

LONG-TERM POLLUTION PREVENTION PLAN
& *Illicit Discharge Statement*
Standard 10

Maynard Point
42 Summer Street
Maynard, MA 01754

- 1) Good housekeeping practices;
 - a. As a standard practice of MacDonald Property Management, LLC, our Property Management company used to manage all of our apartments in Maynard, we set high expectations for how residents maintain both their personal space as well as common areas of the property, which are outlined the Contract that is agreed upon and signed between the Tenant and MacDonald Property Management, LLC. These standards have been crafted to include over 40 years of experience in Property Management, and their success can be evidenced in the properties located at 10-12 Main Street, 60-62 Nason Street, 6-8 Parker Street, 145 Main Street, 2 Florida Road, 9 Florida Road, 12-14 Florida Road, and 13 Florida Road properties.
- 2) Provisions for storing materials and waste products inside or under cover;
 - a. Not applicable; there will be **no** storing of materials on site, and the only waste products will household garbage, which will be stored in the dumpster, enclosed in the dumpster shed.
- 3) Vehicle washing controls;
 - a. Not applicable; there is, and will be, **no** availability for vehicle washing either in the parking lot above ground, or in the underground parking garage.
- 4) Requirements for routine inspections and maintenance of stormwater BMPs;
 - a. Please see the O&M Lan for Cultic Stormwater Management System outlined in the Narrative.
- 5) Spill prevention and response plans;
 - a. Not applicable; there will be no hazardous materials stored on site.
- 6) Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - a. Please see the Landscape Maintenance plan, as well as page C4, "Tree Plan"
- 7) Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - a. Not applicable; there will be no storage of fertilizers, herbicides, and pesticides on site, nor will there be use of these products.
- 8) Pet waste management provisions;
 - a. Although our properties are pet-friendly, MacDonald Property Management does not accept dogs to live on site. The only animals that MacDonald Property Management would be small, caged animals and/or cats.
 - b. Outlined in the Tenancy At Will contract are clear expectations around how the pet waste is properly disposed of (in the dumpster).
- 9) Provisions for solid waste management;
 - a. Being a residential apartment building with an on-site dumpster, all solid waste will be disposed of in this dumpster. The dumpster will be emptied once a week by Mitrano Removal Services, LLC.
- 10) Snow disposal and plowing plans relative to Wetland Resource Areas;
 - a. MacDonald Property Management, LLC is responsible for plowing the site, ensuring the parking lot and walkways are properly cleared, and storing the snow in the designated snow stock area (as outlined on sheet C2). When the snow area is full, MacDonald Property Management will be responsible for removing the snow from the site.
- 11) Winter Road Salt and/or Sand Use and Storage restrictions;

- a. MacDonald Property Management, LLC will not store any salt piles, covered or uncovered, on the property at 42 Summer Street, Maynard. In the very rare case that Winter Road Salt/Sand would be used, it is used very sparingly, and spread evenly and thinly across only the uncovered area of the parking lot.
- 12) Street sweeping schedules;
- a. The paved area is to be swept a minimum of four times per year, at least once during April and again during September with a high efficiency vacuum sweeper or a regenerative air sweeper. If a mechanical sweeper is used, the paved area is to be swept a minimum of once a month.
- 13) Provisions for prevention of illicit discharges to the stormwater management system;
- a. Being a multi-family residential development, there will be no outdoor storage, outdoor process activities, dust or particulate generating process, illicit connections and non-stormwater discharges, or waste piles. There will be a single dumpster, which is contained inside a dumpster shed, designed to contain household waste and prevent pollutant discharge in stormwater.
- 14) Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- a. MacDonald Property Management, LLC is owned and operated by James MacDonald, with over 50 years of experience in building, managing, and maintaining residential/commercial property. He has trained his staff, Jacquelyn MacDonald and Melissa MacDonald over the last 15 years in best practices and expectations of building, managing and maintaining the properties owned by their company. Training includes shadowing, mentoring, and in-role guidance of maintaining the property and all items included in this Long-Term Pollution Prevention plan.
- 15) List of Emergency contacts for implementing Long-Term Pollution Prevention Plan
- a. President and CEO - James MacDonald - (781) 307-1684
 - b. Property Manager & CFO - Jacquelyn MacDonald - (808) 352-3621
 - c. Head of Maintenance & COO - Melissa MacDonald - (508) 221-4682