

General Site Operation and Maintenance Plan

Land of Congregation Beth-EL, Inc.
33 Kenyon Road
Waterford, Connecticut



Introduction

- This Site Operation and Maintenance Plan outlines practices and procedures intended to minimize stormwater pollution resulting from the developed sites operation and its infrastructure. The sites planned developed area is adjacent to an inland wetland therefore the minimization of stormwater pollution from the site and the protection of groundwater is of particular importance.
- The plan includes typical standard of practice best management and good housekeeping practices and pollution prevention measures and procedures for the sites operation and infrastructure including driveway, vehicle parking areas, stormwater management system, and maintained lawn and landscaped areas.
- The responsible party for implementation of the best management and good housekeeping practices and pollution prevention measures and procedures should be the property owner or its designated agent.
- The responsible party should maintain a copy of this plan and the site development plans for the site that depict the sites infrastructure including its stormwater management system.
- The responsible party should also maintain records of site inspections and maintenance actions completed and response actions for spills of potentially harmful materials that may occur.

Responsible Party

Congregation Beth-EL, Inc.
P.O. Box 1310
New London, Connecticut 06320
Telephone: 860-501-1350

The property owner may retain a management company who will be designated as the responsible party for the operation and maintenance of the site. The property owner will forward such company contact information to the Town of Waterford Planning and Development Department office.

Approvals and Permits

The project is subject to the requirements of approvals and permits issued by the Town of Waterford Conservation Commission and Planning and Zoning Commission.

Copies of these approvals and permits including conditions of approval as well as the approved site development plans depicting the site and its infrastructure will be included in the appendices of this plan for reference.

Maintenance Actions and Procedures

1. Spill Response and Clean-up

Maintain spill response and clean-up materials on-site for accidental spills of vehicle related fuels, oils, and other liquids.

General Site Operation and Maintenance Plan

Land of Congregation Beth-EL, Inc.
33 Kenyon Road
Waterford, Connecticut

Spill response materials should include barriers to prevent the entry of spilled materials into catch basin inlets and to prevent spilled materials from entering the adjoining Town road right-of-way or adjoining properties.

Should a spill occur, the Town of Waterford Fire Marshalls Office (860-440-0544) should be notified. The disposal of all spill control materials shall be off-site in accordance with all applicable regulations.

2. Routine Site Inspections and Good Housekeeping Practices

The minimum frequency of routine site inspections should be twice annually after foliage season and in the spring after winter season snow and ice control operations have ceased.

In addition, routine site inspections should be completed after significant rainfall events (a rainfall event with a depth of one-half inch or greater).

Other than refuse and recyclable containers, do not store any materials outdoors that may be exposed to stormwater and introduce pollutants into stormwater runoff.

Hazardous, toxic, or contaminated materials stored within the sites buildings shall be stored in containers or vessels constructed of non-porous materials.

Containers or vessels storing liquid hazardous, toxic, or contaminated materials within the sites buildings shall provide secondary containment adequate to store the full volume of the container or vessel.

Ensure that all refuse and recyclables are stored within proper receptacles.

Ensure that receptacle tops are operational and remain in the closed position.

Ensure that drain hole plugs are installed on all receptacles.

Routinely pick up trash and debris and dispose of properly.

Repair eroded slopes, lawn areas, and planting beds.

Adjust and maintain irrigation system sprinkler heads to minimize overspray onto pavements and runoff.

Monitor system run times to maximize soil absorption and minimize runoff.

Install drip irrigation where feasible to increase efficiency and minimize water loss due to over-spray and wind.

Ensure that exterior water spigots are not leaking.

3. Lawn Care and Landscaping Practices

Perform properly timed routine maintenance of all lawn and planted areas.

Lawns should be routinely mowed to maintain a turf height of 2"-3" to minimize the need for weed and pest control measures.

General Site Operation and Maintenance Plan

Land of Congregation Beth-EL, Inc.
33 Kenyon Road
Waterford, Connecticut

The use of fertilizers and pesticides will be controlled and limited to minimal amounts necessary for landscape maintenance.
Use only slow release fertilizers and use fertilizers and pesticides judiciously and in accordance with manufacturer's instructions.

Pesticides will only be used as a control method when a problem has been clearly identified and other natural control methods are not successful.

All pesticide applications shall be by licensed applicators, where necessary.

Landscaped areas should be inspected periodically and invasive vegetation should be removed.

Trees and landscape plant materials that do not survive should be replaced.

4. Pavement Sweeping

Sweep driveways and vehicle parking areas annually at a minimum and periodically as required to remove sediment and debris, reduce exposure of these materials to stormwater and reduce the potential for sediment to leave the paved surfaces in stormwater runoff.

Typically, sweeping operations should be performed in the spring after winter snow and ice control operations have ceased.

Dispose of sweepings off-site properly in accordance with applicable regulations.

5. Winter Season Snow and Ice Control

The use of sodium chloride based anti-icing or de-icing chemicals on this site should be prohibited. The preferred method of snow and ice removal for driveways and vehicle parking areas should be mechanical removal.

Apply non sodium chloride based anti-icing and de-icing chemicals for use on building entrances in accordance with manufacturer's instructions and minimize their use as is practicable.
Do not store anti-icing or de-icing chemicals outdoors.

Store snow removed from pavements in lawn areas where melt waters will not drain to catch basin inlets or off site to the adjoining Town road right-of-way or adjoining properties.

Snow from significant snow events that exceeds the site snow storage areas capacities should be removed from the site and disposed of in accordance with applicable regulations.

6. Stormwater Management System

Stormwater Wetland

Remove trash and other debris from the stormwater wetland area routinely.

Remove sediment from the stormwater wetland area as required. Sediment removal should be performed when accumulated sediment in the wetland bottom reaches a depth of six inches.

General Site Operation and Maintenance Plan

Land of Congregation Beth-EL, Inc.
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Sediment removal should typically be performed in the Spring after Winter Season snow and ice control operations have ceased.

Dispose of sediment off-site properly in accordance with applicable regulations.

Inspect the interior and exterior slopes and the top of berm of the stormwater wetland and repair eroded or settled areas twice annually.

Mow the slopes and top of berm annually to prevent the growth of woody vegetation.

Inspection Checklist and Maintenance Record Form

Checklist No.: _____

Inspection date: _____ Inspection time: _____ Date of most recent rain event: _____

Rain event condition (circle one): Drizzle / Shower / Downpour / Other _____

Inspection type (circle one): Monthly / Quarterly / Annual / Significant Rain Event

Conditions observed: _____

Maintenance actions required: _____

Maintenance actions completed: _____

Inspector Name: _____

Signature

Date