



# Massachusetts Department of Environmental Protection Source Water Assessment and Protection (SWAP) Report For Meadowbrook Village Condominiums

## What is SWAP?

The Source Water Assessment and Protection (SWAP) program, established under the federal Safe Drinking Water Act, requires every state to:

- ? Inventory land uses within the recharge areas of all public water supply sources;
- ? Assess the susceptibility of drinking water sources to contamination from these land uses; and
- ? Publicize the results to provide support for improved protection.

## SWAP and Water Quality

Susceptibility of a drinking water source does *not* imply poor water quality. Actual water quality is best reflected by the results of regular water tests.

Water suppliers protect drinking water by monitoring for more than 100 chemicals, treating water supplies, and using source protection measures to ensure that safe water is delivered to the tap.

Prepared by the  
Massachusetts Department of  
Environmental Protection,  
Bureau of Resource Protection,  
Drinking Water Program

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**Table 1: Public Water System (PWS) Information**

<b>PWS NAME</b>	Meadowbrook Village Condominiums
<b>PWS Address</b>	West River Road
<b>City/Town</b>	Berlin, Massachusetts
<b>PWS ID Number</b>	2028012
<b>Local Contact</b>	Deborah Bray
<b>Phone Number</b>	(508) 787-0002

<b>Well Name</b>	<b>Source ID#</b>	<b>Zone I (in feet)</b>	<b>IWPA (in feet)</b>	<b>Source Susceptibility</b>
Well #1	2028012-01G	211	522	High
Well #2	2028012-02G	211	522	High

## Introduction

We are all concerned about the quality of the water we drink. Drinking water wells may be threatened by many potential sources of contamination, including septic systems, road salting, and improper disposal of hazardous materials. Citizens and local officials can work together to better protect these drinking water sources.

### Purpose of this report:

This report is a planning tool to support local and state efforts to improve water supply protection. By identifying land uses within water supply protection areas that may be potential sources of contamination the assessment helps focus protection efforts on appropriate best management practices (BMPs) and drinking water source protection measures. Department of Environmental Protection (DEP) staff are available to provide information about funding and other resources that may be available to your community.

### This report includes:

1. Description of the Water System
2. Discussion of Land Uses within Protection Areas
3. Recommendations for Protection
4. Attachments, including a Map of the Protection Areas

## 1. Description of the Water System

The wells for the condos are located on property owned by the complex. Each well has a Zone I of 211 feet and an Interim Wellhead Protection Area (IWPA) of 522 feet. The IWPA extend in to the towns of Marlborough and Hudson. An IWPA provides an interim protection area for a water supply well when the actual recharge area has not been delineated. The actual recharge area to the well may be significantly larger or smaller than the IWPA. The wells are located in an aquifer with a high vulnerability to contamination due to the absence of hydrogeologic barriers that can prevent contaminant migration. Please refer to the attached map of the Zone I and IWPA.

The water from the wells serving the facility is disinfected and then further treated to remove radionuclides and manganese. The DEP requires public water suppliers to monitor the quality of the water. For current information on monitoring results and

### What is a Protection Area?

A well's water supply protection area is the land around the well where protection activities should be focused. Each well has a Zone I protective radius and an Interim Wellhead Protection Area (IWPA).

- **The Zone I** is the area that should be owned or controlled by the water supplier and limited to water supply activities.
- **The IWPA** is the larger area that is likely to contribute water to the well.

In many instances the IWPA does not include the entire land area that could contribute water to the well. Therefore, the well may be susceptible to contamination from activities outside of the IWPA that are not identified in this report.

### What is Susceptibility?

Susceptibility is a measure of a well's potential to become contaminated due to land uses and activities within the Zone I and Interim Wellhead Protection Area (IWPA).

treatment, please contact the Public Water System contact person listed above in Table 1 for a copy of the most recent Consumer Confidence Report. Drinking water monitoring reporting data is also available on the web via EPA's Envirofacts website at [http://www.epa.gov/enviro/html/sdwis/sdwis\\_query.html](http://www.epa.gov/enviro/html/sdwis/sdwis_query.html).

## 2. Discussion of Land Uses in the Protection Areas

There are a number of land uses and activities within the drinking water supply protection areas that are potential sources of contamination.

#### Key issues include:

1. **Inappropriate Activities in Zone Is;**
2. **Septic Systems;**
3. **Storm Water Management; and**
4. **Hazardous Materials Storage or Use.**

The overall ranking of susceptibility to contamination for the wells is high, based on the presence of at least one high threat land use or activity in the IWPA, as seen in Table 2.

1. **Zone Is** – Currently, the wells do not meet DEP's restrictions, which only allow water supply related activities in Zone Is. The facility's Zone I contain residences, roads, and parking areas. The public water supplier does not own and/or control all land encompassed by the Zone I. Please note that systems not meeting DEP Zone I requirements must get DEP approval and address Zone I issues prior to increasing water use or modifying systems.

#### Recommendations:

- ✓ Remove non-water supply activities from the Zone I as feasible to comply with DEP's Zone I requirements.
  - ✓ Do not use or store pesticides, fertilizers or road salt within the Zone I.
2. **Septic Systems** – Septic systems are located within the IWPA of the wells. If a septic system fails or is not properly maintained it could be a potential source of microbial contamination. Improper disposal of household hazardous chemicals to septic systems is a potential source of contamination to the water supply.
- #### Recommendations:
- ✓ Educate residents on the proper disposal of spent household chemicals. Include any custodial staff, groundskeepers, and certified operator.
  - ✓ Septic system components should be located, inspected, and maintained on a regular

**Table 2: Table of Activities within the Water Supply Protection Areas**

Potential Contaminant Sources	Zone I	IWPA	Threat	Comments
Storage, use, and improper disposal of hazardous materials	No	Both	High	Commercial and Industrial land uses
Highway, parking lot, driveways & roads	Both	Both	Moderate	Limit road salt usage and provide drainage away from wells
Fields	No	Both	Moderate	Fertilizer and pesticide use
Septic System	No	Both	Moderate	See septic systems brochure in the attachments
Structures	Both	Both	-	Non-water supply structures in Zone I

\* -For more information on Contaminants of Concern associated with individual facility types and land uses please see the SWAP Draft Land Use / Associated Contaminants Matrix on DEP's website - [www.state.ma.us/dep/brp/dws/](http://www.state.ma.us/dep/brp/dws/).

## Glossary

**Zone I:** The area closest to a well; a 100 to 400 foot radius proportional to the well's pumping rate. To determine your Zone I radius, refer to the attached map.

**IWPA:** A 400 foot to ½ mile radius around a public water supply well proportional to its pumping rate; the area DEP recommends for protection in the absence of a defined Zone I. To determine IWPA radius, refer to the attached map.

**Zone II:** The primary recharge area defined by a hydrogeologic study.

**Aquifer:** An underground water-bearing layer of permeable material that will yield water in a usable quantity to a well.

**Hydrogeologic Barrier:** An underground layer of impermeable material that resists penetration by water.

**Recharge Area:** The surface area that contributes water to a well.

basis. Refer to the attachments for more information regarding septic systems.

- ✓ Avoid septic tank cleaners, especially those with acids and solvents.

3. **Storm Water Management** – There is a transportation corridor (I-290) on the edge of the IWPA, and local roads and parking throughout the IWPA. Catch basins transport storm water from the roadway and adjacent properties to the ground. As flowing storm water travels, it picks up debris and contaminants from streets, parking areas and lawns. Common potential sources of contamination include lawn chemicals, pet waste, leakage from dumpsters, household hazardous waste, and contaminants from vehicle leaks, maintenance, washing or accidents.

### Recommendation:

- ✓ Work with the Town to have the catch basins inspected, maintained, and cleaned on a regular schedule. Additionally, street and parking lot sweeping reduces the amount of potential contaminants in storm runoff.

4. **Hazardous Materials Storage or Use** – There are commercial and industrial facilities within the IWPA. Many small businesses and industries use hazardous materials, produce hazardous waste products, and/or store large quantities of hazardous materials in UST/AST. If hazardous materials are improperly stored, used, or disposed, they become potential sources of contamination

### Recommendation:

- ✓ Educate local businesses on best management practices for protecting water supplies. Distribute the fact sheet “Businesses Protect Drinking Water” available on [www.mass.gov/dep/brp/dws/protect.htm](http://www.mass.gov/dep/brp/dws/protect.htm), which provides BMP's for common business issues.

Implementing the following recommendations will reduce the system's susceptibility to contamination.

## 3. Protection Recommendations

Implementing protection measures and best management practices (BMPs) will reduce the wells' susceptibility to contamination. Meadowbrook Village Condominiums should review and adopt the key recommendations above and the following:

### Zone I:

- ✓ Keep non-water supply activities out of the Zone I.
- ✓ Prohibit public access to the well and pumphouse by locking facilities, gating roads, and posting signs.
- ✓ Conduct regular inspections of the Zone I. Look for illegal dumping, evidence of vandalism, check any above ground tanks for leaks, etc.
- ✓ If Zone I land uses can not be removed at this time, use BMPs and restrict activities that could pose a threat to the water supply.
- ✓ Redirect road and parking lot drainage in the Zone I away from well.
- ✓ Do not use or store pesticides, fertilizers or road salt within the Zone I.

### Training and Education:

- ✓ Train staff on proper hazardous material use, disposal, emergency response, and best management practices; include custodial staff, groundskeepers, certified operator,

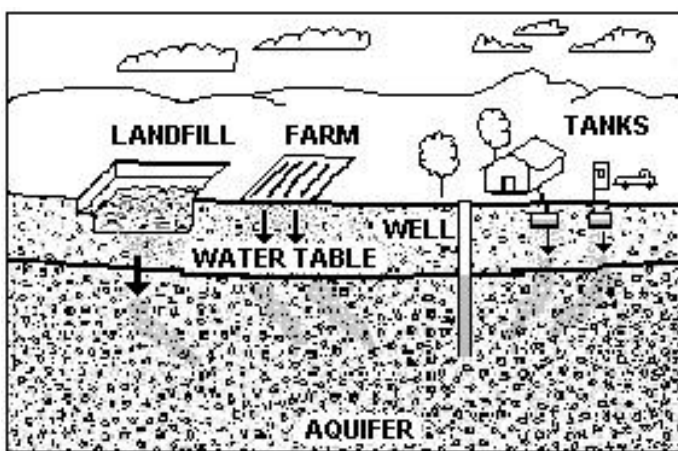


Figure 1: Example of how a well could become contaminated by different land uses and activities.

### For More Information:

Contact **Josephine Yemoh-Ndi** in DEP's **Worcester Office** at (508) 792-7650 x 4030 for more information and for assistance in improving current protection measures.

More information relating to drinking water and source protection is available on the Drinking Water Program web site at:

[www.state.ma.us/dep/brp/dws/](http://www.state.ma.us/dep/brp/dws/)

### Additional Documents:

To help with source protection efforts, more information is available by request or online at [www.state.ma.us/dep/brp/dws/](http://www.state.ma.us/dep/brp/dws/), including:

1. Water Supply Protection Guidance Materials such as model regulations, Best Management Practice information, and general water supply protection information.
2. MA DEP SWAP Strategy
3. Land Use Pollution Potential Matrix
4. Draft Land/Associated Contaminants Matrix

Copies of this assessment have been made available to the public water supplier and town boards.

and food preparation staff. Post labels as appropriate on raw materials and hazardous waste.

- ✓ Post drinking water protection area signs at key visibility locations.
- ✓ Work with your community to ensure that stormwater runoff is directed away from the well and is treated according to DEP guidance.

### Facilities Management:

- ✓ Implement standard operating procedures regarding proper storage, use and disposal of hazardous materials. To learn more, refer to <http://www.state.ma.us/dep/bwp/dhm/files/sqgsum.pdf> for the Requirements for Small Quantity Generators.
- ✓ Floor drains in areas where hazardous materials or wastes might reach them need to drain to a tight tank, be sealed, or be connected to a sanitary sewer.
- ✓ Upgrade all oil/hazardous material storage tanks to incorporate proper containment and safety practices.
- ✓ Implement Best Management Practices (BMPs) for the use of fertilizer, herbicides and pesticides on facility property.
- ✓ Septic system components should be located, inspected, and maintained on a regular basis.
- ✓ Concrete pads should slope away from well and well casing should extend above ground.
- ✓ For utility transformers that may contain PCBs, contact the utility to determine if PCBs have been replaced. If PCBs are present, urge their immediate replacement. Keep the area near the transformer free of tree limbs that could endanger the transformer in a storm.

### Planning:

- ✓ Work with local officials in town to include the facility IWPA in Aquifer Protection District Bylaws and to assist you in improving protection.
- ✓ Have a plan to address short-term water shortages and long-term water demands. Keep the phone number of a bottled water company readily available.
- ✓ Supplement the SWAP assessment with additional local information and incorporate it into water supply educational efforts. Use a land use inventory to assist in setting priorities, focusing inspections, and creating educational activities.

These recommendations are only part of your ongoing local drinking water source protection. Citizens and community officials should use this SWAP report to spur discussion of local drinking water protection measures.

## 4. Attachments

- Map of the Public Water Supply (PWS) Protection Area.
- Recommended Source Protection Measures Factsheet
- Your Septic System Brochure
- Pesticide Use Factsheet
- Source Protection Sign Order Form