

**751-761 Boston Post Road  
Stormwater Management System**

**Operation and Maintenance Plan (O&M)  
and  
Long Term Pollution Prevention Plan (LTPPP)**

This Stormwater Management System Operation and Maintenance Plan provides for the inspection and maintenance of structural Best Management Practices (BMPs) and for measures to prevent pollution associated with the Modera Weston Project located at 751-761 Boston Post Road, Weston, Massachusetts

This document has been prepared in accordance with the requirements of the Stormwater Regulations included in the Massachusetts Wetlands Protection Act Regulations (310 CMR 10).

**Stormwater Management System Owner:**

**Weston BPR LLC**

**c/o Mill Creek Residential**

**~~200 Summit Drive, Suite 450~~**

**~~Burlington, MA 01803~~**

**~~Tel.: (339) 298-397284 State Street, Suite 920~~**

**~~Boston, MA 02109~~**

**~~617.681.8034~~**

The stormwater management system will be maintained properly to assure its continued performance, as follows.

1. Catch basins and area drains
  - a. Inspect quarterly (January, April, July, October)
  - b. Clean 4 times per year or when deposits reach  $\frac{1}{2}$  the depth of the sump
2. Subsurface Infiltration Systems
  - a. Inspect every 6 months and after every major storm event, remove debris
  - b. Remove any debris that may clog system.
  - c. Remove sediment if depth reaches 3 inches.
3. Water Quality Units

Follow manufacturer's recommendations including at a minimum:

  - a. Inspect twice a year (spring and fall) minimum and after storm events greater than or equal to  $\frac{1}{2}$  inch.
  - b. Confirm system components are in working order and there are no obstructions in the inlet and separation screen.
  - b. Measure depth to sediment/pollutant accumulation with a sediment probe, tape measure or other measuring device. System should be cleaned when the level of

sediment has reached 75% of the capacity of the isolated sump or every 3 years, whichever is sooner.

- c. Remove floatable trash, debris and oil
- d. Cleaning should be done during dry weather. A vacuum truck is the recommended method of removing pollutants from the system. Insert vacuum hose into the sump. The system should be completely drained down and the sump fully evacuated of

4. Stormwater Outfalls

- a. The outfall pipes will be inspected monthly for the first three months after construction to ensure proper functioning and correct any areas that have settled or are not functioning correctly.
- b. Rip-rap will be maintained, as necessary.
- c. Trash and debris shall be removed at the outfall and properly disposed. Weeds and invasive plant species will be removed by hand. Leaf litter and other detritus shall be removed twice per year.

5. Semi-annually (generally May and November)

- a. Street sweeping

#### Practices for Long Term Pollution Prevention

##### Litter Pick-up

The Owner will conduct litter pick-up from the stormwater management facilities in conjunction with routine maintenance activities.

##### Routine Inspection and Maintenance of Stormwater BMPs

The Owner will conduct inspection and maintenance of the stormwater management practices in accordance with the guidelines discussed above.

##### Maintenance of Landscaped Areas

The Owner shall minimize use of ~~fertilizers, herbicides, and pesticides~~ for the maintenance of facilities covered by this plan. Fertilizer use will follow the 330 CMR 31.05 regulations for "Requirements for the Application of Nutrients to Land Not Used for Agricultural Purposes."

##### Snow and Ice Management

Snow shall not be plowed to the back of the site where it could melt and flow untreated into the Cherry Brook watershed.

The following methods of de-icing or anti-icing shall be acceptable in any combination:

- 1) Use of a sand/salt mix (with or without additives) consisting of not more than 20% salt by weight
- 2) Use of calcium magnesium acetate (CMA) or potassium acetate (KAc), or blends thereof
- 3) Use of rock salt (with or without additives), granular or brine, if placed/spread by a calibrated spreader in accordance with quantity guidelines given in Minnesota Pollution Control Agency "Winter Parking Lot and Sidewalk Maintenance Manual", June 2015. The estimated quantity of salt used shall be logged on a per-storm basis. **in addition to the estimated quantity of salt used, spreader calibration records will be submitted**

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available to the Cambridge Water Department Watershed Division annually. If using a manually controlled spreader with gravity flow, auger, or conveyor systems, the calibration documentation will follow the format of the forms on pages 19 and 20 of the Winter Parking Lot and Sidewalk Maintenance Manual. For ground speed controlled spreaders, documentation will demonstrate that the equipment was calibrated per the manufacturer's instructions. Alternatively, the "chicken feed" method described on page 18 of the Manual may be used.

Salt will not be spread for winter storm management except in accordance with the above.

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Prohibition of Illicit Discharges

The DEP Stormwater Management Standards prohibit illicit discharges to the storm water management system. Illicit discharges are discharges that do not entirely consist of stormwater, except for certain specified non-stormwater discharges.

Discharges from the following activities are not considered illicit discharges:

firefighting	foundation drains
water line flushing	footing drains
landscape irrigation	individual resident car washing
uncontaminated groundwater	flows from riparian habitats and wetlands
potable water sources	dechlorinated water from swimming pools
water used to clean residential buildings	water used for street washing
without detergents	air conditioning condensation

Pool water will be dechlorinated and within a pH range of 7.2 to 7.8 prior to discharge to the stormwater infiltration system.

There are no known or proposed illicit connections associated with this project.