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Eric M. Arbeene, AICP
 Planning Director

PROJECT OF SIGNIFICANT IMPACT SPECIAL PERMIT

Application:	PSI-25-03 - Project of Significant Impact Special Permit Application for Wellesley College Residence Hall Swing Space
Subject Properties:	106 Central Street (PID 137-18)
Applicant:	Vanasse Hangen Brustlin, Inc. (VHB)
Property Owner:	Wellesley College
Date:	December 2, 2025

OVERVIEW

The subject application is a Project of Signification Impact ("PSI") Special Permit application for the construction of five single-story buildings with a capacity for 150 student beds. These new dormitories will serve as swing space to house students during renovation of several of the College's existing residential buildings over the next 8-10 years. The subject parcel is located within an Educational and Water Supply Protection zoning district.

A PSI special permit is required for any construction project (except for one-family or two-family dwellings) having an aggregate total of 1) newly constructed floor area of 10,000 or more square feet, or 2) renovated, altered and/or replacement floor area of 15,000 or more square feet in a building having 15,000 or more square feet of ground coverage to provide for a use which is different from the existing use." Standard 1 is applicable to this project.

APPLICATION SUBMITTAL DOCUMENTS AND PLANS

The PSI application was submitted on September 29, 2025, in accordance with the Rules Relative to the Issuance of Special Permits (adopted by the Planning Board on September 18, 1990, and revised March 10, 2008). The documents submitted by the Applicant are set out in Attachment 1.

TOWN REVIEW COMMENTS, REPORTS, AND RECOMMENDATIONS

In accordance with Zoning Bylaw Section 5.6 PROJECT APPROVAL, the PSI application was referred to the Town's Department of Public Works, Fire Department, Municipal Light Plant, and Select Board. The Planning Board received reviews, reports and recommendations from Town Departments set forth in Attachment 2.

PUBLIC HEARING

Notice of the Public Hearing was published in published in the Wellesley Townsman on October 30, 2025, and November 6, 2025. The Planning Board opened the hearing on November 17, 2025. As there was no discussion on the subject application on November 17th, the hearing was duly continued to December 1, 2025.

All members of the Board were present at the December 1, 2025, session of the hearing. After comments were concluded on December 1, 2025, Board Member Thomas Taylor made a motion to grant the PSI Special Permit based on the Application Submittal Documents and Plans; Town Review Comments, Reports, and Recommendations; Findings; and Conditions. Patricia Mallett seconded the Motion. The Board voted 5 to 0 to approve the motion.

The hearings were held as remote meetings using a Zoom Webinar platform. All sessions of the public hearing were recorded by Wellesley Media and are available at www.wellesleymedia.org.

PSI REQUIREMENTS

Section 5.6, *Project Approval*, of the Zoning Bylaw, requires the Applicant to “submit... a Municipal Systems Impact Analysis (MSIA), prepared by professional engineers registered in the Commonwealth of Massachusetts, and identifying the impact of the Construction Project on water, sewer, storm drainage, electric, traffic, intersections, sidewalks and footways, building occupant life safety, refuse disposal and recycling.” The intent of the analysis by the Applicant, Review Departments, and the Planning Board being to “determine the impact on the Town's existing capital infrastructure in order to assess costs of providing or upgrading Town public facilities which will benefit a PSI.”

FINDINGS

Based on the aforementioned *Application Submittal Documents and Plans* and the *Town Review Comments, Reports, and Recommendations*, along with the consideration of information received, the Wellesley Planning Board has made the following findings:

1. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to WATER service, as specified in Section 5.6.C.3.e.i;
2. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to SEWER service, as specified in Section 5.6.C.3.e.ii;
3. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to STORM DRAINAGE service, as specified in Section 5.6.C.3.e.iii;

4. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to ELECTRIC service, as specified in Section 5.6.C.3.e.iv;
5. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to TRAFFIC, PEDESTRIAN AND BICYCLE SAFETY, as specified in Section 5.6.C.3.e.v;
6. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to FIRE PROTECTION AND LIFE SAFETY service, as specified in Section 5.6.C.3.e.vi; and
7. With the compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to the REFUSE DISPOSAL SYSTEM, as specified in Section 5.6.C.3.e.vii.

CONDITIONS

This decision is made based on the Applicant, the Project, their successors and assigns complying with the following conditions:

1. The owner/developer shall construct all improvements in substantial accordance with the following plans and materials set forth in Attachment 1.
2. Modifications or material changes to the Project shall be presented to the Planning Board for review. The Planning Board shall determine whether such changes generate an intensification of use. If such changes generate an intensification of use, the owner/developer shall prepare and submit to the Planning Board a report or reports, prepared by engineers who meet the requirements of the Zoning Bylaw for preparation of Municipal Service Impact Analysis, showing whether the minimum service standards continue to be met. If any such report shows that one or more of the service standards are not met, based on additional impact generated by the Project owing to the material change or intensification of use, or if any required negotiated improvements or conditions cannot be completed, the owner/developer shall meet with the Planning Board to negotiate reasonable additional or alternative mitigation measures. This requirement shall not be interpreted as waiving any provision of the Project of Significant Impact process.
3. Prior to the issuance of foundation or building permits by the Building Department, the Department of Public Works shall confirm their approval of all planned work associated with the municipal water system, sewer system, storm drainage system, and refuse disposal system, both on and off-site. Prior to the issuance of a Certificate of Occupancy

for the first residential unit within the project, the owner/developer shall submit to the Department of Public Works as-built plans for all applicable utilities and systems installed, and the Department of Public Works shall confirm that all work has been completed to the Department's satisfaction.

4. All work regarding the municipal electric system, both on and off-site, shall be completed to the satisfaction of the Municipal Light Plant prior to the issuance of a Certificate of Occupancy for the first residential unit within the project.
5. Prior to the issuance of any permits from the Building Department and prior to the issuance of any and all Certificates of Occupancy for residential units within the project, the Planning Director shall be responsible for determining the compliance of the project, and any plans therefor, with the PSI special permit and these conditions. During the course of construction, the Planning Director shall have access to the project site with reasonable notice to the owner/developer.

ADDITIONAL PROVISIONS

The Planning Board retains the right to submit to the Zoning Board of Appeals or other applicable boards or commissions any comments deemed appropriate by the Planning Board in connection with Site Plan Approval under Section 5.6 PROJECT APPROVAL of the Town's Zoning Bylaw or any other permits or approvals required in connection with the Project.

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2025 FEB -5 4:10:15

ATTACHMENT 2

REPORTS FROM TOWN OF WELLESLEY DEPARTMENTS AND CONSULTANTS

1. Memorandum from Ian McMakin, Deputy Chief of Fire Prevention, Wellesley Fire Department, to Eric Arbeene “Re: Wellesley College, Residential Hall Swing Space PSI-25-03” dated 10/9/2025
2. Memorandum from George Saraceno, Assistant Town Engineer, to Eric Arbeene “Re: Project of Signification Impact (PSI) 25-03 Residential Hall Swing Space, Wellesley College” dated 11/13/2025
3. Memorandum from Alan T. Cloutier, PE, PTOE, Senior Traffic Engineer, Tighe & Bond, to Meghan C. Jop “Traffic Peer Review Wellesley College Residence Hall Swing Space – Temporary Housing” dated 11/17/2025
4. Memorandum from Tim Leung, Supervisory Electrical Engineer, Wellesley Municipal Light Plant, to Eric Arbeene “Project of Significant Impact – PSI-25-03 Wellesley College Residence Hall Swing Space” dated 11/19/2025
5. Memorandum from the Select Board to the Planning Board “Re: Wellesley College – Residence Hall Swing Space PSI-25-03” dated 11/19/2025

RECEIVED
TOWN OF WELLESLEY
11/19/2025

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF THE FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

THIS SPECIAL PERMIT SHALL BE RECORDED AT THE REGISTRY OF DEEDS IN ACCORDANCE WITH THE PROVISIONS OF GENERAL LAWS, CHAPTER 40A, SECTION 11.

WELLESLEY PLANNING BOARD

By: 
Marc Charney, Chair

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

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DEC-5 11:10:15
12/5/15

ATTACHMENT 1

SUBMITTALS AND PLANS

1. Application Form for Review of a Project of Significant Impact, dated 9/29/2025
2. Project Narrative prepared by Justin Mosca of VHB, dated 9/29/2025
3. List of Abutters prepared by VHB, dated 9/24/2025
4. Project Location Figure prepared by VHB, dated September 2025
5. Sanitary Sewer Municipal System Impact Analysis Memorandum prepared by VHB, dated September 2025
6. Estimated Sewer Generation prepared by VHB, dated 9/23/2025
7. Water Municipal System Impact Analysis Memorandum prepared by VHB, dated September 2025
8. Memorandum from Jeffrey A. Ferguson, CET, Project Manager, Best Automatic Sprinkler Corp., to Chris Ridge "RE: Hydrant Flow Test," dated 7/15/2025
9. Storm Drainage Municipal System Impact Analysis Memorandum prepared by VHB, dated September 2025
10. Electrical Municipal System Impact Analysis Memorandum prepared by VHB, dated September 2025
11. Building Occupant Life Safety Municipal System Impact Analysis Memorandum prepared by VHB, dated September 2025
12. Wellesley College Map of Hydrant and Fire Department Connections prepared by Town of Wellesley GIS Office, dated February 2020
13. Refuse Disposal & Recycling Municipal System Impact Analysis Memorandum prepared by VHB, dated September 2025
14. Transportation Evaluation Memorandum prepared by VHB, dated September 2025
15. EX-1 Existing Conditions Plan prepared by VHB, dated 9/29/2025
16. C-1 Preliminary Site Plan prepared by VHB, dated 9/29/2025
17. C-2 Preliminary Utilities Plan prepared by VHB, dated 9/29/2025
18. C-3 Fire Access Plan prepared by VHB, dated 9/29/2025
19. A001 Life Safety Plans prepared by Bechtel Frank Erickson Architects Inc., dated 9/29/2025
20. Memorandum from VHB Wellesley College Project Team to Wellesley Planning Department "Re: Wellesley College – Residence Hall Swing Space Project of Significant Impact Review Response to Engineering Division Comments" dated 11/24/2025
21. Memorandum from VHB Wellesley College Project Team to Wellesley Planning Department "Re: Wellesley College – Residence Hall Swing Space Project of Significant Impact Review Response to Engineering Division Comments" dated 11/25/2025 (rev)
22. Wellesley 2025: A Plan for Campus Renewal prepared by VSBA, LLC, dated October 2013
23. Design Sewer Flow Estimation (rev 1) prepared by VHB, dated 11/17/2025
24. Design Water Use Estimation prepared by VHB, dated 11/25/2025