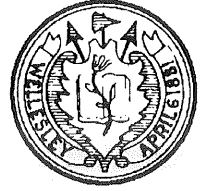


Town of Wellesley

Department of Public Works
Engineering Division



George J. Saraceno, Senior Civil Engineer

TO: Don McCauley, Planning Director
DATE: September 12, 2022
RE: **Large House Review (LHR) – 30 Bancroft Road**

The Town of Wellesley Department of Public Works (DPW) Engineering Division has reviewed a Pool Stormwater and Erosion Control Site Plan dated August 17, 2022 prepared by Columbia Design Group, LLC. We also reviewed the Storm Drainage Reports dated August 17, 2022, which includes an existing and proposed HydroCAD Analysis. The DPW reviewed the LHR project in 2016, which included a new two-story colonial style house, new driveway, retaining walls, porch, walkway, onsite infiltration system and landscaping.

The Applicant is proposing a pool, pool apron and pool equipment area. There may be some modifications to the landscaping as a result of the new pool and apron. The project will also require the relocation of the existing 12 unit Stormtech SC740 Chambers to the northeast side of the pool. The designer is proposing 4 additional Stormtech SC740 units to mitigate the increase of impervious area from the pool, pool apron and pool equipment area. The project will increase the impervious area for the site by 1,130 square feet.

The Applicant's designer used HydroCAD to analyze the existing lawn without the pool area, versus the proposed design as described above. The HydroCAD analysis shows that given the increase of impervious area for the site, the peak stormwater runoff elevation for each storm event, i.e., the 2-yr, 10-yr, 25-yr and 100-yr is lower than the finish grade of the rear yard, which is at elevation 208 feet. The proposed top of stone grade is at elevation 205 feet for the infiltration system, which is also below the peak stormwater runoff elevation. We believe the proposed additional 4 chambers added to the existing infiltration system will store/exfiltrate the stormwater runoff from the increased impervious area without overflowing off site. Therefore, the additional impervious area proposed for the site will not adversely impact the neighboring properties. We want to reiterate that the Applicant must provide annual inspection logs to the Town Engineer for the onsite infiltration system on an annual basis.

If I may be of any further assistance, feel free to contact me in the office at 781-235-7600, x3311 or via email, gsaraceno@wellesleyma.gov.

Sincerely,

George J. Saraceno
Assistant Town Engineer

Cc: David Cohen, David Hickey, Gerry Bruno
Mike Quinn, Bill Shaughnessy, Emmalin Coates, Michael Grant