



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 Village at Shepley Hill

From: Eleanor Horvath, Inspector

Thru: Stephanie Tougas, Inspector

To: File

I. Facility Information

- A. *Facility Name:* The Village at Shepley Hill
- B. *Facility Location:* Longley Road
Groton, MA 01450
- C. *Facility Contacts:* David Sampo, Project Manager
Restoration Capital
PO Box 1044
Sudbury, MA 01776
(603) 759-8244, dsampo@restorationcapital.net
- D. *NPDES ID No(s):* MAR1003PE

II. Background Information

- A. *Date(s) of inspection:* April 16, 2024
- B. *Weather Conditions:* Sunny, 60 degrees Fahrenheit
- C. *US EPA Representative(s):*
Eleanor Horvath
Stephanie Tougas
- D. *State/Local Representative(s):*
None

E. Federally Enforceable Requirements Covered During the Inspection:
EPA 2022 Construction General Permit

F. Previous Enforcement Actions:
None

III. Type and Purpose of Inspection

Routine Compliance Evaluation

IV. Facility Description

The site is approximately 50 acres, 23 of which are being disturbed from construction activities, and is located off Longley Road in Groton, MA. It is being developed by Restoration Capital into a residential community. The site is surrounded by open space to the west, and low-density residential and agricultural land to the north, south, and east. There are mapped wetlands and streams to the west, north, and east of the site.

V. Inspection

Inspector Horvath called Mr. David Sampo in the morning prior to the inspection at approximately 9:00 AM to request site access. Mr. Sampo granted access and said he would be on site to accompany EPA on the inspection. EPA arrived at the site at approximately 9:50 AM.

A. Opening Conference

Mr. Sampo met EPA onsite and introduced himself as the project manager. Inspector Horvath presented her credentials and explained the purpose of the inspection.

The opening conference occurred at the eastern entrance to the site on Longley Road. Inspectors Horvath and Tougas explained that EPA was present for a routine site visit, not due to a complaint. Inspector Horvath asked Mr. Sampo about the availability of the site's Stormwater Pollution Prevention Plan (SWPPP), and Mr. Sampo indicated that it could be found online. Inspector Horvath informed him that she would follow up via email to request an electronic copy of the SWPPP.

B. Facility Tour

EPA and Mr. Sampo began the site tour by walking west along an unnamed road from the site entrance on Longley Road. The group crossed a bridge over what Mr. Sampo explained was an intermittent stream and wetlands. On the other side of the bridge, EPA observed the first of two cleared areas on the site, which contained two completed structures. This area included two retention basins, both on the north side of the unnamed road. EPA observed catch basins along the road that Mr. Sampo explained were draining into the retention basins.

The group crossed another bridge over wetland areas into the second, larger cleared area on the site and began walking south along the perimeter of the site. EPA observed a structure to the south of the unnamed road that was still under construction. The structure had a steep slope behind it that was covered in riprap, with a third retention basin at the bottom of the slope. EPA observed an east-west swale between the structure and the road that drained to the retention basin.

The group continued walking south along the eastern perimeter of the disturbed area. EPA noticed more wetlands at the bottom of a slope behind several completed structures, to the east of the disturbed areas. EPA observed a north-south swale running along the slope behind these completed properties, between the structures and the wetlands, and into the same retention basin. The slopes between the structures and the swale were nearly completely stabilized with hydroseed and erosion control blankets. Mr. Sampo indicated that the small, exposed area that had not yet been stabilized was going to be hydroseeded in the next 1-2 weeks.

The group arrived at the southernmost structure on the site. EPA observed that the slopes surrounding the structure were stabilized and there was a silt fence at the bottom of the slope between the disturbed area and the open space. The group continued walking north along the western perimeter. The stabilized slopes and silt fence continued along the edge of the disturbed area. EPA observed the fourth retention basin on the west side of the disturbed area, as well as two slopes with riprap behind a completed structure and behind the retention basin.

The group continued walking north along the western perimeter of the site. The stabilized slopes and silt fences continued along the edge of the disturbed area. EPA observed a flat, gravel-covered area for the properties' well systems, which was surrounded by silt fences and stabilized slopes. EPA also observed active stockpiles and two more retention basins at the northernmost edge of the site.

The group approached the northern entrance to the site off Sand Hill Road. EPA observed a bridge with a large culvert at the entrance, with a stream and wetland areas below the bridge. The slopes along the bridge supports were exposed, and Mr. Sampo indicated that they would be hydroseeded in the future. They were stabilized with silt fences between the slopes and the stream. EPA observed that the silt fences were intact, but nearly filled with sediment, and may require maintenance in the future. Inspector Tougas conveyed this information to Mr. Sampo.

The group continued walking south along the remaining eastern perimeter, then returned to the easternmost entrance on Longley Road, where the site tour was concluded.

C. Closing Conference

Inspector Horvath explained that she would be following up to request copies of Mr. Sampo's erosion control inspection reports and the site SWPPP. She also said she would follow up with a copy of the inspection report within 60 days. Inspector Tougas said that Mr. Sampo may need to address the near-full silt fences under the bridge at the northernmost entrance to the site and follow up with documentation showing that they were addressed.

EPA departed at approximately 10:45 AM.

On April 18, 2024 (two days after the inspection), Inspector Horvath emailed Mr. Sampo to request copies of the site's SWPPP and recent inspection reports.

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.

VI. Inspection Photos

Photo Log Page	Image Descriptions
20	Site sign
19	Crossing 1
18	Storm drain control
17	Catch basins at entrance drain into this detention pond
16	Catch basin leads to retention pond
15	Catch basin leads to retention pond
14	Retention pond by second crossing
13	Swale and retention pond
12	Swale and retention pond
11	Geogrid on slope
10	Planning to seed asap
9	Back of house stabilized
8	Riprap
7	Retention pond gutter drain
6	Stabilized slope behind foundation
5	Wells
4	Collects water from catch basins on site
3	Area to tend to remove sediment

2	Tend to sediment accumulation
1	Retention pond