



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")
The Willows at Boxford

From: Damian Bednarz, Inspector **DAMIAN BEDNARZ** Digitally signed by DAMIAN
BEDNARZ
Date: 2023.05.02 18:35:14 -04'00'

Thru: Andrew Spejewski, Inspector

To: File

I. Facility Information

A. *Facility Name:* The Willows at Boxford

B. *Facility Location:* Willow Road
Boxford, MA 01921

C. *Facility Contacts:* Ted, Merchant
Toll Brothers, Inc.
116 Flanders Road
Westborough, MA 01561

D. *NPDES ID No(s):* MAR1003SQ

II. Background Information

A. *Date(s) of inspection:*
February 27, 2023

B. *Weather Conditions:*
Clear skies and sunny, snow accumulation of more than an inch, 30 °

C. *US EPA Representative(s):*
Damian Bednarz, Stephanie Tougas

D. *State/Local Representative(s):*
NA

E. *Federally Enforceable Requirements Covered During the Inspection:*
2022 Construction General Permit (CGP)

F. Previous Enforcement Actions:
None known

III. Type and Purpose of Inspection

Permit Compliance Evaluation

IV. Facility Description

The Willows at Boxford (“The Willows” or “the Site”) is a new residential community being built across a 90-acre area in Boxford, MA. Construction plans call for more than 20 residential homes and 66 duplex buildings for adult occupants of ages 55 or more. This complex will be fit with amenities, including a clubhouse, walking trails, and an outdoor recreational area, to create a resort-type atmosphere for its occupants.

V. Inspection

Inspectors Damian Bednarz and Stephanie Tougas (“EPA Inspectors”) arrived at The Willows at approximately 12 PM.

A. Opening Conference

EPA Inspectors arrived at 11 Ingalls Village Way, Boxford MA at approximately 12 PM. While waiting for the Notice of Intent (“NOI”) preparer and representative of the developer, Ted Merchant, EPA Inspectors noted that the construction site had posted signage of permit coverage and Storm Water Pollution Prevention Plan (“SWPPP”) availability near its entrance (slide 2). Additionally, sediment track out into the public roadway was minimal, and roads have been plowed of snow (slides 3-5).

Upon Mr. Merchant’s arrival EPA Inspectors presented their credentials, provided a copy of the Small Business Information Sheet, and explained the purpose of the inspection. The scope of the inspection was explained as a general compliance evaluation of permit compliance under the 2022 CGP.

EPA Inspectors asked if Mr. Merchant had his SWPPP on-site. Mr. Merchant was able to provide it during the Facility Tour, as it was inside a work truck at the Site (slide 22, 23). Mr. Merchant answered general site questions from EPA Inspectors and explained the project area is 90 acres. Project plans called for the construction of more than 20 residential homes, 66 duplex buildings, and on-site water collection and treatment (not connected to municipal water systems). Roads have already been 100% paved, and there are an estimated 3 trucks working onsite, a bulldozer, as well as 3 large excavators. The roads are swept once a week. When asked about equipment refueling, Mr. Merchant stated that this process is conducted on-site.

Stormwater inspections occur once a week and are reported electronically within the developer's quality assurance portals. The Site also featured four constructed stormwater catchment basins. Concrete outfall overflow structures take excess water and discharge it to temporary sediment basins. When asked about stockpiles on site, Mr. Merchant stated that most stockpiles are in active status, meaning they are constantly being utilized. Some stockpiling was present in hydroseeded areas (slide 38), although the extent of snow cover made this less obvious to EPA Inspectors.

B. Facility Tour

EPA Inspectors and Mr. Merchant began to walk the eastern perimeter of the site in a counterclockwise fashion. Silt fences were observed in this segment to be intact and taut (slides 6-8). Mr. Merchant stated that these silt fences were installed prior to any land disturbance. Further, they are inspected once per week by the Site supervisor to note and repair any affected areas.

Toll Brothers, Inc had constructed a bridge or overpass through natural wetland area (slide 9). Snowmelt was observed to be flowing underneath this bridge (slide 44), into an on-site water reservoir (slide 45). The entirety of this flow path is surrounded by silt fences in construction areas (slide 9).

During the time of the inspection, excavators and other machinery was observed to be operating on stockpiles (slide 10, 42, 43). Other industrial equipment was stationed on-site for immediate use (slide 11).

EPA Inspectors observed sediment basins (slide 12, 34-36) designed to capture stormwater that otherwise would be runoff from the site. These sediment basins were constructed to prepare the Site for development and will remain until final stabilization is achieved. Sediment is cleaned out of these basins at least once per month and are inspected and cleaned prior to heavy rainfall events. The Site also features swales for stormwater collection within its water management system (slide 40).

A vegetated area was observed to be surrounded by silt fences towards the northern area of the site (slide 13, 17-19, 21). One segment of silt fences appeared to be downed at the time of the inspection, however, footsteps in the snow were visible (slide 14). Mr. Merchant explained that a silt fence inspection occurred earlier that morning, and the downed fence was documented for eventual repair.

Hydroseeding evidence was observed along the Site's northern silt fences (slide 28-33, 37). Mr. Merchant explained hydroseeding of unstabilized areas was conducted within the last few weeks, targeting areas where construction activity had temporarily ceased. The same process was observed along the Site's western silt fence perimeter (slide 39, 40).

C. Records Review

When the SWPPP was brought to EPA Inspectors during the facility tour, site maps were discussed, and prominent stormwater features were pointed out by Mr. Merchant and the

Site Supervisor. Mr. Bednarz asked for copies of the SWPPP, site plan, and last month's inspection reports to be sent to EPA post inspection.

D. Closing Conference

EPA Inspectors departed at approximately 12:30 PM.

On February 28, 2023, Mr. Merchant emailed EPA Inspectors a PDF copy of the site's SWPPP as well as copies of the Site Plan and previous inspection. Mr. Merchant also confirmed via email that construction inspectors are trained utilizing the EPA inspector training course.

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.