



**REGION 1**

BOSTON, MA 02109

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

**Subj:** Inspection Report  
Clean Water Act

**From:** Newton Tedder, Manager  
Water Compliance Section 1

**NEWTON  
TEDDER** Digitally signed by  
NEWTON TEDDER  
Date: 2024.11.19  
18:12:10 -05'00'

**To:** File

**I. Facility Information**

- A. *Facility Name:* Cranberry Meadow Estates
- Facility Location:* 39 Chestnut St  
North Reading MA
- B. *Facility Contacts:* Steve Dodge, Project Manager, Jamison Properties, LLC  
Dodgesm@verizon.net  
978-479-7915
- C. *ID No(s).:* NPDES ID: MAR1005EH (NOI filed after inspection)

**II. Background Information**

- A. *Date(s) of inspection:* September 18<sup>th</sup>, 2024
- B. *Weather Conditions:* Sunny 65 degrees
- C. *US EPA Representative(s):* Newton Tedder, Damian Bednarz

*D. State/Local Representative(s):* Tom Sanchez, North Reading Conservation Commission

*E. Federally Enforceable Requirements Covered During the Inspection:* –National Pollutant Discharge Elimination System Construction General permit Effective February 17<sup>th</sup>, 2022

### **III. Type and Purpose of Inspection**

On September 17<sup>th</sup>, 2024, the EPA conducted a compliance evaluation at Cranberry Meadow Estates in North Reading, MA. The inspection's purpose was to determine compliance and applicability of the development to EPA's Construction General Permit.

### **IV. Facility Description**

Cranberry Meadow Estates, referred to hereafter as the "Project" or "Site", consists of the construction of a proposed roadway, utilities, stormwater management detention ponds and 13 Single Family Residential Homes placed on individual lots. According to the Project's Storm Water Pollution Prevention Plan "SWPPP", construction activity has been ongoing since at least September of 2022 and intends to be completed by September of 2027. In total, the Site is over 20 acres, with over 10 acres of disturbance.

### **V. Inspection**

Mr. Bednarz and I arrived at the site at approximately 10:00 a.m. where we met Tom Sanchez from the North Reading Conservation Commission. Mr. Sanchez, Mr. Bednarz, and I entered the facility to walk to the construction office where we met Steve Dodge of Jamieson Properties LLC.

#### ***A. Opening Conference***

Attendees:

Newton Tedder, EPA  
Damian Bednarz, EPA  
Tom Sanchez, North Reading Conservation Commission.  
Steve Dodge, Jamieson Properties LLC

Mr. Bednarz and I presented credentials to all attendees listed above (the "group"). Mr. Dodge provided an overview of the project indicating the project began over a year ago. Mr. Dodge indicated a Notice of Intent (NOI) for coverage under the EPA Construction General Permit (CGP) had not been filed.

### ***B. Facility Tour***

The group was led on a site walk by Mr. Dodge beginning at Flint Street entrance to the site. The bridge over a stream and wetland area had been completed in the spring of 2024. The site walk continued around the perimeter of the site to the Chestnut Street entrance. Site roadways and stormwater drainage structures (including but not limited to catch basins and infiltration BMPs) are already constructed on site. During the perimeter site walk multiple areas of deteriorating or missing perimeter controls were noted. Active stockpiles were observed in the middle of the site. Overflow structure outlets from all stormwater detention ponds were observed but not flowing at the time of the inspection, and detention ponds were stabilized with grasses.

### ***D. Closing Conference***

The group returned to the construction office at approximately 10:00 am. Mr. Dodge stated he will contact his consultant to deliver site plans to the group. Mr. Dodge also stated he will prepare an NOI for coverage under the EPA CGP along with a SWPPP, these will both be forwarded to the group after submittal.

Mr. Bednarz and I departed at approximately 11:15am.

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.