



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: Margarita Chatterton, EPA Inspector Chatterton,
Margarita

Digitally signed by Chatterton,
Margarita
Date: 2025.01.28 09:09:27 -05'00'

Thru: Andrew Spejewski, EPA Inspector

To: File

I. Facility Information

- A. *Facility Name:* Lakemont by Toll Brothers
- B. *Facility Location:* 60 Old County Road
Hudson, MA 01757
- C. *Facility Contacts:* Ryan O’Rourke; Ted Merchant
Toll Brothers, Inc.
116 Flanders Road, Suite 1200
Westborough, MA 01581
Ryan O’Rourke: (508)616-8137
rorourke@tollbrothers.com
Ted Merchant: (508)366-1440
tmerchant@tollbrothers.com
- D. *ID No(s):* MAR10053N

II. Background Information

- A. *Date(s) of inspection:* 12/10/2024
- B. *Weather Conditions:* overcast, rain previous day

- C. *US EPA Representative(s):* Andrew Spejewski
Margarita Chatterton
- D. *State/Local Representative(s):* None
- E. *Federally Enforceable Requirements Covered During the Inspection:* EPA's General Permit for Construction Stormwater
- F. *Previous Enforcement Actions:* None known

III. Type and Purpose of Inspection

Evaluation of compliance with EPA's General Permit for Construction Stormwater

IV. Facility Description

The site is a construction site, where a sub-division of single-family units, access roads to the units, catch basins and basins are being constructed. Located in Hudson Massachusetts the site is abutted by Main Street and Old County Road to the South, Lake Boon to the North and East, and single private residences to the West. The disturbed area of the site is approximately 16 acres according to the Construction General Permit (CGP) Notice of Intent (NOI). The site has already been graded and it is mostly flat except in the areas adjacent to Lake Boon.

V. Inspection

A. Opening Conference

The EPA inspectors arrived unannounced on the site at approximately 1:05 PM and proceeded to an office set up in a trailer. Inspectors met Valerie Keating, presented their credentials, explained the reason for our visit and gave Ms. Keating a copy of the Small Business Information Sheet. Ms. Keating explained that the person in charge of permits was Ted Merchant who at the time of the visit was away on vacation. Ms. Keating was not familiar with permit requirements and the location of records, and she gave the inspectors permission to walk the site. EPA Inspectors provided contact information and informed Ms. Keating that the inspectors would contact Mr. Merchant to obtain records.

B. Facility Tour

EPA Inspectors initiated the site walk on the Southwestern portion of the sub-division adjacent to Old County Road, where a silt fence had been installed (see Photos 2 and 3). This area was slightly graded downward towards the site. Along the southwestern boundary of the development inspectors observed on-going construction of residential units (see photo 19), the terrain between the units and abutting property was excavated below grade and a wooded area separated the area of disturbance from private residences. Off-tracking of soil onto paved road in the vicinity of gravel entrances to these housing units was observed (see photo 19).

Further North a large stormwater basin had been installed (see photo 5). The basin overflow appeared to be designed to discharge to an area identified as isolated land prone to flooding

(see photos 6 and 1). EPA inspectors noted that the paved portion of the development's road ended North of the basin and a gravel entrance to the northern-most portion of the development had been installed. Track-out of sediments unto the paved road was observed in this area (see photos 7, 8 and 10) and catch basins along the road had filter inserts (see photo 9).

EPA inspectors then proceeded to the northern most area of disturbance. At the time of the visit there was no on-going construction in this area, the area had been graded, and uncovered storage piles of gravel and topsoil were noted (see photo 11). Along the perimeter abutting the lake 2 silt fences parallel to each other with a trench(covered with mulch) situated between the 2 silt fences or a silt fence lined with straw bales had been installed (see photos 12,13, 14, 17). The silt fences appeared to be in working condition. A blue barrel of unknown content was observed in this area (see photo 15).

EPA inspectors observed on-going construction of house units along the southeastern portion of the site. Residuals of concrete wash-out and storage of wood were observed in the vicinity of one of the house units under construction (see photo 16). EPA Inspectors noticed an uncovered storage pile of topsoil on the southeastern portion of the development (see photos 18A and 18B).

C. Records Review

Notice of Intent for NPDES Permit: MAR10053N

Stormwater Pollution Prevention Plan for site was subsequently submitted by Ted Merchant

D. Closing Conference

None conducted

Mr. Spejewski and Ms. Chatterton left the site at approximately 2:00 PM.

E. Inspection Photos

Picture List:

PHOTO 1: Plan of Construction Site

PHOTO 2: Looking West Old County Road, Southwest corner of site

PHOTO 3: Southwest corner of site

PHOTO 4: Western site silt fence

PHOTO 5: Stormwater Basin

PHOTO 6: Riprap at discharge point for overflow of basin

PHOTO 7: Looking North from paved portion of site road/off-tracking of soil

PHOTO 8: Looking South from northern paved portion of site road/off-tracking of soil

PHOTO 9: Catch Basin Insert filter

PHOTO 10: Looking South from unpaved gravel entryway to northern portion of site

PHOTO 11: Uncovered stockpiles on northern portion of site

PHOTO 12: Parallel silt fences with trench in between fences, northern boundary with Lake

PHOTO 13: Silt fence lined with hay bales

PHOTO 14: Silt fence lined with hay bales, State permit sign

PHOTO 15: Blue barrel, unknown content

PHOTO 16: Concrete wash-out residuals

PHOTO 17: Parallel silt fences with trench in between fences, southwestern boundary with Lake

PHOTO 18A and 18B: Uncovered topsoil storage pile

PHOTO 19: Houses under construction on western side of site

** END **

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.