

# TOWN OF WELLESLEY

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## STORMWATER UTILITY CREDIT POLICY

As authorized in Section 4806 of the *Stormwater Utility Rules and Regulations*, the Department of Public Works (DPW) has established this Credit Policy, effective July 1, 2024. The attached *Stormwater Enterprise Fund Credit Policy Fact Sheets* provide more details related to each of the credits listed below. Credits may be combined for a maximum credit of 50 percent. It may be necessary for DPW personnel to perform site visits with proper notification to the owner to confirm compliance with the Credit Policy. Additional instructions, submittal requirements, and an application form can be found on the DPW Stormwater Management website: <https://wellesleyma.gov/Stormwater>

Credit Type	Applicability	Credit Value	Credit Review Period
NPDES Compliance Credit	This credit is applicable to property owners who are subject to and in compliance with a multi-sector general permit or municipal separate storm sewer system (MS4) general permit from the U.S. EPA under the National Pollutant Discharge Elimination System (NPDES). This includes non-traditional MS4s (i.e., MassBay Community College, DCR) and future MS4s permitted under the residual designation authority (RDA).	10%	Annually
Public Education and Participation Credit	This credit is applicable to private and public institutions. With a goal of increasing community awareness of stormwater issues, implementation of curriculum or a public service program that provides the public with an opportunity to understand and participate in stormwater management and watershed stewardship.	Up to \$5,000 annual credit (not to exceed 15% of stormwater fee) commensurate with number of participants or population reached.	Annually
Stormwater BMP & Improvement Credit	Credits for all properties to implement and maintain structural BMPs that reduce downstream impacts to the drainage system and water quality. Qualifying BMPs must be approved by EPA for phosphorus reduction credits within the Charles River watershed and meet the Massachusetts Stormwater Handbook (Feb. 2008 and as amended).	Up to 50% based on the % of the total impervious area treating design storm	5 Years, with Annual O&M Certification
Non-Structural Stormwater BMP Credit	Credits for NSFR properties to implement non-structural BMPs (e.g., sweeping private roads and parking areas, cleaning catch basins, and leaf litter collection program) for properties with >1 acre of impervious area that reduce downstream impacts to the drainage system and water quality. Qualifying practices must meet EPA's catch basin cleaning and leaf litter collection criteria, and street sweeping must occur monthly at a minimum to receive a credit.	Varies by type of non-structural practice	Annually



# Wellesley Stormwater Enterprise Credit Policy

# NPDES Compliance Credit

## Applicability

This credit is applicable to property owners who are subject to and in compliance with a multi-sector general permit or municipal separate storm sewer system (MS4) general permit from the U.S. EPA under the National Pollutant Discharge Elimination System (NPDES). This includes non-traditional MS4s (i.e., MassBay Community College and Massachusetts Department of Conservation and Recreation (DCR) properties) and future MS4s permitted under the residual designation authority (RDA).



**Credit Value up to 10%**

## Renewal Requirements

This credit will be reviewed every year with the submission of the permittees annual report to EPA.



Image: MassBay Community College, a non-traditional MS4. Source: <https://masscc.org/massbay>

## Application Process

The goal of the NPDES Credit is to acknowledge the required efforts of property owners who are also permittees under the EPA NPDES program. These property owners are required by EPA to develop, implement, and enforce a stormwater management program that is designed to reduce the discharge of pollutants and satisfy applicable water quality requirements of the Federal Clean Water Act. This credit will facilitate MS4 program coordination between the Town and other regulated properties.

Required Application Materials Include:

- Copy of Property Owner's NOI
- Submission of most recent Annual Report to EPA



# Wellesley Stormwater Enterprise Credit Policy

# Public Education & Participation Credit

## Applicability

This credit is applicable to private and public institutions. With a goal of increasing community awareness of stormwater issues, implementation of curriculum or a public service program that provides the public with an opportunity to understand and participate in stormwater management and watershed stewardship.

## Renewal Requirements

This credit will be reviewed every year.

### Credit Value up to \$5,000

Not to exceed 15% of stormwater fee, commensurate with number of participants or population reached. Credit can be combined with other credits.



Image: Volunteers Creating a Raingarden at the Faith Lutheran Church in Cockeysville, MD. Source: <https://www.gunpowdervalleyconservancy.org>

## Application Process

This credit helps property owners to better understand the complexity of the stormwater management process and furthers the required public education and outreach efforts mandated by the MS4 requirements. Limited to institutional organizations for public education and public participation / volunteer activities for residents and property owners in Wellesley.

Required Application Materials Include:

- Submittal of curriculum or program plan, explanation of target audience and intended benefits, documentation of participants or estimated population in Wellesley reached



Image: Classroom-style Education at Mass Rivers Alliance Stormwater Financing Workshop, Stow, MA. Source: <https://www.massriversalliance.org>



# Wellesley Stormwater Enterprise Credit Policy

# Stormwater BMP & Improvement Credit

## Applicability

These credits are intended to incentivize all properties to implement and maintain structural BMPs that reduce downstream impacts to the drainage system and water quality. Qualifying BMPs must be approved by EPA for phosphorus reduction credits within the Charles River watershed and meet the Massachusetts Stormwater Handbook (Feb. 2008 and as amended).

## Renewal Requirements

This credit will be reviewed every 5 years depending on the BMP type. To support Wellesley's Phosphorous Control Plan, annual certification of operation and maintenance is required for this credit.



Image: Wellesley High School's Green Roof  
Source: SMMA

## Application Process

This credit requires private investment, and any improvements must meet the requirements of the current MA Stormwater Handbook & local stormwater management bylaw and regulations.

Required Application Materials include but are not limited to: record drawings and details, pollutant removal calculations, and operation & maintenance plan. DPW site inspection may be required.

## Credit Calculation

The BMP improvement credit will only be applied to that portion of a property, or properties, served by a stormwater BMP. The total credit is commensurate to the percentage of impervious area (IA) adequately treated and is not to exceed a 50% reduction in credit. Credits are calculated as follows:

$$\text{BMP Credit (\%)} = (\text{IA treated}/\text{Total IA}) \times 50\%$$

### Credit Value up to 50%

Credit percentage will be based on the percent of total impervious surface areas treating 1" of run-off.



# Wellesley Stormwater Enterprise Credit Policy

# Stormwater BMP & Improvement Credit

## Eligible Stormwater BMPs

The Town will accept applications for the Stormwater BMP and Improvement Credit for the following Stormwater Best Management Practices (BMPs) that have been approved for phosphorus reduction credits in the Charles River watershed according to Appendix F of EPA's 2016 Small MS4 General Permit. This list of BMPs may be revised based on EPA's revisions to the Small MS4 General Permit for Massachusetts.

### Infiltration Trench

Shallow excavations filled with stone, which can be designed to capture snow melt or piped inflow. Runoff infiltrates through the bottom and sides of the trench into subsoil and eventually into the water table.



Image: Infiltration trench with piped inflow.  
Source: MA Stormwater Handbook.



Image: Rain garden. Source: MA Clean Water Toolkit

### Surface Infiltration Practices

These include infiltrating swales, basins, rain gardens, and bioretention areas. They use soil, plants, and microbes to treat stormwater before it is infiltrated and/ or discharged. Typically, shallow depressions filled with sandy soil and mulch and topped with dense native vegetation.

### Bio-filtration Practices

This practice provides temporary storage of runoff for filtering through an engineered soil media. Water can then be diverted via piping to an underdrain collection system or infiltrated where soils are suitable. Tree box filters are considered a bio-filter system.

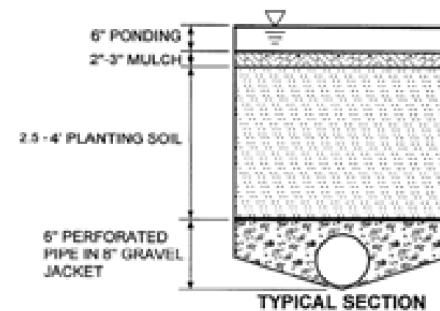


Image: Biofiltration diagram.  
Source: MA Stormwater Handbook



# Wellesley Stormwater Enterprise Credit Policy

## Stormwater BMP & Improvement Credit

### Eligible Stormwater BMPs (Cont'd)

#### Gravel Wetland System

Consists of a series of horizontal flow structures, starting with a sediment forebay and leading into gravel-substrate filled treatment cells. Stormwater runoff is temporarily stored in shallow pools in the treatment cells, which supports the growth of wetland plants and allows pollutants to settle.

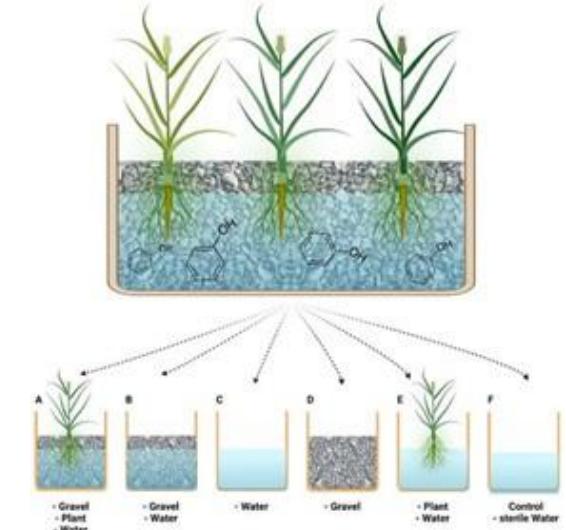


Image: Construction of a sand filter.  
Source: MA Stormwater Handbook

Image: Gravel wetland drawing. Source: Kurzbaum E. The Partial Contribution of Constructed Wetland Components (Roots, Gravel, Microorganisms) in the Removal of Phenols: A Mini Review. Water. 2022

#### Sand Filter

Self-contained beds of sand and/or peat either underlaid with a drainage system or designed with outlet and inlet pipes. Stormwater runoff filters through sand and is up-taken by plants or discharged to another BMP.

#### Wet Pond or Swale

A Wet Pond/Swale is a surface pond or swale with has a permanent pool of water with limited plantings or internal grading. Treatment occurs as material settles out through the water column and is dependent on residence time within the system.



Image: Wet Pond and Forebay. Source: Mass Highway Storm Water Handbook

#### Porous Pavement

Paved surface with an increased amount of air voids to allow water to easily pass through. This material typically replaces traditional asphalt or concrete, allowing runoff to infiltrate or filter through subsurface soils. Gravel driveways are not considered a type of porous pavement without appropriate subsurface design to maintain permeability.



# Wellesley Stormwater Enterprise Credit Policy

# Stormwater BMP & Improvement Credit

## Eligible Stormwater BMPs (Cont'd)

### Dry Basin or Dry Detention Basin

Excavated basin or impoundment for the short-term detention of stormwater runoff. Treatment occurs as material settles through the temporary water column created during runoff detention.



Image: Dry detention basin with impervious channels. Source: MA Stormwater Handbook



Image: Water quality swale with underdrain. Source: U.S. EPA.

### Water Quality Swale

Vegetated open channels designed to treat runoff from a 10-year storm without causing erosion. Water quality swale must temporarily detain stormwater and include a mechanism to remove pollutants to be eligible for credit.

### Impervious Area Disconnection\*

Using pipes and/ or sloped surfaces to direct stormwater runoff from impervious areas to pervious natural or landscaped surfaces. Disconnected impervious area reduces the speed and amount of runoff from a site, which reduces scour and erosion in downstream waterways, while also improving water quality.



Image: Parking lot discharging to natural landscape. Source: Ohio EPA

\*Only NSFR properties qualify for credit from this BMP.



# Wellesley Stormwater Enterprise Credit Policy

## Non-Structural BMP Credits

### Applicability

These credits are intended for NSFR property owners to implement ongoing non-structural practices (e.g. street sweeping private roads and parking areas, cleaning catch basins, leaf litter collection program) for properties with >1 acre of impervious area that reduce the downstream impacts to the drainage system and water quality.

#### Credit Value up to 17%

Credit percentage will be based on the total phosphorus removal from the non-structural measures and the portion of the property managed.

### Renewal Requirements

This credit will be reviewed every year. To support Wellesley's Phosphorous Control Plan annual operation and maintenance certification is required for this credit.



Image: Wellesley Stormwater Signage  
Source: Town of Wellesley



Image: Mechanical Street Sweeper  
Source: Town of Wellesley

### Application Process

This credit requires private investment, and any non-structural stormwater management must follow guidelines for methods and frequency required by the Town of Wellesley. Calculation of a credit will be commensurate with the proportion of the total impervious area treated by non-structural measures.

Required Application Materials include but are not limited to: amount of impervious area where BMP is implemented; annotated map where non-structural practices is occurring; frequency and sweeper technology; and/or catch basin cleaning records.

Town may require periodic inspection of records to confirm compliance



# Wellesley Stormwater Enterprise Credit Policy

# Non-Structural BMP Credits

## Eligible Non- Structural BMPs\*\*

### Street Sweeping

Privately owned streets and/ or parking lots must be swept monthly at a minimum, with an approved sweeper, for the property owner to be eligible for the Stormwater BMP and Improvement Credit. Up to a 10% credit is possible and is calculated based on the phosphorus reduction factor (PRF) provided in EPA's Small MS4 General Permit in Appendix F Attachment 2. The total amount of street sweeping credits is commensurate to the percentage of impervious area (IA) swept and the frequency and sweeper technology implemented. Credits are calculated as follows:

Street Sweeping Credit (%) = (IA swept/Total IA) x PRF sweeping reduction factor x 100

Frequency	Sweeper Technology	PRF (P reduction Factor)
Monthly	Mechanical Broom	0.03
Monthly	Vacuum Assisted	0.04
Monthly	High Eff. Regenerative Air-Vacuum	0.08
Weekly	Mechanical Broom	0.05
Weekly	Vacuum Assisted	0.08
Weekly	High Eff. Regenerative Air-Vacuum	0.10

\*\*Non-structural BMPs are only for properties with more than 1 acre of impervious area.



# Wellesley Stormwater Enterprise Credit Policy

# Non-Structural BMP Credits

## Eligible Non- Structural BMPs\*\*

### Catch Basin Cleaning & Maintenance

Owners should perform routine inspections, cleaning, and maintenance of privately-owned catch basins to ensure that no catch basin, at any time, will be more than 50% full. Owner shall remove accumulated materials from each catch basin. Property owners must complete an inspection form to certify catch basins have been cleaned and maintained to be eligible for the Stormwater BMP and Improvement Credit. Up to a 2% credit is possible and is calculated based on the phosphorus reduction factor (PRF) provided in EPA's Small MS4 General Permit in Appendix F Attachment 2. Credits are calculated as follows:

$$\text{Catch Basin Cleaning Credit (\%)} = (\text{IA draining to cleaned catch basins} / \text{Total IA}) \times \text{PRF}_{\text{CB}} \times 100$$

$\text{PRF}_{\text{CB}} = .02$

### Organic Waste & Leaf Litter Collection

Property owner must regularly gather, remove, and dispose of landscaping wastes, organic debris, and leaf litter from impervious roadways and parking lots. Organic waste and leaf litter collection and removal must occur weekly between September 1 and December 1 of each year for owner to be eligible for the Stormwater BMP and Improvement Credit. Up to a 5% credit is possible and is calculated based on the phosphorus reduction factor of 0.05 as provided in EPA's Small MS4 General Permit in Appendix F Attachment 2. Credits are calculated as follows:

$$\text{Enhanced Organic Waste and Leaf Litter Collection Credit (\%)} = (\text{IA subject to enhanced leaf litter program} / \text{Total IA}) \times 0.05 \times 100$$

**Total Non-Structural Credit** = street sweeping credit + catch basin cleaning credit + leaf litter collection credit

\*\*Non-structural BMPs are only for properties with more than 1 acre of impervious area.