MILLENNIUM ENGINEERING, INC.
Land Surveyors and Civil Engineers

LONG-TERM POLLUTION PREVENTION AND OPERATION & MAINTENANCE PLAN FOR STORMWATER MANAGEMENT

AT

OAK STREET LOFTS
9 OAKLAND ST.
AMESBURY, MA

PREPARED FOR

9 OAKLAND STREET LLC.
PO BOX 999
DANVILLE, NH 03819

DATE: 5/19/2026

Massachusetts:

62 Elm Street
Salisbury, MA 01952
Phone: 978-463-8980

New Hampshire:

13 Hampton Road
Exeter, NH 03833
Phone: 603-778-0528

INTRODUCTION

This long-term Stormwater Management System Operations and Maintenance (O&M) Plan, filed with the City of Amesbury, shall be implemented for the proposed Oak Street Lofts redevelopment to ensure that the stormwater management system functions as designed. The Owner holds the primary responsibility for overseeing and implementing the O&M Plan and assigning a Property Manager who will be responsible for the proper operation and maintenance of the stormwater structures. In case of transfer of property ownership, future property owners shall be notified of the presence of the stormwater management system and the requirements for proper implementation of the O&M Plan. At the time of this writing, the cost of annual maintenance activities for the stormwater BMP's is estimated to be $4,500.00/year. Included in the manual is a Stormwater Management O&M Plan identifying the key components of the stormwater system and a log for tracking inspections and maintenance.

The stormwater management system protects and enhances the stormwater runoff water quality through the removal of sediment and pollutants, and source control significantly reduces the number of pollutants entering the system. Preventive maintenance of the system will include a comprehensive source reduction program of regular vacuuming and litter removal, and prohibitions on the use of pesticides.

The purpose of the Stormwater Operations and Maintenance (O&M) plan is to ensure inspection of the system, removal of accumulated sediments, oils, and debris, and implementation of corrective action and record keeping activities.

The ongoing responsibility is the Owner, its successors, and assigns. Adequate maintenance is defined in this document as good working condition.

Contact information is provided below:

Curt Sweet – 978-815-1853
9 Oakland Street LLC
PO Box 999
Danville, NH

ILLICIT DISCHARGE COMPLIANCE STATEMENT:

I,_____ (Signing on behalf of the owner Sweet Management, Inc.) verify that all illicit discharges to the stormwater management system are prohibited and no illicit discharges exist on the site.

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POST CONSTRUCTION BMP'S

1.Snow & Snow Melt Management

Maintenance Activities: Storage and removal of snow. Application of deicing compounds and management of snowmelt. Snow will be stored in areas adjacent to the edge of the roadway and/or within the areas shown on the project plans. Stored snow must be allowed to melt naturally. Alternative deicing compounds, such as calcium chloride and calcium magnesium acetate, will be investigated for use. Professional services will be used for snow management.

Activity Frequency: Seasonally.

Activity Purpose: Minimize the likelihood of a sudden high flow or a sudden increase in the pollutant concentration caused by rapid melting.

2.Proprietary Water Quality Catch Basins

Maintenance Activities: Visual inspection, removal of collected sediment and other debris. Sediment and debris must be disposed of at a landfill or other facility that has been approved by MADEP to accept them. As with any proprietary BMP, always check with the manufacturer for additional maintenance requirements.

Activity Frequency: Four visual inspections per year. If debris is observed during the inspection, remove it immediately. Sediment must be removed from the sump as needed to prevent six or more inches of from accumulating. As with any proprietary BMP, always check with the manufacturer regarding the frequency of additional maintenance requirements.

Activity Purpose: Prevent debris clogs from reducing discharge capacity. Prevent floating hydrocarbons like oils and gasoline from reaching the infiltration chambers where they could be released into the groundwater. Prevent sediment from accumulating to the point where it can be resuspended and carried out of the catch basin.

3.Infiltration Chamber

Maintenance Activities: Visual inspection, removal of collected sediment and other debris. Sediment and other grit can be removed manually with buckets and shovels or mechanically with a vacuum truck. Personnel shall be advised that entering the chambers is considered a confined space and shall take safety measures per OHSA confined space requirements.

Activity Frequency: During the first 4 months of operation, visually inspect the chambers after any storm that drops more than one inch of rain within a 24-hr period. After the first four months, chambers must be inspected no less than twice per year; once in late spring/early summer, and once in the autumn before snow begins to fall. Any debris found during an inspection should be removed immediately, and sediment should be removed frequently enough that no more than three inches is ever allowed to accumulate. If the chamber takes more than 48 hours to fully drain, remove all accumulated sediment regardless of how much has accumulated.

Inspect the outlet standpipe to confirm all openings are free and clear of debris.

Purpose of Activity: The chamber cannot function properly if excessive sediment is allowed to build up. If this happens, storms that the chambers were designed to handle will instead

overwhelm them; and pressurize the water within them. This excess pressure causes sediment and other pollutants to escape.

4. Garage S.W. Holding Tank

Maintenance Activities: Visual inspection, removal of collected sediment and other debris. Sediment and other grit can be removed manually with buckets and shovels or mechanically with a vacuum truck. Personnel shall be advised that entering the chambers is considered a confined space and shall take safety measures per OHSA confined space requirements.

Activity Frequency: During the first 4 months of operation, visually inspect the chambers after any storm that drops more than one inch of rain within a 24-hr period. After the first four months, chambers must be inspected no less than twice per year; once in late spring/early summer, and once in autumn before snow begins to fall. Any debris found during an inspection should be removed immediately, and sediment should be removed frequently enough that no more than three inches is ever allowed to accumulate. If the chamber takes more than 48 hours to fully drain, remove all accumulated sediment regardless of how much has accumulated.

Inspect the outlet standpipe to confirm all openings are free and clear of debris.

5. Area Drain

Maintenance Activities: Visual inspection, removal of collected sediment and other debris. Sediment and other grit can be removed manually with buckets and shovels

Activity Frequency: During the first 4 months of operation, visually inspect the chambers after any storm that drops more than one inch of rain within a 24-hr period. After the first four months, chambers must be inspected no less than twice per year; once in late spring/early summer, and once in autumn before snow begins to fall. Any debris found during an inspection should be removed immediately, and sediment should be removed frequently enough that no more than 2 inches is ever allowed to accumulate.

5. Trench Drain

Maintenance Activities: Visual inspection, removal of collected sediment and other debris. Sediment and other grit can be removed manually with buckets and shovels or by vacuum truck

Activity Frequency: During the first 4 months of operation, visually inspect the chambers after any storm that drops more than one inch of rain within a 24-hr period. After the first four months, chambers must be inspected no less than twice per year; once in late spring/early summer, and once in autumn before snow begins to fall. Any debris found during an inspection should be removed immediately, and sediment should be removed frequently enough that no more than 1 inch is ever allowed to accumulate.

LONG-TERM OPERATION AND MAINTENANCE PLAN

Good Housekeeping

The site shall be regularly inspected for any trash and debris. Any trash or debris shall be picked up and placed into waste containers.

Storing of Materials & Waste Products Inside or Under Cover

It is not anticipated that there will be storing of materials or waste products on site. If any materials are to be stored, they shall be stored inside or under cover.

Spill Control/Notification Practices

In addition to the good housekeeping and material management practices discussed above, the following practices will be followed for spill control, notification, and cleanup:

a) Manufacturer's recommended methods for spill cleanup will be clearly posted, and project area personnel will be informed of the procedures and the location of the information and cleanup supplies.
b) Materials and equipment necessary for spill cleanup will be kept in the material storage area on- site. Equipment and materials will include, but will not be limited to, shovels, wheelbarrows, brooms, dust pans, mops, rags, gloves, goggles, kitty litter or Speedi-Dry, sand, sawdust, and plastic and metal trash containers specifically designated for this purpose.
c) All spills will be cleaned up immediately after discovery.
d) The spill area will be kept well ventilated, and personnel will wear protective clothing to prevent injury from contact with a hazardous substance.
e) Spills of toxic or hazardous material in excess of reportable quantities, as established in the Massachusetts Contingency Plan (MCP), will be reported to the Massachusetts Department of Environmental Protection Division of Hazardous Waste [617) 292-5851 or (978) 661-7679].
f) The construction superintendent responsible for the daily operations will be the spill prevention and cleanup coordinator. He will designate at least three other project area personnel to receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of the responsible spill personnel will be posted in the material storage area and in the on-site office trailer.

Lawn Care & Landscaping

All lawn clippings, leaves, mulch, and any other landscaping items shall be kept out of storm drains. The use of pesticides and fertilizers on the lawn shall never be applied before a rain event. Only approved aquatic safe herbicides shall be allowed. The application of any fertilizers or pesticides shall be in accordance with the Manufacturer's specifications.

Vehicle Washing

No harmful soaps or chemicals that are detrimental to the environment may be used in washing of cars or other items on the property.

Pet Waste Collection

Pet owners shall be responsible for picking up and disposing of all pet waste into waste containers.

Waste Collection

All trash and waste shall be placed in the dumpster on site. The cover to the dumpster shall remain closed at all times. Any trash or debris found on site shall be disposed of in the dumpster. Regular pickup of the dumpster shall occur to avoid the waste exceeding the dumpster capacity.

Street Sweeping

The driveway, parking lot, sidewalks, and patios shall be swept every spring season after the last snowfall. All sediment shall be removed and discarded off the property in accordance with all Local, State and Federal regulations.

Training

The individual who will be responsible for the inspection and maintenance of the stormwater system shall be trained by the previous person responsible or by contacting a local engineer for assistance.

REPORTING

Provide copies of the inspection reports to the Amesbury DPW located at 39 South Hunt Road, Amesbury MA on an annual basis in accordance with EPA NPDES MS4 reporting requirements.

Stormwater System Inspection Report

General Information			
Location: OAKLAND STREET LOFTS			
Date of Inspection		**Start/End Time**	
Inspector's Name(s)			
Inspector's Title(s)			
Inspector's Contact Information			
Purpose of Inspection			

Site-Specific Stormwater Devices

	Description	Installed and Operating Properly?	Corrective Action Needed	Date for Corrective Action/Responsible Person
1	Snow Removal	❑Yes ❑No		
2	Water Quality Catch Basin	❑Yes ❑No		
3	Infiltration Chambers	❑Yes ❑No		
4	Garage S.W. Holding Tank	❑Yes ❑No		
5	Area Drains			
6	Trench Drain	❑Yes ❑No		

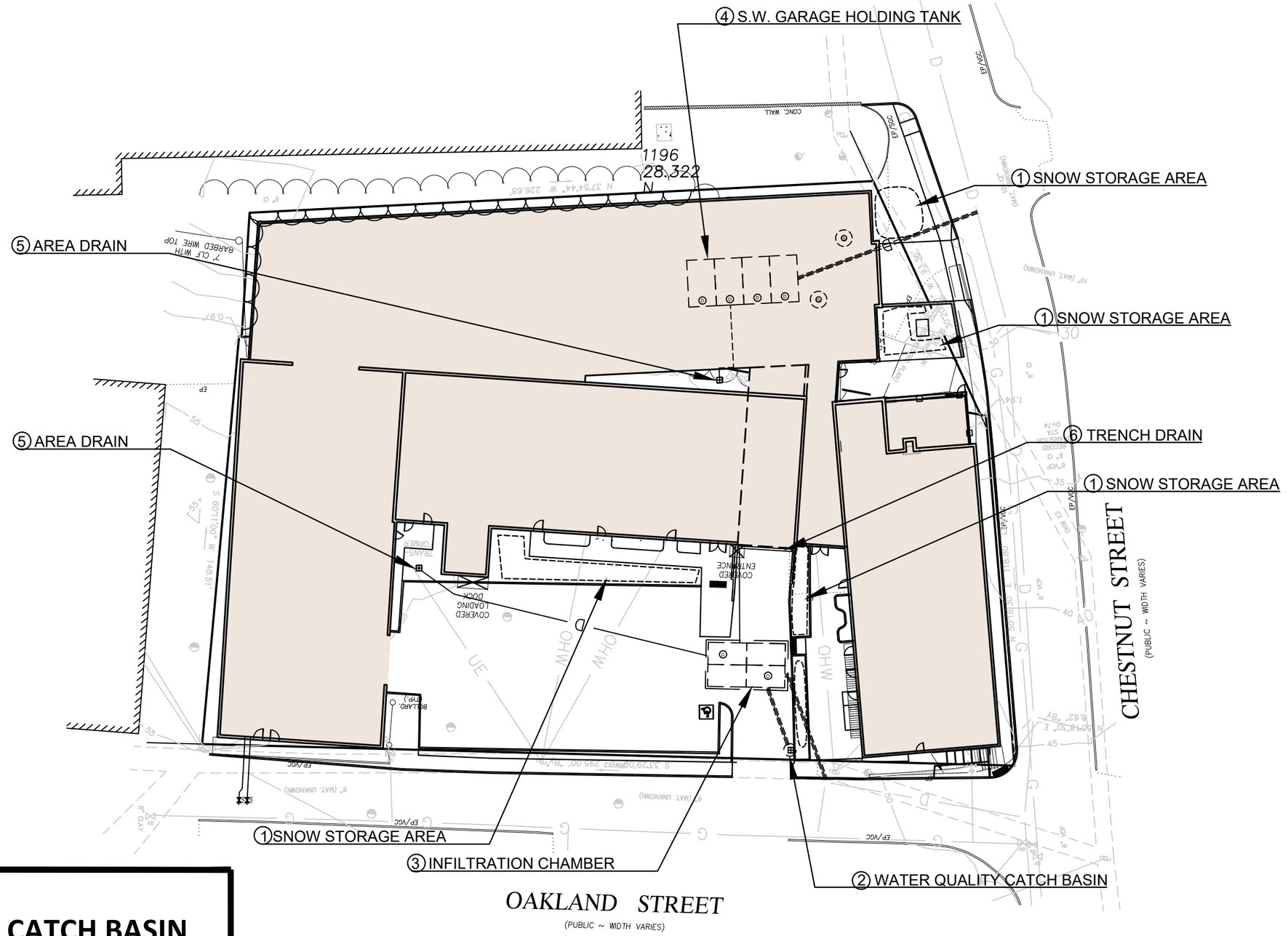
Certification Statement:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name: _____

Signature: _____

Date: _____



① **SNOW STORAGE**
② **WATER QUALITY CATCH BASIN**
③ **INFILTRATION CHAMBER**
④ **GARAGE S.W. HOLDING TANK**
⑤ **AREA DRAINS**
⑦ **TRENCH DRAIN**

9 Oakland Sreet
Oakland Street Lofts
Amesbury MA

SITE NAME/ADDRESS

Operation & Maintenance KEY PLAN

SHEET NAME

O&M 1

SHEET #

DR BY:	GS/SBS
CHK BY:	SBS
PROJ NO.:	9 OAKLAND
DATE:	5/19/26
SCALE	N.T.S.