

LONG TERM OPERATION & MAINTENANCE PLAN

Blackstone Street Improvements
Bellingham, Massachusetts
October 31, 2025 (Rev. 1/22/26)

COMPLIANCE WITH DEP STANDARD #9

The proposed stormwater management system and the Best Management Practices (BMP's) are to be constructed in accordance with the approved site design plans.

Construction Phase:

During the construction process the general site contractor and property owner (Wall Street Development) shall be designated as the owners of the BMP's and will be responsible for their operation and maintenance. Once the BMP's are constructed they are to be protected from sedimentation until the site is stabilized and vegetated. Inspections should be performed routinely and after every major storm event. Any accumulated sediments and debris are to be removed and any eroded areas are to be re-graded and re-vegetated. The Bellingham Planning Board and/or its agent shall be allowed on site with proper notification to perform routine inspections of the stormwater system.

Owner: Lou Petrozzi
Wall Street Development Corp.
2 Warthin Circle, Norwood, MA 02062

Post-Development Phase Ownership:

After the completion of the site construction, the entire drainage system will continue to be the responsibility of the "Wall Street Development Corp" as the Road intends to be a Private Way. If a future homeowner's association is formed, then that association will be the responsible party.

Emergency Fuel Spill Response:

In the event of a fuel spill the responsible party shall call 9-1-1. They shall follow local and state removal procedures for the contaminant. The responsible contractor shall also call the Bellingham Board of Health at (508) 657-2860 and the Mass DEP at (508) 792-7650. Any contaminated soil must be completely removed from the property and be delivered to a certified land fill.

Operation & Maintenance:

The following are the minimum maintenance criteria for the proposed BMP's. Responsible parties should however review the Mass DEP Stormwater Handbook for further explanation.

Street Sweeping – 7% Credit

Street cleaning shall be performed four times per year. The cleaning shall be done by mechanical methods specifically by vacuum sweepers not brush sweepers. The activity shall take place during dry weather. Disposal of sweepings to be in accordance with Reuse and Disposal of Street Sweepings MA DEP Bureau of Waste Prevention, Final Policy BWP-94-092.

Deep Sump Hooded Catch Basins, Oil & Grit Separators, and Manholes

These structures shall be inspected and cleaned at 4 times per year and after each major storm event. Also, any catch basin or manhole shall be cleaned out if a minimum of 6 inches of material has accumulated. Inspections shall include structural integrity of hood, depth of sediment in sump and amount of trash and/or debris around grate. Any leaf litter and/or debris shall be removed from catch basin grates after each major storm event.

Rip Rap Spillways, Swales and Outfalls:

These stone rip rap areas shall be inspected 4 times a year and shall be cleaned of debris, silt and/or any vegetation. The abutting grass shall be cut regularly to prevent grass from entering the rock.

Sediment Forebays (First Flush Basins) & Riprap Settling Areas:

Sediment forebays shall be cleaned four times per year and inspected monthly. All sediments and hydrocarbons shall be handled properly and disposed in accordance with local, state and federal guidelines and regulations. Sediment from the trap rock shall be removed at least once a year. The side slopes shall be stabilized during construction and vegetated with grass. Pipes and spillways connecting the basin to other stormwater components shall be inspected for silt and debris. Any silt and/or debris shall be removed from these pipes.

Infiltration Basins:

The infiltration basins shall be inspected at least once per year to ensure that it is operating as intended. Inspection shall be conducted during wet weather to determine if it has the volume capacity to handle the storm event's rainfall. Every two years, 12-inches of the sand and gravel bottom shall be excavated and replaced with clean sand and gravel. At least twice during the growing season the side slopes, embankment, and emergency spillway shall be mowed, and accumulated trash and debris be removed. Sediment shall be removed from the basin as necessary, and at least once every two years. Pipes and spillways connecting the basin to other stormwater components shall be inspected for silt and debris. Any silt and/or debris shall be removed from these pipes.

Stormwater BMP Inspection & Maintenance Log:

The Owner or its representative, under the direction of the Owner, is required to record all inspections and maintenance for all stormwater BMPs listed above. Refer to the log form and instructions attached.

List of Easements:

Drainage Easement – Lot 7, Stormwater Basin 2
Drainage Easement – Lot 3, Stormwater Basin 1
Drainage Easement – Lot 4, Stormwater Basin 1
Drainage Easement – Lot 2, Stormwater Basin 3

Estimated Operation & Maintenance Expense:

The above referenced cost of these inspections and routine maintenance will be approximately \$10,000 - \$15,000 per year.

Supplemental Information

* Inspection Log Forms

Stormwater BMP Inspection and Maintenance Log

Facility Name:	Blackstone Street Improvements					
Address:	Blackstone Street – Bellingham, MA					
Begin Date	End Date					

Date	BMP	BMP Description	Inspected by:	Cause for Inspection	Exceptions Noted	Comments and Actions Taken

Instructions: Record all inspections and maintenance for all treatment BMPs on this form. Use additional log sheets and/or attach extended comments or documentation as necessary. Submit a copy of the completed log with the annual independent inspectors' report to the municipality, and start a new log at that time.

- Inspected by — Note all inspections and maintenance on this form, including the required independent annual inspection.
- Cause for inspection — Note if the inspection is routine, pre-rainy-season, post-storm, annual, or in response to a noted problem or complaint.
- Exceptions noted — Note any condition that requires correction or indicates a need for maintenance.

Comments and actions taken — Describe any maintenance done and need for follow-up.