

***Construction Period Pollution Prevention Plan and
Erosion and Sedimentation Control Plan***

for

Guardian Self Storage II

***151 Grove Street
Franklin, MA***

Date: April 10, 2025

Prepared By:

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Prepared for:

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**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

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Standard 8: A plan to control construction-related impacts, including erosion, sedimentation, and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

During land disturbance and construction activities, project proponents must implement controls that prevent erosion, control sediment movement, and stabilize exposed soils to prevent pollutants from moving offsite or entering wetlands or waters. Land disturbance activities include demolition, construction, clearing, excavation, grading, filling, and reconstruction.

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EPA NPDES – Storm Water Pollution Prevention Plan (SWPPP)

A. Names of Persons or Entities Responsible for Plan Compliance

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B. Construction Period Pollution Prevention Measures

1. Inventory materials to be present on site during construction.
2. Train employees and subcontractors in prevention and clean up procedures.
3. All materials stored on site will be stored in their appropriate containers and if possible under a roof or covered.
4. Follow manufacturer's recommendation for disposal of used containers.
5. Store only enough products on site to do the job.
6. On site equipment, fueling and maintenance measures:
 - a. Inspect on-site vehicles and equipment daily for leaks.
 - b. Conduct all vehicle and equipment maintenance and refueling outside of 100' wetland buffer, away from storm drains.
 - c. Perform major repairs and maintenance off site.
 - d. Use drip pans, drip cloths or absorbent pads when replacing spent fuels.
 - e. Collect spent fuels and remove from site, per Local and State regulations.
 - f. Maintain a clean construction entrance; install a crushed stone apron where truck traffic is frequent to reduce soil compaction constant sweeping is required and limit tracking of sediment into streets, sweeping street when silt is observed on street.
7. A temporary concrete washout station and equipment wash station shall be located on the site. Areas shall be surrounded with a silt fence and or Filter Mitt to contain materials and provide ease of cleanup.
8. Stockpile materials and maintain Erosion Control around the materials where it can easily be accessed. Anticipated stockpile materials include excess topsoil subsoils, and ledge/rock, trees, stumps, and other vegetative debris, and stones from an existing foundation to be removed. Maintain easy access to clean up materials to include brooms, mops, rags gloves, goggles, sand, sawdust, plastic and metal trash containers. Locate stockpile locations outside the 100' wetland buffers identified on the site plans.
9. Stabilize areas of temporary or permanent disturbance within 7 days of completion, or, if work remains, if these areas are expected to remain open for greater than 14 days. Utilize

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New England Erosion Control/Restoration seed mix unless otherwise identified on site plans or within wetland replication plan.

10. Stabilize soil stockpiles with hydroseeding if expected to remain unused for greater than 14 days. Use New England Erosion Control/Restoration seed mix or approved equivalent.
11. Clean up spills.
 - a. Never hose down “dirty” pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (sawdust, cat litter and/or rags and absorbent pads).
 - b. Sweep up dry materials immediately. Never wash them away or bury them.
 - c. Clean up spills on dirt areas by digging up and properly disposing of contaminated soil in a certified container and notify a certified hauler for removal.
 - d. Report significant spills to the Fire Department.
12. It is the responsibility of the site superintendent or employees designated by the Applicant to inspect erosion control and repair as needed, also to inspect all on site vehicles for leaks and check all containers on site that may contain hazardous materials daily.

C. Site Development Plans

1. See Site Plan set “Site Plan and Special Permit for Guardian Self Storage II” dated January 8, 2025 and revised through April 10, 2025, prepared by Guerriere & Halnon, Inc.

D. Construction Erosion and Sedimentation Control Plan:

1. See Site Plan set “Site Plan and Special Permit for Guardian Self Storage II” dated January 8, 2025 and revised through April 10, 2025, prepared by Guerriere & Halnon, Inc.

E. Plans

1. Construction Sequencing Plan

- a. A NPDES NOI shall be filed with the EPA.
- b. Record Order of Conditions - The site superintendent shall be aware of all the Conditions contained within the Order including inspection schedules.
- c. Install DEP File # Sign prior to commencement of work.
- d. Prior to any work on the site including tree/brush clearing, the approved limit of clearing as well as the location of the proposed erosion control devices (such as silt fence/straw bales, etc.) must be staked on the ground under the direction of a Massachusetts registered Professional Land Surveyor.
- e. Install erosion control barriers at locations depicted on the plans.
- f. Erosion control to be inspected by either the design engineer (or agent) or an erosion control monitor appointed by the Town of Franklin.
- g. Extra erosion control devices (at least 10% of the linear footage required for the site) shall be stored on the site to be used in case of an emergency (large storm).
- h. Perform tree/brush removal.
- i. Strip off top and subsoil. Stockpile material to be reused away from any drainage inlet or protected wetland areas, remove excess material from the site. Install and maintain erosion control barrier around stockpile.

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- j. Rough grade site, maintaining temporary low areas/sediment traps for sediment accumulation and away from the wetlands and prevent sedimentation from migrating from the site.
- k. Construct stormwater chamber system and infiltration basin. Install pipes, manholes and catch basins. Stabilize side slopes with loam, seed and mulch.
- l. Install underground utilities; protect all open drainage structures with erosion/siltation control devices, and rope off any areas susceptible to heavy vehicle damage.
- m. Begin construction of building.
- n. Prepare compacted pavement base.
- o. Loam and seed (mulch as required) disturbed areas of site other than immediately adjacent to work area.
- p. Upon all catchment structures and mitigation features becoming operational, install pavement up to binder finish grade. Straw bales backed by crushed stone to be provided on down gradient side of catch basins to direct water to temporary basin.
- q. Install curbing and catch basin curb inlets.
- r.
- s. Install final pavement wearing course.
- t. Finish grade - loam and seed (mulch as required adjacent to parking lot).
- u. Maintain all erosion control devices until site is stabilized and final inspections are performed.

The Contractor shall be responsible to schedule any required inspections of their work.

- 2. Construction Waste Management Plan
 - a. Dumpster for trash and bulk waste collection shall be provided separately for construction.
 - b. Recycle materials whenever possible (paper, plaster cardboard, metal cans). Separate containers for material are recommended.
 - c. Segregate and provide containers for disposal options for waste.
 - d. Do not bury waste and debris on site.
 - e. Certified haulers will be hired to remove the dumpster container waste as needed. Recycling products will also be removed off site weekly.
 - f. The sewer system is only for disposal of human waste.

F. Operation and Maintenance of Erosion and Sedimentation Controls

The operation and maintenance of sedimentation control shall be the responsibility of the contractor. The inspection and maintenance of the storm water component shall be performed as noted below. The contractor shall, at all times have erosion control in place. The contractor, based on future weather reports shall prepare and inspect all erosion control devices; cleaning, repairing and upgrading is a priority so that the devices perform as per design. Inspect the site during rain events. **Don't stay away from the site.** At a minimum, there should be inspection to assure the devices are not clogged or plugged, or that devices have not been destroyed or damaged during the rain event. After a storm event inspection is required to clean and repair any damage components. Immediate repair is required.

G. Inspection and Maintenance Schedules

- 1. Inspection must be conducted at least once every 7 days and within 24 hours prior to and after the end of a storm event 0.25 inches or greater.

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2. Inspection frequency can be reduced to once a month if:
 - a. The site is temporarily stabilized.
 - b. Runoff is unlikely due to winter conditions, when site is covered with snow or ice.
3. Inspections must be conducted by qualified personnel, “qualified personnel” means a person knowledgeable in the principles and practice of erosion and sediment controls and who possess the skills to assess the conditions and take measures to maintain and ensure proper operation, also to conclude if the erosion control methods selected are effective.
4. For each inspection, the inspection report must include:
 - a. The inspection date.
 - b. Names, titles of personnel making the inspection.
 - c. Weather information for the period since the last inspection.
 - d. Weather information at the time of the inspection.
 - e. Locations of discharges of sediment from the site, if any.
 - f. Locations of BMP’s that need to be maintained.
 - g. Locations where additional BMP’s may be required.
 - h. Corrective action required or any changes to the SWPPP that may be necessary.
5. Qualified personnel shall inspect the following in-place work;

Inspection Schedule:

Erosion Control	Weekly
Catch Basins	Weekly
Temporary Sedimentation Traps/Basins	Weekly
Pavement Sweeping	Weekly

Please Note: Special inspections shall also be made after a significant rainfall event.

Maintenance Schedule

Erosion Control Devices Failure	Immediately
Temporary Sedimentation Traps/Basins	As needed
Pavement Sweeping	14 days minimum and prior to any significant rain event.

Please Note: Special maintenance shall also be made after a significant rainfall event.

H. Inspection and Maintenance Log Form.

1. See Construction Phase Inspection and Maintenance Form attached