

# **LONG-TERM POLLUTION PREVENTION PLAN AND STORMWATER OPERATION AND MAINTENANCE PLAN**

Olmsted Green Community Field: 550 Morton Street, Boston, MA

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## **INTRODUCTION**

The purpose of this document is to specify the pollution prevention measures and stormwater management system operation and maintenance for the Olmsted Green site located at 550 Morton Street, Boston, MA 02131. The Responsible Party indicated below shall implement the management practices outlined in this document and proactively conduct operations at the project site in an environmentally responsible manner. Compliance with this Manual does not in any way dismiss the responsible party, owner, property manager, or occupants from compliance with other applicable federal, state or local laws.

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This Document has been prepared in compliance with Standards 4 and 9 of the 2008 Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards, which state:

### **Standard 4:**

The Long Term Pollution Prevention Plan shall include the proper procedures for the following:

- Good housekeeping
- Storing materials and waste products inside or under cover
- Vehicle washing
- Routine inspections of stormwater best management practices
- Spill prevention and response
- Maintenance of lawns, gardens, and other landscaped areas
- Pet waste management
- Operation and management of septic systems
- Proper management of deicing chemicals and snow

### **Standard 9:**

The Long-Term Operation and Maintenance Plan shall at a minimum include:

- Stormwater management system(s) owner(s)
- The party or parties responsible for operation and maintenance, including how future property owners shall be notified of the presence of the stormwater management system and the requirement for operation and maintenance
- The routine and non-routine maintenance tasks to be undertaken after construction is complete and a schedule for implementing those tasks
- A plan that is drawn to scale and shows the location of all stormwater BMPs in each treatment train along with the discharge point
- A description of public safety features
- An estimated operations and maintenance budget

## **1.0 LONG-TERM POLLUTION PREVENTION PLAN**

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The Responsible Party shall implement the following good housekeeping procedures at the project site to reduce the possibility of accidental releases and to reduce safety hazards.

### **1.1 Storage of Hazardous Materials**

To prevent leaks and spills, keep hazardous materials and waste products under cover or inside. Use drip pans or spill containment systems to prevent chemicals from entering the drainage system. Inspect storage areas for materials and waste products at least once per year to determine amount and type of the material on site, and if the material requires disposal.

Securely store liquid petroleum products and other liquid chemicals in federally- and state-approved containers. Restrict access to maintenance personnel and administrators.

### **1.2 Storage of Waste Products**

Collect and store all waste materials in securely lidded dumpster(s) or other secure containers as applicable to the material. Keep dumpster lids closed and the areas around them clean. Do not fill the dumpsters with liquid waste or hose them out. Sweep areas around the dumpster regularly and put the debris in the garbage, instead of sweeping or hosing it into the parking lot. Legally dispose of collected waste on a regular basis.

Segregate liquid wastes, including motor oil, antifreeze, solvents, and lubricants, from solid waste and recycle through hazardous waste disposal companies, whenever possible. Separate oil filters, batteries, tires, and metal filings from grinding and polishing metal parts from common trash items and recycle. These items are not trash and are illegal to dump. Contact a hazardous waste hauler for proper disposal to a hazardous waste collection center.

### **1.3 Spill Prevention and Response**

Implement spill response procedures for releases of significant materials such as fuels, oils, or chemical materials onto the ground or other area that could reasonably be expected to discharge to surface or groundwater.

- For minor spills, keep fifty (50) gallon spill control kits and Speedy Dry at all shop and work areas.
- Immediately contact applicable Federal, State, and local agencies for reportable quantities as required by law.
- Immediately perform applicable containment and cleanup procedures following a spill release.
- Promptly remove and dispose of all material collected during the response in accordance with Federal, State and local requirements. A licensed emergency response contractor may be required to assist in cleanup of releases depending on the amount of the release, and the ability of the Contractor to perform the required response.
- Reportable quantities of chemicals, fuels, or oils are established under the Clean Water Act and enforced through Massachusetts Department of Environmental Protection (DEP).

### **1.4 Minimize Soil Erosion**

Soil erosion facilitates mechanical transport of nutrients, pathogens, and organic matter to surface water bodies. Repair all areas where erosion is occurring throughout the project site. Stabilize bare soil with riprap, seed, mulch, or vegetation.

### **1.5 Vehicle Washing**

Vehicle washing will occur within the covered service area. The car wash will be a state-of-the art system that will reclaim and reuse water for the car wash operation. Eventual discharge of the wash water will be directed to the sanitary sewer.

## **1.6 Maintenance of Lawns, Gardens, and other Landscaped Areas**

Pesticides and fertilizers shall not be used in the landscaped areas associated with the project site and shall not be stored on-site. Dumping of lawn wastes, brush or leaves or other materials or debris is not permitted in any Resource Area. Grass clippings, pruned branches and any other landscaped waste should be disposed of or composted in an appropriate location. No irrigation shall be used in the landscaped areas for this project.

## **1.7 Management of Deicing Chemicals and Snow**

The qualified contractor selected for snow plowing and deicing shall be made fully aware of the requirements of this section.

No road salt (sodium chloride) shall be stored on-site. The use of magnesium chloride de-icing product with a 0.5 to 1.0 percent sodium chloride mix for snow and ice treatment is permitted. The product shall be stored in a locked room inside the building and shall be used at exterior stairs and walkways. The snow plow contractor shall adhere to these magnesium chloride use and storage requirements.

Snow shall not be stockpiled in wetland resource areas or the 100-foot Buffer Zone. In severe conditions where snow cannot be stockpiled on site, the snow shall be removed from the site and properly disposed of in accordance with DEP Guideline BRP601-01.

Use of sand is permitted only for impervious roadways and parking areas. If sand is applied, the snow plowed from impervious areas shall not be stored on porous asphalt.

Porous pavement areas are proposed throughout the site. These areas will be delineated on-site using pavement markings. Porous pavement performs well in cold climates and can reduce meltwater runoff during the snowmelt period; however, there are specific winter management techniques that must be followed for porous pavement systems.

The porous pavement areas shall be maintained during snow events as provided below:

- Apply anti-icing treatments only when absolutely necessary (in extreme events). It is not anticipated that deicing chemicals will be required for typical winter events.
- Plow as needed after storm events. Avoid scarifying the porous pavement surface. Special plow blades should be used whenever possible. Raised blade is not recommended.
- Apply the minimum amount of deicing agents during and after storms required to control compact snow and ice that are not removed by plowing.
- Do not apply sand in porous pavement areas "No Sanding" signs shall be posted before the first snowfall and maintenance and snow removal contractors shall be made aware of this requirement.

Before winter begins, the property owner and the contractor shall review snow plowing, deicing, and stockpiling procedures. Areas designated for stockpiling should be cleaned of any debris. Street and parking lot sweeping should be followed in accordance with the Operation and Maintenance Plan.

## **1.8 Coordination with other Permits and Requirements**

Certain conditions of other approvals affecting the long term management of the property shall be considered part of this Long Term Pollution Prevention Plan. The Owner shall become familiar with those documents and comply with the guidelines set forth in those documents.

## **2.0 STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN**

### **2.1 Introduction**

This Operation and Maintenance Plan (O&M Plan) for the Olmsted Green Community Field site is required under Standard 9 of the 2008 MassDEP Stormwater Handbook to provide best management practices for implementing maintenance activities for the stormwater management system in a manner that minimizes impacts to wetland resource areas.

The Owner shall implement this O&M Plan and proactively conduct operations at the site in an environmentally responsible manner. Compliance with this O&M Plan does not in any way dismiss the Owner from compliance with other applicable Federal, State or local laws.

Routine maintenance during construction and post-development phases of the project, as defined in the Operation and Maintenance Plan, shall be permitted without amendment to the Order of Conditions. A continuing condition in the Certificate of Compliance shall ensure that maintenance can be performed without triggering further filings under the Wetlands Protection Act.

All stormwater best management practices (BMPs) shall be operated and maintained in accordance with the design plans and the Operation and Maintenance Plan approved by the issuing authority. The Owner shall:

- a. Maintain an operation and maintenance log for the last three years, including inspections, repairs, replacement and disposal (for disposal the log shall indicate the type of material and the disposal location). This is a rolling log in which the responsible party records all operation and maintenance activities for the past three years.
- b. Make this log available to MassDEP and the Conservation Commissions upon request; and
- c. Allow members and agents of the MassDEP and the Conservation Commissions to enter and inspect the premises to evaluate and ensure that the Owner complies with the Operation and Maintenance requirements for each BMP.

### **2.2 Stormwater Operation and Maintenance Requirements**

Inspect and maintain the stormwater management system as directed below. For the location of each component of the system. Repairs to any component of the system shall be made as soon as possible to prevent any potential pollutants (including silt) from entering the resource areas.

#### **Grass Pavers**

Grass pavers areas are proposed throughout the site, as indicated on the Stormwater Management System Location Map (Figure 1).

Frequent cleaning and maintenance of the grass pavers surface is critical to prevent clogging. Frequent vacuum sweeping along with jet washing of porous pavement is required. No winter sanding shall be conducted on the porous surface. For proper maintenance:

- Post signs identifying porous pavement areas.
- Minimize salt use during winter months.
- No winter sanding is allowed.
- Keep landscaped areas well maintained to prevent soil from being transported onto the pavement.
- Regularly monitor the grass paver surface to make sure that it drains properly after storm events. Inspect surface annually for deterioration or spalling.
- At a minimum, the grass paver shall be cleaned after the winter season and every three months thereafter. This requirement may be adjusted as needed, based on regular visual inspections of the porous pavement surface.

- Reseed grass pavers to fill in bare spots and annual overseeding shall occur.
- Never reseal or repave with impermeable materials.
- Once per year, the infiltrative capacity of the grass pavers should be tested by running a hose over each porous pavement area for 30 minutes.
- Attach rollers to the bottoms of snowplows to prevent them from catching on the edges of grass pavers.
- Herbicides shall not be used in the area of the grass pavers
- Regular mowing shall occur to maintain the grass pavers to a reasonable height.

### **Dry Wells**

The dry wells shall be inspected twice per year and after rain events greater than 3 inches in 24 hours. The inlets and outlets shall be inspected, and all debris that may clog the structure shall be removed.

### **2.3 Street Sweeping**

Perform street sweeping at least twice per year, whenever there is significant debris present on roads and parking lots. Street sweeping shall occur in the spring and fall. Sweepings must be handled and disposed of properly according to the Boston Conservation Commission.

### **2.4 Repair of the Stormwater Management System**

The stormwater management system shall be maintained. The repair of any component of the system shall be made as soon as possible to prevent any potential pollutants including silt from entering the resource areas or the existing closed drainage system.

### **2.5 Reporting**

The Owner shall maintain a record of drainage system inspections and maintenance (per this Plan) and submit a yearly report to the Boston Conservation Commission.

**STORMWATER MANAGEMENT SYSTEM INSPECTION FORM**

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<b>550 Morton Street, Olmsted Green Community Field Boston, MA 02131</b>			Inspected by: _____ Date: _____
Component	Status/Inspection	Action Taken	
Grass Pavers			
Stormwater Outfalls & Level Spreaders			
Dry Well			
General site conditions – evidence of erosion, etc.			

**SUBMIT COPIES OF STORMWATER MANAGEMENT SYSTEM INSPECTION FORM TO THE BOSTON CONSERVATION COMMISSIONS WITH THE YEARLY REPORT.**