

Operational Maintenance Plan

269 Main Street, Reading, MA – Dumpster Area

Proximity to Bordering Vegetated Wetland: Within 80 feet

Location: Existing Pavement

1. Dumpster Enclosure and Capacity

- Two (2) 2-yard dumpsters will be placed on existing paved surfaces.
 - Dumpsters will be fully enclosed by a 6-foot tall solid fence with a secure gate.
 - The enclosure is designed to prevent wind-blown trash and unauthorized access.
 - A clearance area will be maintained for snow storage and access, including space for additional pickups as needed during snow accumulation periods.
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2. Trash Collection and Overflow Management

- **Trash Pickup Frequency:**
3 times per week. (To be filled based on waste generation volume and hauler recommendation. Commonly 2–3x/week for commercial areas.)
 - **Overflow Protocol:**
 - In the event trash is placed outside the dumpster, the hauler will be required to collect all overflow trash during their scheduled pickups.
 - Property management will monitor for consistent overflow and increase pickup frequency as necessary.
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3. Pest Control Measures

- **Rodenticide Ban:**
 - No rodenticides are to be used at any time due to the site's proximity to a Bordering Vegetated Wetland.
- **Approved Pest Control Method:**
 - Only **electric shock boxes** (or equivalent non-toxic deterrent systems) shall be used for rodent management.
- **Lid Damage Protocol:**
 - If rodents chew through or otherwise damage dumpster lids, the lids will be replaced immediately under the dumpster contractor's service agreement.

4. Fence Maintenance

- Any damage to the 6-foot enclosure fence will be repaired **immediately** to ensure continued containment and visual screening of the dumpsters.
- Weekly inspections will be conducted by on-site staff or designated personnel to assess fence condition and functionality.

5. Litter and Trash Clean-Up

- **Weekly Visual Inspections:**
 - The landscape crew will perform visual inspections during their weekly visits to collect and dispose of any litter or trash that has blown out of the enclosure or surrounding area.
- **Monthly Area Sweep:**
 - Once per month, the landscape crew will conduct a broader clean-up of the general area surrounding the dumpster enclosure and adjacent property to collect and dispose of any stray litter.

6. Recordkeeping and Compliance

- Maintenance activities, inspections, and clean-up efforts will be logged in a maintenance record kept on-site or with the property manager.
- All procedures shall comply with local regulations, including those of the Reading Conservation Commission and Massachusetts Wetlands Protection Act.

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6/4/25