to the north and east, I-95 to the west, and a previously built residential community to the south. There are mapped wetlands and Packer Brook approximately 0.1 miles to the east of the disturbed area.

V. Inspection

Eleanor Horvath, Karissa Oakes, and Katie Rosenberg (“EPA Inspectors”) arrived on the site at approximately 9 AM. EPA did not observe signage indicating that the site was covered under the CGP from the public roadway. Inspector Horvath called Ms. Shawna Sammis, the Assistant Land Development Manager from Chinburg Properties listed on the site’s CGP Notice of Intent, at approximately 9 AM and left a voicemail. At approximately 10 AM, Inspector Horvath called the main office of Chinburg Properties and left a voicemail, identifying herself as an EPA Clean Water Act Inspector and explaining the purpose of the inspection.

Ms. Andrea McCurry of Chinburg Properties returned her call at approximately 10:15 AM, granted site access, and indicated that she would let the Chinburg employees onsite know EPA would be present. Inspector Horvath indicated that Chinburg would be receiving an inspection report and photolog, as well as some follow-up questions about the site, after the inspection.

A. Opening Conference

At approximately 11:15 AM, EPA met Mr. Dale Moreau, the site superintendent. Inspector Horvath presented her credentials, informed Mr. Moreau that Ms. McCurry had granted EPA site access on behalf of Chinburg and explained the purpose of the inspection.

Inspector Horvath asked Mr. Moreau whether he was able to answer some questions regarding the stormwater flow and erosion controls of the site and requested a copy of the site's Storm Water Pollution Prevention Plan ("SWPPP"). Mr. Moreau explained that these were the responsibilities of Ms. Sammis, but that he would respond to the best of his abilities.

Mr. Moreau indicated that he was unaware if there was a copy of the site's SWPPP onsite. He said that questions regarding erosion control inspections and stormwater flow would be better directed toward Ms. Sammis.

Mr. Moreau explained to EPA that there were five completed houses onsite at the time of inspection, with the addition of a clubhouse. There will be 40 total units when the project is complete. Construction began onsite in approximately July 2024, and house construction began in September. Lots were unstabilized but being actively worked on every day. The estimated completion date for the project depends on the market and how quickly properties sell as they are developed. Mr. Moreau estimated that the site would be under construction for approximately two and a half years.

B. Facility Tour

EPA began the site tour at approximately 10:50 AM.

They began at the western corner of the site near the entrance and subdivision sign, walking east along the perimeter of the disturbed area. EPA observed a mulch berm beginning at the western corner of the disturbed area and continuing along the boundary between the site and the undisturbed open space. Along the roadway, there was a gravel barrier between the unstabilized lots and the paved road. EPA observed minor trackout of dirt from the lots. Near the southeastern corner of the site, EPA observed multiple stockpiles of dirt that were actively being worked with. The aforementioned mulch berm continued around these stockpiles.

On the eastern edge of the site, EPA observed two detention basins covered on all sides, as well as internally, with grasses. There was a culvert emptying into the second detention basin that appeared to drain from three catch basins in the road, the first catch basins observed by EPA (photo locations 424, 425). More stockpiles were observed in the lots along the eastern edge of the site. The mulch berm continued behind these basins and stockpiles.

Moving north to the northeastern corner of the site, EPA observed a third detention basin. This basin consisted of another culvert emptying into a portion of the basin filled with riprap, which was connected to a larger portion that was stabilized on all sides, as well as internally, with grasses. At the northeastern corner of the site EPA also observed more stockpiles, as well as a square pit with a small amount of standing water at the bottom. The mulch berm continued behind this detention basin, stockpiles, and pit.

EPA then moved west along the northern edge of the site. More stockpiles, unstabilized slopes, and the continuation of the mulch berm were observed. Near the northwestern corner of the site, the mulch berm ended. Along the remaining perimeter of the site, there was instead a large earthen berm stabilized with grasses on all sides.

Returning to near the site entrance at the western corner of the site, EPA observed the site's concrete washout pit and found concrete mixtures outside of the designated pit (photo location 445). EPA also observed two more catch basins in the road near the entrance. The site tour concluded at approximately 11:40 AM.

C. Site Photos

Photo Location ID	Photo Name	Image Descriptions
393		
394		
406		
407		
408		
409		
410		No catch basins in road
411		
412		
413		
414		
415		
416		Mulch berm all around site
417		
418		
419		
420		
421		
422		
423		
424		
425		
426		
427		

428		
429		
430		
431		
432		Pit
433		
434		Drinking water
435		
436		
437		
438		
439		
440		
441		
442		
443		Big earthen berm
444		Concrete washout
445		
446		
447		
448		