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# The Commonwealth of Massachusetts

Executive Office for Administration and Finance

Division of Capital Asset Management

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GOVERNOR  
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LIEUTENANT GOVERNOR

July 28, 2003

United States Environmental Protection Agency  
Municipal Assistance Unit (CMU)  
One Congress Street, Suite 1100  
Boston, MA 02114-2023

JUL 31 2003

MUNICIPAL ASSISTANCE UNIT

Massachusetts Department of Environmental Protection  
Division of Watershed Management  
627 Main Street, 2<sup>nd</sup> Floor  
Worcester, MA 01608

Massachusetts Department of Environmental Protection  
PO Box 4062  
Boston, MA 02211

RE: Request for Permit Coverage: July 2003  
National Pollutant Elimination Discharge System (NPDES) General Permit for Storm Water  
Discharges from a Small Municipal Separate Storm Sewer System (MS4)  
Division of Capital Asset Management (DCAM) Surplus Properties  
Oakdale Complex NOI Letter — West Boylston

To Whom It May Concern:

In order to comply with the NPDES Phase II Storm Water regulations, the Division of Capital Asset Management (DCAM) enlisted the services of Malcolm Pirnie, Inc. (MPI) to conduct site assessments at selected DCAM surplus properties to assess each property's potential for storm water pollution and to gather information. Based on the assessment of each property, and review of the final Phase II NPDES storm water permit requirements, a preliminary determination was made whether a property should submit a Notice of Intent (NOI) or waiver letter. This letter concerns the Oakdale Complex (Property) located in the town of West Boylston, Massachusetts. Based on an assessment completed by MPI, and review by DCAM, it was concluded that the Phase II NPDES storm water requirements should apply to this site. Thus this letter that includes the NOI and Transmittal Form for Permit Application and Payment is submitted for your



consideration. The site assessment letter report is attached as Appendix A to provide information justifying the necessity of the permit request.

The following information has been completed for the NOI:

- Section B: Applicant information
- Section C: Names of presently known receiving waters
- Section D: Storm water management summary
- Section E: Certification
- Section F: Storm water management program time frames

In addition, the eligibility criteria status for “listed species” and historic properties has been checked on the NOI. Section B, Item 5 of the NOI has been checked as “pending” for “listed species” and critical habitat. A formal letter (Appendix A, Attachment D) received from the Massachusetts Natural Heritage and Endangered Species Program (NHESP) states that the bald eagle (threatened species listed by the U.S. Fish and Wildlife and the EPA) exists within the vicinity of the Property. The NHESP will be contacted to determine if the outfalls that accept discharge from the Property have the potential to “adversely affect” the bald eagle. Section B, Item 6 of the NOI has been checked as “pending” for historic properties because the Massachusetts Historical Commission (MHC) has not yet responded as to whether historic sites are affected by the Property.

If you have any questions or require any additional information, please do not hesitate to contact me at 617-727-4030.

Very truly yours,

DCAM



Mark Roberts, P.E.  
Project Manager

cc: Robert Winn, Malcolm Pirnie  
MADEP, Division of Watershed Management  
MADEP, w/ Transmittal Form only



Hand-enter Your Transmittal Number



W 039898

Your unique Transmittal Number can be accessed through DEP's web site or by calling the DEP InfoLine as listed on the last page of this document

Massachusetts Department of Environmental Protection
Transmittal Form for Permit Application and Payment

Instructions

1. Please type or print. A separate Transmittal Form must be completed for each permit application.

2. Your check should be made payable to the Commonwealth of Massachusetts. Please mail your check along with a copy of this form to: DEP, P.O. Box 4062, Boston, MA 02211.

3. Three (3) copies of this form will be needed.

Copy 1 (the original) must accompany your permit application. Copy 2 must accompany your fee payment. Copy 3 should be retained for your records

4. Both fee-paying and exempt applicants must mail a copy of this transmittal form to DEP, P.O. Box 4062, Boston, MA 02211

For DEP Use Only
Permit No.
Rec'd Date
Reviewer

A. Application Information

DEP Permit Code (the 7 or 8 character code from first page of permit application instructions): BRPWM08A
Name of Permit Category: NPDES Stormwater General Permit
Type of Project or Activity: Discharges from Small Municipal Separate Storm Sewer Systems (MS4s)

B. Applicant Information (Firm or Individual)

Name of Firm: Division of Capital Asset Management
Or, if party needing this approval is clearly an individual:
Individual's Last Name: First Name MI
Street Address: One Ashburton Place, 15th Floor
City/Town: Boston State: MA Zip Code: 02108 Telephone Number: (617) 727-4030 ext.
Contact: Michael McKimmey, P.E., Deputy Commissioner e-mail address (optional)

C. Facility, Site or Individual Requiring Approval

Name of Facility, Site or Individual: Oakdale Complex DEP Facility Number (if Known)
Street Address: Beaman Street e-mail address (optional)
City/Town: West Boylston State: MA Zip Code: 01583 Telephone Number: ( ) ext.

D. Application Prepared by (if different from Section B)

Name of Individual or Firm: Malcolm Pirnie, Inc.
Address: 500 Edgewater Drive, Suite 566
City/Town: Wakefield State: MA Zip Code: 01880 Telephone Number: (781) 224-4488 ext.
Contact: Robert Winn, P.E. LSP Number (21E only)

E. Permit - Project Coordination

Is this project subject to MEPA review? [ ] yes [X] no
If yes, indicate the project's EOE file number (assigned when an Environmental Notification Form is submitted to the MEPA unit)
EOEA # Is an Environmental Impact Report Required? [ ] yes [X] no
Is this application part of a larger project for which two or more DEP permits are being or will be sought? [ ] yes [X] no
List any other DEP permits that apply to this project:

Table with 3 columns: Permit Category, Date of Submission (tentative or actual), Transmittal Number (if application already submitted)

F. Amount Due

Special Provisions: [X] Fee Exempt\* (city, town or municipal housing authority )(state agency if fee is \$100 or less)
[ ] Hardship Request [payment extensions according to 310 CMR 4.04(3)(c)]
[ ] Alternative Schedule Project (according to 310 CMR 4.05 and 4.10)

\*There are no fee exemptions for 21E, regardless of applicant status

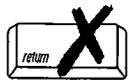
Check #: Dollar Amount: Date:
Please make check payable to the Commonwealth of Massachusetts and mail check and one copy of this form to DEP, P.O. Box 4062, Boston, MA 02211



**BRP WM 08A NPDES Stormwater General Permit**  
**Notice of Intent for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s)**

**A. Instructions**

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Submission of this Notice of Intent constitutes notice that the entity named at item B1. of this form intends to be authorized by the DEP General Permit issued jointly with EPA for stormwater discharges from the small municipal separate storm sewer system (MS4), in the location identified at item B2. of this form. Submission of the Notice of Intent also constitutes notice that the party identified at item B1. has read, understands and meets the eligibility conditions of Part I.B. of the NPDES Small MS4 General Permit, agrees to comply with all applicable terms and conditions of the NPDES Small MS4 General Permit, and understands that continued authorization to discharge is contingent on maintaining eligibility for coverage. **In order to be granted coverage, all information required on BRP WM 08A, including the Stormwater Management Program Summary and Time Frames form, must be completed. Please read the permit and make sure you comply with all requirements, including the requirement to develop and implement a stormwater management program.**

**B. Applicant Information**

1. Small MS4 Operator/Owner Information:

Michael McKimney, P.E., Division of Capital Asset Management  
Name

One Ashburton Place, 15<sup>th</sup> Floor  
Mailing Address

Boston  
City/Town

Massachusetts  
State

(617) 727-4030, ext. 340  
Telephone Number

Email (if available)

2. Municipality Name

The Commonwealth of Massachusetts, Division of Capital Asset Management: Oakdale Complex  
City/Town

3. Legal Status:

Federal       City/Town       State       Tribal       Private

Other public entity: \_\_\_\_\_  
Specify Public Entity

4. Other regulated MS4(s) within municipal boundaries:

Not Applicable

5. Based on the instructions provided in Part I of the NPDES Small MS4 General Permit, have the eligibility criteria for "listed species" and critical habitat been met?

yes       pending       no





**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Watershed Management  
**BRP WM 08A NPDES Stormwater General Permit**  
**Notice of Intent for Discharges from Small Municipal Separate**  
**Storm Sewer Systems (MS4s)**

W039898  
 Transmittal Number

Facility ID (if known)

**D. Stormwater Management Program Summary**

1. Public Education:

<u>N/A</u>		
BMP ID #		
<u>Not Applicable</u>	<u>Not Applicable</u>	<u>Not Applicable</u>
Specify Best Management Practice	Responsible Dept./Person Name	Specify Measurable Goal
<u>        </u>		
BMP ID #		
<u>        </u>		
Specify Best Management Practice	Responsible Dept./Person Name	Specify Measurable Goal
<u>        </u>		
BMP ID #		
<u>        </u>		
Specify Best Management Practice	Responsible Dept./Person Name	Specify Measurable Goal
<u>        </u>		
BMP ID #		
<u>        </u>		
Specify Best Management Practice	Responsible Dept./Person Name	Specify Measurable Goal

2. Public Participation:

<u>N/A</u>		
BMP ID #		
<u>Not Applicable</u>	<u>Not Applicable</u>	<u>Not Applicable</u>
Specify Best Management Practice	Responsible Dept./Person Name	Specify Measurable Goal
<u>        </u>		
BMP ID #		
<u>        </u>		
Specify Best Management Practice	Responsible Dept./Person Name	Specify Measurable Goal
<u>        </u>		
BMP ID #		
<u>        </u>		
Specify Best Management Practice	Responsible Dept./Person Name	Specify Measurable Goal
<u>        </u>		
BMP ID #		
<u>        </u>		
Specify Best Management Practice	Responsible Dept./Person Name	Specify Measurable Goal



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Watershed Management  
**BRP WM 08A NPDES Stormwater General Permit**  
**Notice of Intent for Discharges from Small Municipal Separate**  
**Storm Sewer Systems (MS4s)**

W039898

Transmittal Number

Facility ID (if known)

**D. Stormwater Management Program Summary (Cont.)**

3. Illicit Discharge Detection and Elimination:

<u>3A</u> BMP ID #	<u>Mark Roberts</u> Responsible Dept./Person Name	<u>Based on results, determine if outfalls are polluted.</u>
Conduct dry weather sampling of outfalls.		
<u>3B</u> BMP ID #	<u>Mark Roberts</u> Responsible Dept./Person Name	<u>Identify outfall's tributary and investigate drainage system.</u>
If outfalls are polluted, determine the source.		
<u>3C</u> BMP ID #	<u>Mark Roberts</u> Responsible Dept./Person Name	<u>Resample outfalls to verify polluted sources are removed.</u>
If outfall are polluted, eliminate the source.		
<u>        </u> BMP ID #	<u>        </u> Responsible Dept./Person Name	<u>        </u> Specify Measurable Goal
<u>        </u> Specify Best Management Practice		
<u>        </u> BMP ID #	<u>        </u> Responsible Dept./Person Name	<u>        </u> Specify Measurable Goal
<u>        </u> Specify Best Management Practice		

4. Construction Site Runoff Control:

<u>N/A</u> BMP ID #	<u>Not Applicable</u> Responsible Dept./Person Name	<u>Not Applicable</u> Specify Measurable Goal
Not Applicable		
<u>        </u> BMP ID #	<u>        </u> Responsible Dept./Person Name	<u>        </u> Specify Measurable Goal
<u>        </u> Specify Best Management Practice		
<u>        </u> BMP ID #	<u>        </u> Responsible Dept./Person Name	<u>        </u> Specify Measurable Goal
<u>        </u> Specify Best Management Practice		
<u>        </u> BMP ID #	<u>        </u> Responsible Dept./Person Name	<u>        </u> Specify Measurable Goal
<u>        </u> Specify Best Management Practice		
<u>        </u> BMP ID #	<u>        </u> Responsible Dept./Person Name	<u>        </u> Specify Measurable Goal
<u>        </u> Specify Best Management Practice		





**BRP WM 08A NPDES Stormwater General Permit**  
**Notice of Intent for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s)**

Facility ID (if known)

**D. Stormwater Management Program Summary (cont.)**

7. BMPs for Meeting TMDL:

N/A		
BMP ID #		
Not Applicable	Not Applicable	Not Applicable
Specify Best Management Practice	Responsible Dept./Person Name	Specify Measurable Goal
BMP ID #		
Specify Best Management Practice	Responsible Dept./Person Name	Specify Measurable Goal
BMP ID #		
Specify Best Management Practice	Responsible Dept./Person Name	Specify Measurable Goal
BMP ID #		
Specify Best Management Practice	Responsible Dept./Person Name	Specify Measurable Goal
BMP ID #		
Specify Best Management Practice	Responsible Dept./Person Name	Specify Measurable Goal

**E. Certification**

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 gather and evaluate 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, I certify that 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.

Kenneth M. Tilden, Deputy Director

Printed Name

*Kenneth M. Tilden*

Signature

7/28/03  
Date



**APPENDIX A**  
**Assessment Letter Report**

July 25, 2003

Mr. Mark Roberts, P.E.  
Project Manager  
Division of Capital Asset Management  
One Ashburton Place, 15<sup>th</sup> Floor  
Boston, MA 02108

RE: Division of Capital Asset Management (DCAM) Surplus Properties  
Oakdale Complex Assessment Letter Report

Dear Mr. Roberts:

In accordance with our February 5, 2003 proposal, Malcolm Pirnie, Inc. (MPI) has completed a site assessment at the Oakdale Complex (Property) to determine if the Property is required to meet the National Pollutant Discharge Elimination System (NPDES) Phase II Storm Water regulations. The Property is located in the town of West Boylston, Massachusetts. The site assessment consisted of two site visits conducted on February 14, 2003 and May 20, 2003.

The following sections describe the type of information documented during the assessment, visual observations made during our site visits, and conclusions based on our assessment. The Division of Capital Asset Management (DCAM) provided a knowledgeable person to assist during the site assessment, but no existing site maps were available for the site.

#### **A. Assessment Data**

The site assessment focused on the storm water conveyance system, potential storm water pollution issues, and any observed outfalls and discharges. Prior to the Property site visit, an assessment was completed to identify drainage piping on available mapping, nearby waterbodies, waterbodies on the Massachusetts 303(d) List of Impaired Waters, waterbodies on the Massachusetts Year 2002 Integrated List of Waters, threatened or endangered species, and historic sites on or near the Property.

The following information was documented:

- Storm Water Assessment
  - Site description
  - Property description
  - Site activity
  - Buildings on site

- Based on available mapping, the location of:
  - Buildings
  - Outfalls
  - Drainage directions
  - Nearby waterbodies
  - Noticeable pollution issues
  - Drainage piping and structures that discharge offsite
- Visible Observations:
  - Waterbodies on the Massachusetts 303(d) List of Waters
  - Waterbodies on the Massachusetts Year 2002 Integrated List of Waters
  - Visible pollution issues
  - Potential pollution issues
  - Other observations
- Outfall Assessment
  - Pipe type and size
  - Evidence of flow
  - Visual inspection of flow (i.e., color, odor, turbidity, structural damage, and presence/absence of oil)
  - Estimated flow depth
  - Presence of standing water
  - Visual inspection of standing water (i.e., color, odor, turbidity, structural damage, and presence/absence of oil)
  - Unusual piping or ditches

Attachment A includes the Outfall Assessment Sheets for conducting outfall assessments. This sheet was used for the Property since three outfalls (Outfalls #1, #2, and #3) were observed.

## **B. Assessment Observations**

Attachment B includes a site map that shows the location of the Property boundary, buildings, landcover types, landmarks, and outfalls.

The Property is active. The main entrance to the property is located off Beaman Street. The Property consists of three buildings and two parking areas. The following buildings are on the Property:

- (2) Metropolitan District Commission (MDC) Department of Public Health office buildings connected together (Attachment C, Figures 1-1, 1-2, and 1-12)
- Vehicle Garage (Attachment C, Figure 1-5)

The two office buildings are currently used by the MDC Department of Public Health for office use. In addition, a garage located east of the Property is used to store vehicles. DCAM has confirmed that vehicle maintenance activities do not occur in the garage. The Property is active. The complex is surrounded by wooded areas (Attachment C, Figure 1-4) except on the west side where Beaman Street (Attachment C, Figure 1-11) and the Wachusett Reservoir (Attachment C,

Figure 1-8) are located. Within the complex, the area consists of areas of impervious surfaces occupied by the buildings, driveways (Attachment C, Figures 1-7 and 1-10); and three small parking lots. Areas of pervious surfaces surround the buildings as lawn (Attachment C, Figures 1-13, 2-3, 2-4, and 2-11). In addition, fields are located on the northeast corner of the Property (Attachment C, Figures 1-3 and 2-12). The driveways and parking lots are plowed and sanded during icy conditions. Based on past winters, sanding occurs a maximum of three times per year.

Based on a visual assessment, it does not appear that storm water drainage pollution should be an issue on the Property. Drainage from the buildings, parking lots, and surrounding lawn flows overland and into culverts located on Beaman Street. The culverts transport flow to three outfalls located west of Beaman Street. Outfall #1 is a 12-inch clay drainage pipe that discharges flow in a wooded area next to the Wachusett Reservoir. During our assessment, Outfall #1 (Attachment C, Figure 2-5) did not have dry weather flow or standing water in the outlet (Attachment C, Figure 2-6). The outfall was filled with sedimentation. Outfall #2 (Attachment C, Figure 2-7) is a 12-inch clay pipe that discharges flow in a wooded area next to the Wachusett Reservoir. During our assessment, Outfall #2 did have dry weather flow. The flow was clear, odorless, and had no visible turbidity (Attachment C, Figure 2-8). In addition, there was no garbage or debris in the outlet. Outfall #3 (Attachment C, Figure 2-9) is an 8-inch clay pipe located on the west side of the Property that most likely is connected to Outfall #2. During our assessment, Outfall #3 did have dry weather flow (Attachment C, Figure 2-10). The flow was clear, odorless, and had no visible turbidity. Attachment A includes the outfall assessment sheets for Outfalls #1, #2, and #3.

No visible pollution issues or potential pollution issues were observed. However, debris (Attachment C, Figures 2-1 and 2-2) is located next to a covered storage trailer and dumpster. The debris includes construction materials (PVC pipe, geotextile, and wood crates) that should be removed but do not appear to be a potential pollution issue. The Property is located within the Nashua River Watershed. The closest waterbody, the Wachusett Reservoir, is located west of the Property. The Wachusett Reservoir is listed on the 2002 Integrated List of Waters as a Category 3 Water, "No Uses Assessed". Category 3 Waters include those waters that do not have sufficient data or information to assess uses of the waterbody. However, this reservoir is active and any potential storm water pollution should be addressed as a priority.

The U.S. Fish and Wildlife list of endangered and threatened species as well as the Environmental Protection Agency's (EPA's) Endangered and Threatened Species County List for Massachusetts were used to verify whether endangered or threatened species are located near the Property. These species lists were compared to information from the Massachusetts Natural Heritage and Endangered Species Program (NHESP). The "NHESP 1999-2001 Estimated Habitats for Rare Wildlife: For Use with the Massachusetts Wetlands Protection Act Regulations (310 CMR 10)", "NHESP 1999-2001 Priority Habitats for State-Protected Rare Species: Not Equivalent to 'Significant Habitat' as designated under Massachusetts Endangered Species Act", and the "NHESP BioMap Core Habitat" datalayers were used to identify whether the Property was within an area of rare wildlife. Based on the most current information available, it was determined that the Property is located near habitats of state-protected rare wildlife that live in wetland areas or places of known habitats for rare species that have been documented within the

last 25 years. In addition, the Property is located in an area that is considered to be a viable habitat for rare species and natural communities in Massachusetts. A formal letter, with a Rare Species Information Request Form, was sent to the NHESP to verify that rare species exist in the vicinity of the Property. The NHESP responded with a letter that stated the Property abuts priority/estimated habitat for endangered species including the American Bittern and the Bald Eagle and also for "Special Concern" species including the Common Loon, Spotted Turtle, Wood Turtle, and Triangle Floater (Attachment D). "Special Concern" species include those that have suffered a decline in recent years and, if continue to do so, will be listed as threatened species.

The Property is considered to be a historic site. The Massachusetts Historical Commission (MHC) "State Register of Historic Places 2002" does not specifically list the Property as a historic site, but the Property is considered to be historic under the Massachusetts State Hospitals and State Schools Multiple Property Submission. A formal letter, with a Project Notification Form, was sent to the MHC to verify that historic resources are not being affected by the Property. MHC has not yet replied. However, since construction projects including demolition, rehabilitation, and new construction are not current activities at the Property, the MHC will most likely determine that significant historic and archaeological resources are not affected.

### **C. Conclusions**

Based on our assessment and the final EPA/Massachusetts Department of Environmental Protection (MADEP) Storm Water Phase II municipal separate storm sewer system (MS4) NPDES requirements, we have concluded that the Property should be required to submit a NOI for permit coverage. The NOI should be submitted to the EPA and MADEP. The main reason a NOI should be submitted is because Property storm water runoff flows into three outfalls (Outfalls #1, #2, and #3). Outfalls #2 and #3 have dry weather flow that should be further investigated because the discharge flows into a wooded area adjacent to the Wachusett Reservoir that is an active reservoir and habitat for the bald eagle (endangered species).

The following reasons justify the recommendation of a NOI for the Property:

- Outfalls #2 and #3 have dry weather flow. Outfall #2 discharges near Wachusett Reservoir, habitat for endangered species.
- Construction debris exposed to precipitation was found on the Property.

If you have any questions or require any additional information, please do not hesitate to contact me at 781-213-4912.

Very truly yours,

MALCOLM PIRNIE, INC.



Robert S. Winn, P.E.  
Associate

cc: W. Di Tullio, Vice President, MPI  
Peter Wilson, Associate General Counsel, DCAM  
File 4732002-C

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**ATTACHMENT A**  
**Outfall Assessment Sheets**

**NOI (PHASE II ASSESSMENT) FOR DCAM**

**PROPERTY Oakdale Complex**

**CHECKLIST FOR CONDUCTING OUTFALL ASSESSMENTS**

1. Date of assessment: 2/14/03 and 5/20/03
2. Outfall I.D. Outfall #1
3. Date of last rain/snow event: 2/12/03 (snow)  
5/14/03 (rain)
4. Photographs: Attachment C, Figure 2-5
5. Assessor's name: Bridget Zwack
6. Weather & Temp: 2/14/03: Cloudy, 10°F  
5/20/03: Sunny, 70°F
7. Type of outfall  
 Concrete     Pipe     Grassed     Rock     Other Clay
8. Size of outfall    Width \_\_\_\_\_    Height \_\_\_\_\_    Diameter 12"
9. Is there visible flow from the pipe?     Yes     No  
 If yes, check all that apply. If no, go to number 11.
 

<input type="checkbox"/> Colored water (describe)	<input type="checkbox"/> Oily sheen
<input type="checkbox"/> Odor (describe- sewage, sulfide, oil, gas, etc.)	<input type="checkbox"/> Sludge present
<input type="checkbox"/> Murky	<input type="checkbox"/> Turbidity (describe- cloudy, opaque, etc.)
<input type="checkbox"/> Floating objects (describe- floatables, oil sheen, sewage, etc.)	<input type="checkbox"/> Stains on conveyance (describe- sediment, oily, etc.)
<input type="checkbox"/> Absence of plant life surrounding conveyance	<input type="checkbox"/> Notable difference in plant life surrounding conveyance
<input type="checkbox"/> Scum	<input type="checkbox"/> Suds <input type="checkbox"/> Other: _____

 e.g., rotten eggs, earthy, chemical, chlorine, soap, putrescence, gasoline, musty, etc.
10. Estimated flow depth \_\_\_\_\_
11. Is there standing water present?     Yes     No  
 If yes, check all that apply. If no, go to number 12.
 

<input type="checkbox"/> Colored water (describe)	<input type="checkbox"/> Oily sheen
<input type="checkbox"/> Odor (describe- sewage, sulfide, oil, gas, etc.)	<input type="checkbox"/> Sludge present
<input type="checkbox"/> Murky	<input type="checkbox"/> Turbidity (describe- cloudy, opaque, etc.)
<input type="checkbox"/> Floating objects (describe- floatables, oil sheen, sewage, etc.)	<input type="checkbox"/> Stains on conveyance (describe- sediment, oily, etc.)
<input type="checkbox"/> Absence of plant life surrounding conveyance	<input type="checkbox"/> Notable difference in plant life surrounding conveyance
<input type="checkbox"/> Suds	<input type="checkbox"/> Scum <input type="checkbox"/> Other: _____

 e.g., rotten eggs, earthy, chemical, chlorine, soap, putrescence, gasoline, musty, etc.
12. From the assessment locations, can you see any unusual piping or ditches that drain to the storm water conveyance?  
 Yes     No
13. Is there any overland flow visible from the discharge location?     Yes     No  
 Known industrial or commercial uses in drainage area?     Yes     No

If yes, describe \_\_\_\_\_  
 Signature: Bridget M Zwack, Malcolm Pirnie

**NOI (PHASE II ASSESSMENT) FOR DCAM**

**PROPERTY Oakdale Complex**

**CHECKLIST FOR CONDUCTING OUTFALL ASSESSMENTS**

1. Date of assessment: 2/14/03 and 5/20/03
2. Outfall I.D. Outfall #2
3. Date of last rain/snow event: 2/12/03 (snow)  
5/14/03 (rain)
4. Photographs: Attachment C, Figure 2-7
5. Assessor's name: Bridget Zwack
6. Weather & Temp: 2/14/03: Cloudy, 10°F  
5/20/03: Sunny, 70°F
7. Type of outfall  
 Concrete     Pipe     Grassed     Rock     Other Clay
8. Size of outfall    Width \_\_\_\_\_    Height \_\_\_\_\_    Diameter 12"
9. Is there visible flow from the pipe?  Yes     No  
 If yes, check all that apply. If no, go to number 11.  
 Colored water (describe)     Oily sheen  
 Odor (describe- sewage, sulfide, oil, gas, etc.)     Sludge present  
 Murky     Turbidity (describe- cloudy, opaque, etc.)  
 Floating objects (describe- floatables, oil sheen, sewage, etc.)     Stains on conveyance (describe- sediment, oily, etc.)  
 Absence of plant life surrounding conveyance     Notable difference in plant life surrounding conveyance  
 Scum     Suds     Other: Clear, odorless, no turbidity.  
 e.g., rotten eggs, earthy, chemical, chlorine, soap, putrescence, gasoline, musty, etc.
10. Estimated flow depth 1/2"
11. Is there standing water present?  Yes     No  
 If yes, check all that apply. If no, go to number 12.  
 Colored water (describe)     Oily sheen  
 Odor (describe- sewage, sulfide, oil, gas, etc.)     Sludge present  
 Murky     Turbidity (describe- cloudy, opaque, etc.)  
 Floating objects (describe- floatables, oil sheen, sewage, etc.)     Stains on conveyance (describe- sediment, oily, etc.)  
 Absence of plant life surrounding conveyance     Notable difference in plant life surrounding conveyance  
 Suds     Scum     Other: \_\_\_\_\_  
 e.g., rotten eggs, earthy, chemical, chlorine, soap, putrescence, gasoline, musty, etc.
12. From the assessment locations, can you see any unusual piping or ditches that drain to the storm water conveyance?  
 Yes     No
13. Is there any overland flow visible from the discharge location?     Yes     No  
 Known industrial or commercial uses in drainage area?     Yes     No

If yes, describe \_\_\_\_\_  
 Signature: Bridget Zwack, Malcolm Pirnie

NOI (PHASE II ASSESSMENT) FOR DCAM

PROPERTY Oakdale Complex

CHECKLIST FOR CONDUCTING OUTFALL ASSESSMENTS

- 1. Date of assessment: 2/14/03 and 5/20/03
- 2. Outfall I.D. Outfall #3
- 3. Date of last rain/snow event: 2/12/03 (snow)  
5/14/03 (rain)
- 4. Photographs: Attachment C, Figure 1-9
- 5. Assessor's name: Bridget Zwack
- 6. Weather & Temp: 2/14/03: Cloudy, 10°F  
5/20/03: Sunny, 70°F

- 7. Type of outfall  
 Concrete     Pipe     Grassed     Rock     Other Clay
- 8. Size of outfall    Width \_\_\_\_\_    Height \_\_\_\_\_    Diameter 8"

- 9. Is there visible flow from the pipe?  Yes     No  
 If yes, check all that apply. If no, go to number 11.
 

<input type="checkbox"/> Colored water (describe)	<input type="checkbox"/> Oily sheen
<input type="checkbox"/> Odor (describe- sewage, sulfide, oil, gas, etc.)	<input type="checkbox"/> Sludge present
<input type="checkbox"/> Murky	<input type="checkbox"/> Turbidity (describe- cloudy, opaque, etc.)
<input type="checkbox"/> Floating objects (describe- floatables, oil sheen, sewage, etc.)	<input type="checkbox"/> Stains on conveyance (describe- sediment, oily, etc.)
<input type="checkbox"/> Absence of plant life surrounding conveyance	<input type="checkbox"/> Notable difference in plant life surrounding conveyance
<input type="checkbox"/> Scum	<input type="checkbox"/> Suds <input checked="" type="checkbox"/> Other: <u>Clear, odorless, no turbidity.</u>

 e.g., rotten eggs, earthy, chemical, chlorine, soap, putrescence, gasoline, musty, etc.

- 10. Estimated flow depth 1/2"
- 11. Is there standing water present?  Yes     No  
 If yes, check all that apply. If no, go to number 12.
 

<input type="checkbox"/> Colored water (describe)	<input type="checkbox"/> Oily sheen
<input type="checkbox"/> Odor (describe- sewage, sulfide, oil, gas, etc.)	<input type="checkbox"/> Sludge present
<input type="checkbox"/> Murky	<input type="checkbox"/> Turbidity (describe- cloudy, opaque, etc.)
<input type="checkbox"/> Floating objects (describe- floatables, oil sheen, sewage, etc.)	<input type="checkbox"/> Stains on conveyance (describe- sediment, oily, etc.)
<input type="checkbox"/> Absence of plant life surrounding conveyance	<input type="checkbox"/> Notable difference in plant life surrounding conveyance
<input type="checkbox"/> Suds	<input type="checkbox"/> Scum <input type="checkbox"/> Other: _____

 e.g., rotten eggs, earthy, chemical, chlorine, soap, putrescence, gasoline, musty, etc.

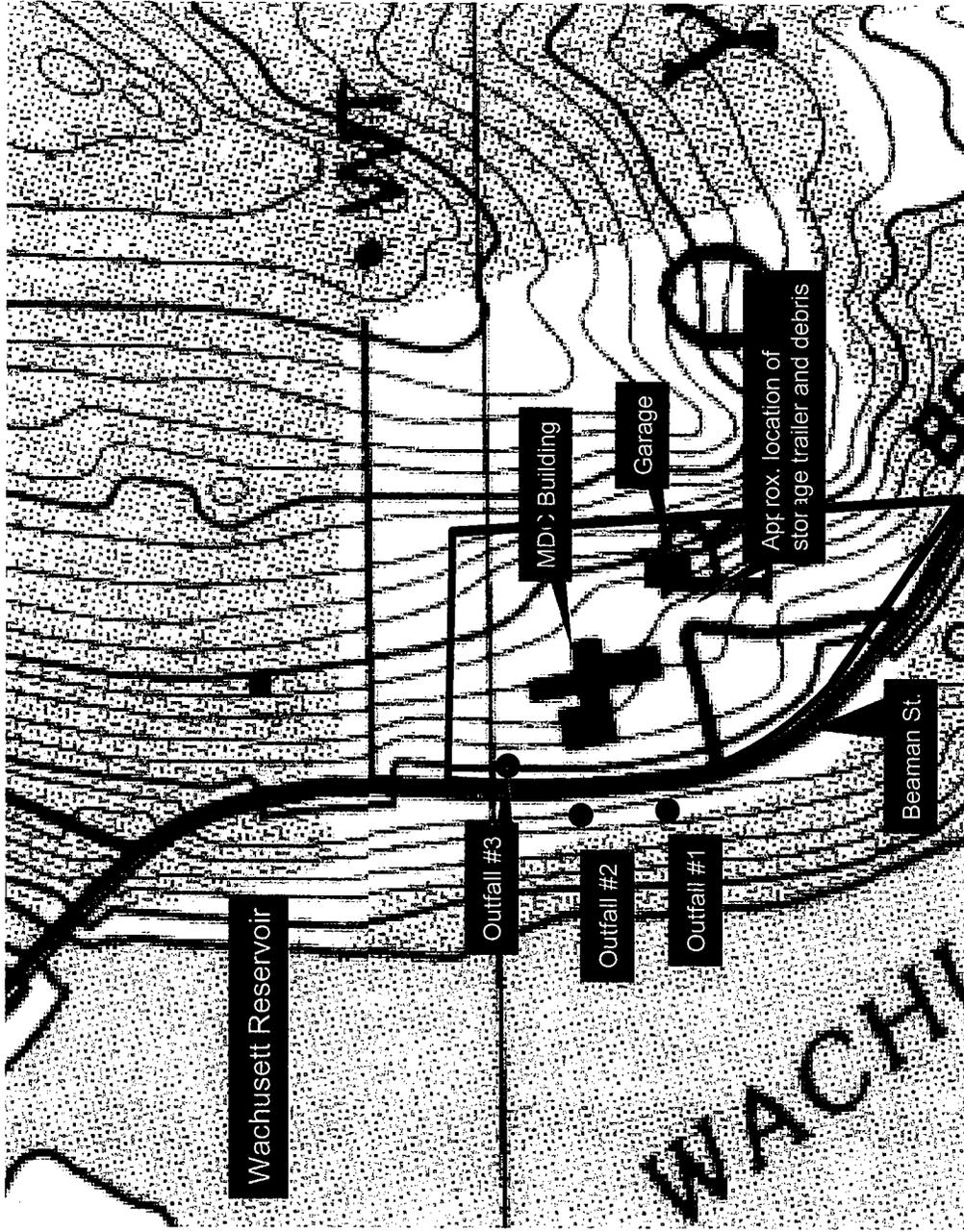
- 12. From the assessment locations, can you see any unusual piping or ditches that drain to the storm water conveyance?  
 Yes     No

- 13. Is there any overland flow visible from the discharge location?     Yes     No  
 Known industrial or commercial uses in drainage area?     Yes     No

If yes, describe \_\_\_\_\_  
 Signature: Bridget m Zwack, Malcolm Pirnie

**ATTACHMENT B**  
**Site Map**

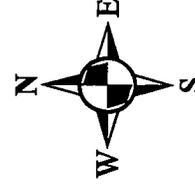
**Site Map**  
**DCAM Surplus Properties - Oakdale Complex**  
**NPDES Phase II Assessment**



**LEGEND**

● Outfall

⎯⎯⎯ Approximate Property Boundary



**ATTACHMENT C**  
**Photographs**

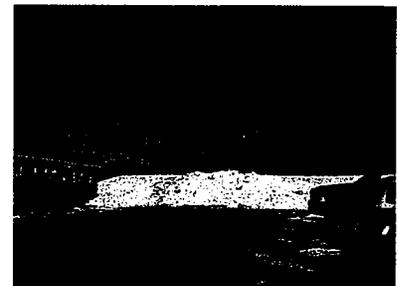
**Figure 1**  
**DCAM Surplus Properties—Oakdale Complex**  
**NPDES Phase II Assessment Report**  
**February 14, 2003 Site Visit**



**Figure 1-1**  
MDC building.



**Figure 1-2**  
MDC building.



**Figure 1-3**  
Baseball field on eastern part of Property.



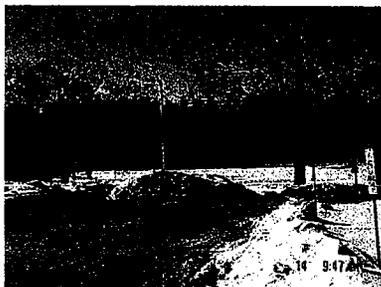
**Figure 1-4**  
Wooded area east of Property.



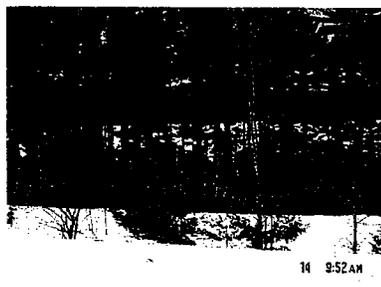
**Figure 1-5**  
Garage.



**Figure 1-6**  
Storage trailer, road signs, and dumpster.



**Figure 1-7**  
Driveway on south side of Property.



**Figure 1-8**  
West of Property—Wachusett Reservoir is located behind trees.



**Figure 1-9**  
Outfall #3.

**Figure 1**  
**DCAM Surplus Properties—Oakdale Complex**  
**NPDES Phase II Assessment Report**  
**February 14, 2003 Site Visit**



**Figure 1-10**  
Driveway on north side of  
Property.



**Figure 1-11**  
Beaman Street.

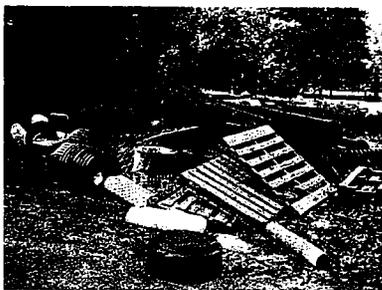


**Figure 1-12**  
MDC building facing east.



**Figure 1-13**  
View of Property facing north.

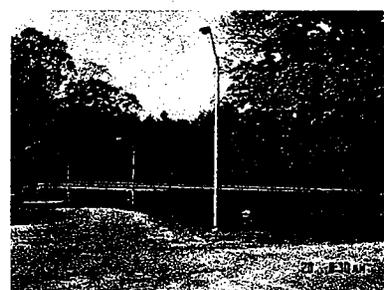
**Figure 2**  
**DCAM Surplus Properties—Oakdale Complex**  
**NPDES Phase II Assessment Report**  
**May 20, 2003 Site Visit**



**Figure 2-1**  
Debris including PVC pipe,  
wood pallets, chair, and  
geotextile.



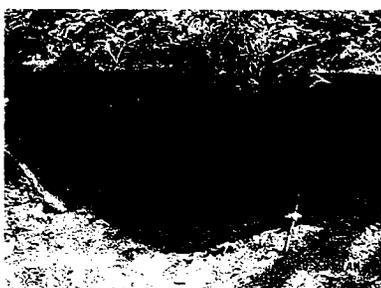
**Figure 2-2**  
Storage trailer, dumpster, and  
debris.



**Figure 2-3**  
Driveway and lawn on south  
side of Property.



**Figure 2-4**  
Lawn area on east side of  
Property.



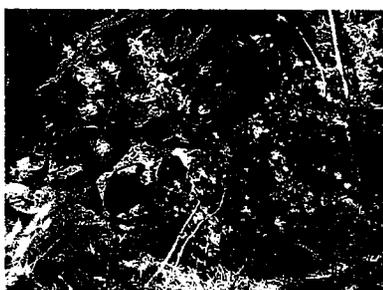
**Figure 2-5**  
Outfall #1.



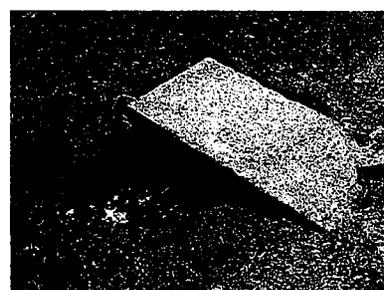
**Figure 2-6**  
Outlet of Outfall #1.



**Figure 2-7**  
Outfall #2.

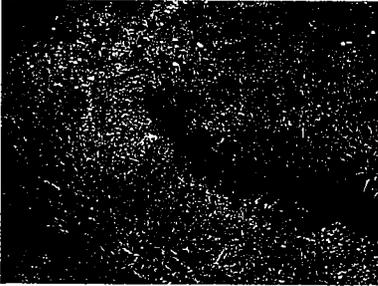


**Figure 2-8**  
Outlet of Outfall #2.



**Figure 2-9**  
Culvert that accepts flow from  
Outfall #3.

**Figure 2**  
**DCAM Surplus Properties—Oakdale Complex**  
**NPDES Phase II Assessment Report**  
**May 20, 2003 Site Visit**



**Figure 2-10**  
Flow from Outfall #3.



**Figure 2-11**  
Driveway and lawn area on  
north side of Property.



**Figure 2-12**  
Field area north of MDC  
building.

**ATTACHMENT D**  
**NHESP and MHC Letters**

May 12, 2003

Natural Heritage Review  
Natural Heritage and Endangered Species Program (NHESP)  
MA Division of Fisheries and Wildlife  
Route 135  
Westborough, MA 01581

Re: Division of Capital Asset Management Properties

To Whom It May Concern:

The Division of Capital Asset Management (DCAM) under the Commonwealth of Massachusetts is assessing properties for compliance with the Environmental Protection Agency's (EPA's) Storm Water National Pollutant Discharge Elimination System (NPDES) Phase II requirements. These properties include the following:

- Metropolitan State Hospital (Belmont, Lexington, and Waltham)
- Middlesex County Hospital (Lexington and Waltham)
- Boston State Hospital (Boston)
- Foxborough State Hospital (Foxborough)
- Worcester County Hospital (West Boylston)
- Oakdale Complex (West Boylston)
- Lancaster Complex (Lancaster)
- Rutland Heights Hospital (Rutland)
- J.T. Berry Regional Center (North Reading and Wilmington)
- Danvers State Hospital / Essex Agricultural (Danvers)
- Grafton Complex (Grafton, Shrewsbury, Westborough)
- Lyman School for Boys (Westborough)
- Medfield State Hospital (Medfield)

As part of the Phase II requirements, eligibility criteria for endangered and threatened species and their critical habitats must be met. Coverage under the Phase II permit is only granted if storm water discharges, allowable non-storm water discharges, and discharge related activities do not adversely affect species that are listed as endangered or threatened under the Endangered Species Act (ESA). In order to assist in determining eligibility, Malcolm Pirnie has submitted the enclosed "Rare Species Information Request Form" and USGS topography maps for each property on behalf of DCAM to the NHESP to identify any critical habitats of endangered and threatened species that exist within each property.

Malcolm Pirnie is requesting a list and location of endangered and threatened species within each property from the NHESP as well as any other applicable information that will assist in determining eligibility criteria under Phase II.

If you have any questions or comments on this letter, please do not hesitate to contact me at (781) 224-4488.

Very truly yours,

MALCOLM PIRNIE, INC.

*Bridget M. Franz*

~~Bridget M. Franz~~

Engineer

Enclosure

cc: Robert Winn  
File 4732002-C

G:\BusDev\DCAM stormwater\species letter

## Rare Species Information Request Form

Please complete this form to request site-specific information from The Natural Heritage and Endangered Species Program database (Please submit only one project per request form).

### Requestor Information

Name: *Bridget Zwack*

Affiliation: *Malcolm Pirnie, Inc.*

Address: *500 Edgewater Drive, Suite 566*

City: *Wakefield*

State: *MA*

Zip Code: *01880*

Daytime Phone: *(781) 224-4488* Ext.

### Project Information

Project or Site Name: *Oakdale Complex*

Town: *West Boylston*

USGS Quad Map:

Name of Landowner or Project Proponent: *Commonwealth of Massachusetts : Division of Capital Asset Management (DCAM)*

Description of Proposed Project: (If necessary attach additional sheet)  
*(See Attached Cover Letter)*

- N* Will this project be reviewed as a Notice of Intent by the local Conservation Commission?
- Y* Will this project be undergoing review through MEPA?
- Y* Have you enclosed the required copy of a USGS topographic map in the scale 1:24,000 or 1:25,000 (not copy reduced) with the site location clearly marked and centered on the copy page? (Copies of Atlas pages are not accepted)

Please **mail** this completed form and topographic map to:  
Environmental Review  
Natural Heritage and Endangered Species Program  
MA Division of Fisheries and Wildlife  
Rte. 135  
Westborough, MA 01581

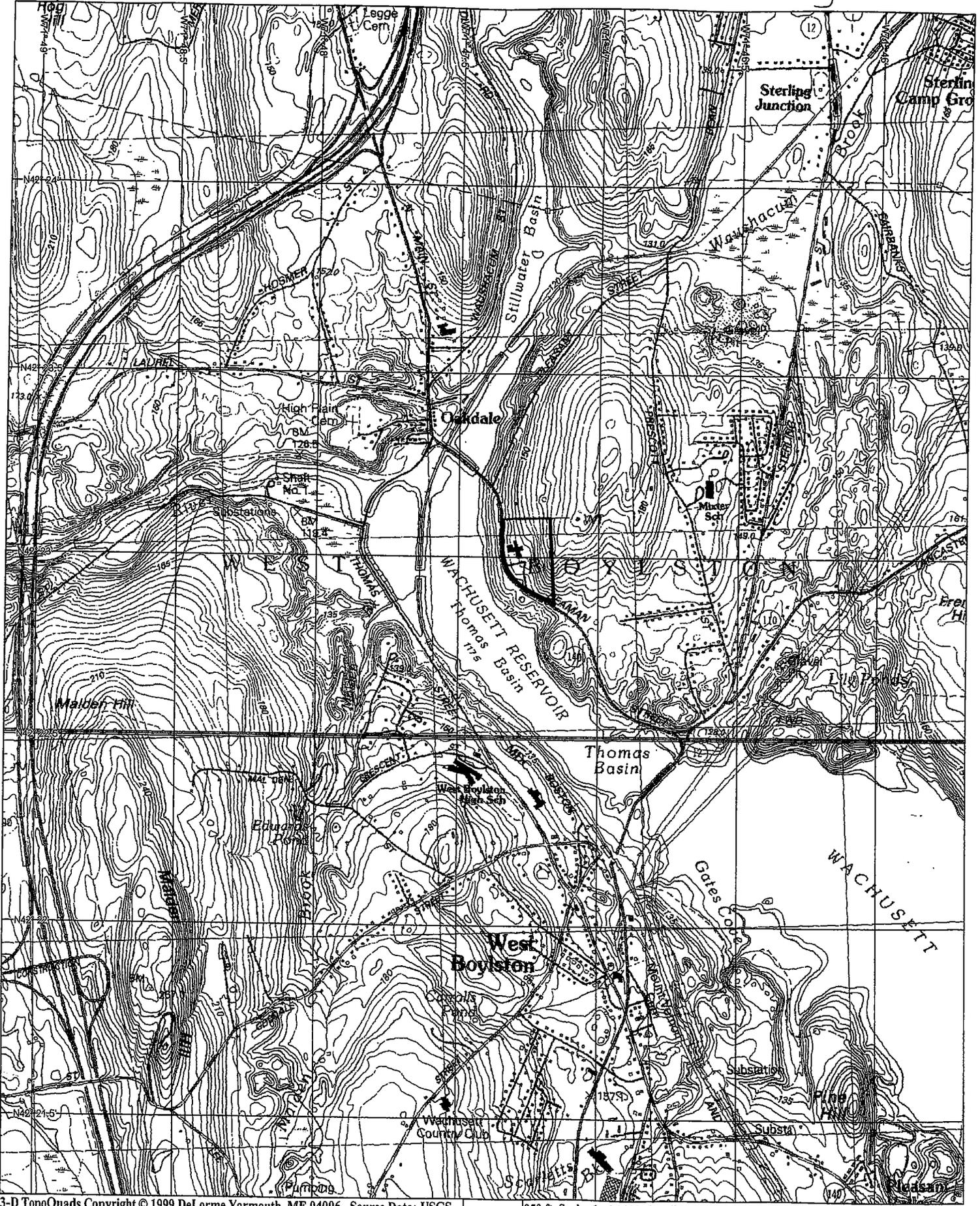
Or **fax** to: (508) 792-7275  
Natural Heritage Program  
Attn: Environmental Review

\*Questions regarding this form should be directed to (508) 792-7270 ext. 154

Persons requesting information should expect a 4 week turnaround time (time varies on amount of requests received per week).  
Please do not ask for an expedited review. Requests are processed in the order that they are received.

Property: Dakdale Complex

Approximate Property Boundary







MassWildlife

Commonwealth of Massachusetts

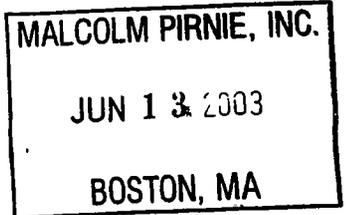
# Division of Fisheries & Wildlife

Wayne F. MacCallum, *Director*

June 11, 2003

Bridget Zwack  
Malcolm Pirnie, Inc.  
500 Edgewater Drive, Suite 566  
Wakefield, MA 01880

Re: Oakdale Complex  
West Boylston, MA  
NHESP File: 03-12025



Dear Ms. Zwack,

Thank you for contacting the Natural Heritage and Endangered Species Program for information regarding state-protected rare species in the vicinity of the above referenced site. I have reviewed the site and would like to offer the following comments.

Our database indicates that the site abuts Priority/Estimated Habitat PH 476/WH 4057, which has been delineated for the American Bittern (*Botaurus lentiginosus*), an "Endangered" species, Bald Eagle (*Haliaeetus leucocephalus*), an "Endangered" species, the Common Loon (*Gavia immer*), a species of "Special Concern", the Spotted Turtle (*Clemmys guttata*), a species of "Special Concern", the Wood Turtle (*Clemmys insculpta*), a species of "Special Concern", and the Triangle Floater (*Alasmidonta undulata*), also a species of "Special Concern". These species are protected under the Massachusetts Endangered Species Act (M.G.L. c. 131A) and its implementing regulations (321 CMR 10.00) as well as the state's Wetlands Protection Act (M.G.L. c. 131, s. 40) and its implementing regulations (310 CMR 10.00). Fact sheets for these species can be found on the website [www.mass.gov/nahis/df/wetlands/](http://www.mass.gov/nahis/df/wetlands/).

This evaluation is based on the most recent information available in the Natural Heritage database, which is constantly being expanded and updated through ongoing research and inventory. Should your site plans change, or new rare species information become available, this evaluation may be reconsidered.

If you have any questions regarding this review, please contact Christine Vaccaro, Environmental Review Assistant, at ext. 154.

Sincerely,

Thomas W. French, Ph.D  
Assistant Director

[www.masswildlife.org](http://www.masswildlife.org)

Division of Fisheries and Wildlife

Field Headquarters, One Rabbit Hill Road, Westborough, MA 01581 (508) 792-7270 Fax (508) 792-7275

An Agency of the Department of Fisheries, Wildlife & Environmental Law Enforcement



June 9, 2003

Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, MA 02125

Re: Division of Capital Asset Management (DCAM) Phase II Storm Water  
Management

To Whom It May Concern:

The Division of Capital Asset Management (DCAM) under the Commonwealth of Massachusetts is assessing properties for compliance with the Environmental Protection Agency's (EPA's) Storm Water National Pollutant Discharge Elimination System (NPDES) Phase II requirements. The Phase II Program is a general permit administered by the EPA and Massachusetts Department of Environmental Protection (MADEP). DCAM properties assessed include the following:

- Metropolitan State Hospital (Belmont, Lexington, and Waltham)
- Middlesex County Hospital (Lexington and Waltham)
- Boston State Hospital (Boston)
- Foxborough State Hospital (Foxborough)
- Worcester County Hospital (West Boylston)
- Oakdale Complex (West Boylston)
- Lancaster Complex (Lancaster)
- Rutland Heights Hospital (Rutland)
- J.T. Berry Regional Center (North Reading and Wilmington)
- Danvers State Hospital / Essex Agricultural (Danvers)
- Grafton Complex (Grafton, Shrewsbury, Westborough)
- Lyman School for Boys (Westborough)
- Medfield State Hospital (Medfield)

As part of the Phase II requirements, the Town must determine if any storm water discharges, allowable non-storm water discharges, or construction of best management practices (BMPs) to control discharges have the potential to affect a property that is listed or eligible for listing on the National Register of Historic Places and by the Massachusetts Historical Commission (MHC).

Malcolm Pirnie, on behalf of DCAM, is requesting an evaluation of each property by the MHC to determine if storm water discharges from each property will affect a historic place. In addition, Malcolm Pirnie is also requesting a list and location of historic sites that may be near each property as well as a verification that the information provided on

the attached Project Notification Form is correct to complete the Notice of Intent (NOI) for the Phase II permit.

Included are a Project Notification Form (Form) and USGS quadrangle map for each property as requested by the MHC for project review. A summary of the information provided on the Forms includes the following:

- Demolition, rehabilitation, and new construction of buildings are not planned at each property.
- Most of the properties are historic sites as designated under the NRDIS (National Register District), NRMPS (National Register of Multiple Property Submission), and LHD (Local Historic District)
- Acreages of land cover are approximate for each property.

In addition, outfall locus maps are included for those properties that have known outfalls based on available mapping and assessments conducted.

If you have any questions or comments on this letter, please do not hesitate to contact me at (781) 224-4488.

Very truly yours,

MALCOLM PIRNIE, INC.



Bridget Zwack  
Engineer

Enclosure

cc: Robert Winn  
File 4732002-C

G:\BusDev\DCAM stormwater\MHC letter

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A  
MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD  
BOSTON, MASS. 02125  
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: DCAM Phase II Storm Water Management  
Location / Address: Oakdale Complex, Beaman Street, West Boylston, MA 01583  
City / Town: West Boylston

Project Proponent

Name: Malcolm Pirnie  
Address: 500 Edgewater Drive, Suite 566  
City/Town/Zip/Telephone: Wakefield, MA 01880 (781) 224-4488

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name

EPA & MADEP

Type of License or funding (specify)

NPDES General Permit for Storm Water  
Discharges from Small MSTs

**Project Description (narrative):**

(See Attached Letter)

**Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.**

NO

**Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.**

ND

**Does the project include new construction? If so, describe (attach plans and elevations if necessary).**

ND

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify. *NO. However, Oakdale Complex is part of blanket coverage for Massachusetts State Hospital and Schools. Designated as historic place under NLMPS.*

What is the total acreage of the project area? *32 Acres*

Woodland _____	acres	Productive Resources:	
Wetland _____	acres	Agriculture _____	acres
Floodplain _____	acres	Forestry _____	acres
Open space <i>22</i>	acres	Mining/Extraction _____	acres
Developed <i>10</i>	acres	Total Project Acreage <i>32</i>	acres

What is the acreage of the proposed new construction? *0* acres

What is the present land use of the project area?

*Oakdale Complex is used for office buildings.*

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

---

Signature of Person submitting this form: *Bridget M Zwack* Date: *6/9/23*  
Name: *Bridget M. Zwack*  
Address: *500 Edgewater Drive, Suite 516*  
City/Town/Zip: *Wakfield, MA 01880*  
Telephone: *(781) 224-4488*

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

Property: Oakdale Complex

Approximate Property Boundary

