



To: Wellesley Planning Board

Date: September 2025

Memorandum

VHB Project #: 12920.21

From: WC Design Team

Re: Wellesley College Campus Renewal
Residence Hall Swing Space – Project of Significant Impact
Sanitary Sewer Municipal System Impact Analysis

This memorandum summarizes the analysis of project-generated municipal systems impacts for the proposed development of temporary student housing at Wellesley College as they relate to the sanitary sewer system.¹ This project involves construction of 150 student beds within five buildings, designed to serve as swing space during the renovation of the school's residential halls at Wellesley College. This residential swing space will be sited at the location of the existing Dower Hall dormitory, which is slated for demolition.

The proposed sanitary sewer flow for the swing space is estimated to be 9,750 gallons per day (GPD) based on the Massachusetts Department of Environmental Protection CMR 310 Title 5 flow criteria using a rate of 65 GPD per person for college/boarding schools at 150 proposed beds; however, overall campus demand is not expected to change, as this Project will replace existing residence halls which will be taken offline as they are renovated. The project does not propose any increase in student, faculty, or staff populations that would lead to an increased daily sanitary sewer demand over existing conditions, and removes an existing building capable of housing 53 students.

The project will include the installation of new, watertight PVC sewer service lines to serve the five buildings. The College will provide a new 4-inch sewer service connection to each temporary student housing building. These connections will route to a new 6-inch sewer line running through the middle of the new buildings and will connect to an existing sanitary main in College Road, west of the Project. The new watertight service will prevent groundwater from infiltrating into the sanitary sewer system along its length, reducing the potential for inflow and infiltration into the existing sanitary sewer system. Refer to the Preliminary Utility Plan included with this submission for additional information and location of the proposed layout.

Existing sanitary flows from the project will be routed through the existing campus sewer network to a 12-inch sewer trunk line that runs southerly through the campus, where it ties into the Town of Wellesley municipal system south of Washington Street. No changes to existing, municipally-owned sewer pipes are proposed for this Project.

Whereas the proposed project will serve as swing space for residential renovations elsewhere through campus, and sanitary sewer from the project will flow to the same discharge point as the on-campus dormitories being taken offline for renovations, the capacity of the existing municipal system is not anticipated to be affected by the sanitary sewer flows generated by the project. Furthermore, there are no known existing sewer capacity issues associated with the site mains.

¹ Onsite sanitary sewer system information provided by Wellesley College.