



George J. Saraceno, Senior Civil Engineer

TO: Meghan Jop, Planning Director

**RE: Project of Significant Impact PSI-012-2
Wellesley Country Club 300 Wellesley Avenue
Pool Replacement and Renovation**

DATE: January 15, 2013

The Department of Public Works (DPW) has received and reviewed the Project of Significant Impact (PSI) submission by Allen and Major Associates, Inc. (A&M) for the Wellesley Country Club Pool Replacement and Renovation Project, located at 300 Wellesley Avenue. The project involves demolition of the existing 2,250 s.f. pool building, pool and supporting structures and construction of a pool building, pool, kiddie pool, play area and gazebo. The proposed pool building consists of 8,380 s.f. of floor area and includes food servicing functions.

The project also includes site regrading, onsite stormwater drainage systems, utilities, landscaping and paving. The work included in this PSI eliminates 45 parking spaces, which we note are proposed in a separate PSI submission. The project applicants have indicated that impacts to traffic and existing infrastructure are minimized because membership is not proposed to change as a result of the project. The project is located in a 30,000 s.f. single residence zoning district and Water Supply Protection District and DEP Zone II overlay. See attached GIS map of the existing pool site.

Listed below are the comments regarding the proposed project.

PSI REVIEW COMMENTS

GENERAL

- 1.) The cover page for the Application should state Project of Significant Impact. The Site Plan Review is a separate review process through the Zoning Board of Appeals.
- 2.) The existing on-site closed stormwater drainage system and sanitary sewer system should be television inspected after connections are made in the field.
- 3.) Revise plan C-4, Proposed Utilities Plan, to show that the net sewer increase is 1,407 GPD per flow calculations as stated in the Water System Impact Analysis.
- 4.) Provide a separate sediment and erosion control plan. The plan should include sediment and erosion controls for the limit of work east of the proposed pool site and along Wellesley Avenue. Show designated materials stockpile locations for demolition and installation purposes on the sediment and erosion control plan and/or demolition plan.

- 5.) Relocating the existing transformer will require screening from Wellesley Avenue. An easement for relocating the transformer will be required. The easement provides access for the Town of Wellesley Municipal Light Plant and others.

TRAFFIC

- 1.) The project shows the elimination of 45 parking spaces surrounding the pool site, most of which are located west of the existing pool house. Provide an extensive explanation of current and future parking at the Club House parking lot as it relates to this project. Show that the loss in parking spaces from this project will not create a parking issue during and after construction.
- 2.) According to the Traffic Impact and Access Study submitted by Ron Muller and Associates, there will be no increase in traffic based on the Institute of Transportation Engineers (ITE) Trip Generation Manual for athletic clubs as there will be no increase in membership or employees. We have some concerns that the initial or seasonal impacts may be created because the facility will be new and existing members may increase activity. This was not analyzed.
- 3.) The proposed ADA parking/van accessible parking spaces at the Club House parking lot is at a considerable distance from the entrance to the pool house building and the sidewalk is discontinuous. We are concerned that this does not meet the intent of all of the ADA requirements. We recommend closer proximity or addition of sidewalks on the south side of the access road that will connect the proposed pool house building to the proposed parking spaces.
- 4.) On sheet C-2, Proposed Layout and Materials Plan, show the existing traffic flow arrows and linework in a lighter shade than proposed linework.
- 5.) The site should be closed with a screened construction fence and shown on sheet C-1, Proposed Site Preparation and Demolition Plan.

STORMWATER

- 1.) The proposed gas and telephone utilities shown on the Proposed Utilities Plan, C-4, should be located at least 5 feet away from the proposed underground roof infiltration system.
- 2.) The Existing Watershed Plan, EW-1 should show the bituminous asphalt swale as stated in the Proposed Drainage Patterns section of the Drainage Report that discusses Study Point #2.
- 3.) The proposed stormwater drainage system should show a pre-treatment BMP prior to discharging to the roof infiltration system rather than a diversion manhole.
- 4.) The proposed underground roof infiltration system is designed to have an up gradient overflow mechanism; we prefer a down gradient less complicated and more efficient overflow connection, if possible, connecting to PCB#1 or a separate proposed manhole, which would

eliminate 132 feet of RCP pipe.

- 5.) Proposed water quality #1 (PWQ#1) should replace the existing manhole in the parking lot.
- 6.) The soil report provided relies on published information from the Natural Resources Conservation Service which shows a variety of soil characteristics, Hydrologic Soil Group (HSG) A-D for the entire Country Club site. However, for Zoning Board of Appeals (ZBA) Site Plan Review, the plans should show the location of test pits and any groundwater encountered in the area of the proposed underground roof infiltration system. We recommend that on-site test pits and/or borings be conducted.

WATER

- 1.) This project requires a special permit for working in the Water Supply Protection District, Section XIVE, Water Supply Protection District in the Town of Wellesley Zoning Bylaws, latest edition.
- 2.) Show all water connections for filling the pools and connections to gazebo and play area if necessary.
- 3.) See attached memo dated January 14, 2013 from the Superintendent of the Water & Sewer Division.

SEWER

- 1.) Show the drain pipe connections from the proposed swimming pool to the sanitary sewer system. Backwashing of the swimming pool will require a municipal connection. Draining the swimming pool also requires a municipal connection to the sanitary sewer system. Dechlorination of the swimming pool water is required prior to discharge. The plans should specify the backwashing and dechlorination process.
- 2.) Provide calculations for sizing of the proposed 2,000 gallon grease trap, including buoyancy calculations.
- 3.) The Sewer System Impact Analysis shows an increase of sewer flow to the Town's sanitary sewer system. The Sewer System Impact Analysis should provide a detailed overview of the Town's sanitary sewer system down gradient from the project site as it relates to the impact of increased sewer flow.
- 4.) See attached memo dated January 14, 2013 from the Superintendent of the Water & Sewer Division.

LANDSCAPING

- 1.) The proposed Little Leaf Linden (TC) trees lining the access drive are too close to the proposed subsurface stormwater system and should be located further away. The proposed

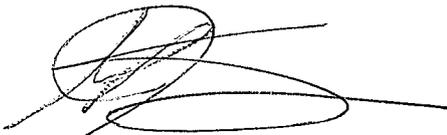
roadway may need to be shifted to the north to provide enough space for landscaping.

REFUSE DISPOSAL SYSTEM

- 2.) The refuse generated from the site will continue to be removed by private haulers and will not impact the Town of Wellesley refuse disposal program.
- 2.) The current recycling program will continue at new pool facility.

If I may be of any further assistance in this matter, feel free to contact me.

Sincerely,



George J. Saraceno
Senior Civil Engineer

Enclosures: Memo, Superintendent of the Water and Sewer Division, 1/14/13
GIS Map, Existing Pool Site

cc: Michael Pakstis
William Shaughnessy
David Hickey
Douglas Stewart
Don Newell
Kevin Donahue
Michael Grant
Phil Cordeiro



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JANUARY 14, 2013

To: George Saraceno
Senior Civil Engineer

I have reviewed a set of plans for the Wellesley Country Club issued for Site Plan Review and Project of Significant Impact for the Pool Replacement and Renovation project stamped by Philip Cordeiro, P.E. dated 12/4/2012. The following are my comments:

Proposed Utilities Plan Sheet C-4

The existing 6 inch valve acting as a curb stop at approximately the property line needs to be shown on the plans.

The proposed 6 inch water service connection to the existing 6 inch should be constructed with a 6 inch tee and not a tap tee and valve.

Consideration should be given to placing a 6 inch valve on the leg of the existing service to the tennis building so in case of problems each building may be isolated without cutting off water supply to the other building.

If exterior valves are proposed at the entrance to the proposed pool building, they should be called out on the plans.

The water meter and backflow provisions for the pool building need to be coordinated and approved by the Water and Sewer Division.

The existing water service to the existing pool needs to be shown on the plans.

A note should be added to the plans that the Country Club needs to inform the Water and Sewer Division of the demolition plans of the existing pool so that the Division may coordinate its work of cutting and capping the existing water service in Wellesley Avenue.

A sewer manhole needs to be provided where the 6 inch building sewer changes direction and goes to PSMH #1.

An inside drop where the proposed 8 inch sewer connects into it needs to be provided in the ESMH.

Thank you for this opportunity to comment on the plans. Please let me know if you have any questions on my comments.

Sincerely,

A handwritten signature in cursive script that reads "William Shaughnessy". The signature is fluid and includes a large, sweeping flourish at the end.

William Shaughnessy