



To: Wellesley Planning Department
888 Worcester Street, Suite 160
Wellesley, MA 02482

Date: November 25, 2025 (rev)

Memorandum

Project #: 12920.21

From: Wellesley College Project Team

Re: Wellesley College – Residence Hall Swing Space
Project of Significant Impact Review
Response to Engineering Division Comments

The Project Team for the proposed Residence Hall Swing Space project at Wellesley College is in receipt of review comments received from the Town of Wellesley Engineering Division dated November 13, 2025, regarding the Project's Application for Project of Significant Impact. The Project Team appreciates the Engineering Division's effort associated with this review and offers the following responses and associated information to address these comments. Whereas most of the Engineering Division's comments were statements of observations, only substantial comments necessitating response have been included here. For clarity, the Engineering Division's comments have been transcribed below in *italic font*, with the Project Team's responses following in standard font

General

1. *The DPW would like to receive a copy of Wellesley College's "Wellesley 2025" campus improvement plan.*

Response: The Wellesley 2025 campus improvement plan framework has been provided to the Engineering Division and Planning Department via a link sent on 11/17/2025 to download an electronic version.

Municipal Systems Impact Analysis

2. *The proposed water demand for the Residence Hall Swing Space is estimated to be 10,725 gallons per day (GPD). The estimated water demand includes a 10% increase in sanitary sewer flow to account for water consumption. The Applicant should include the existing water demand for the Dower Residence Hall.*

Response: The water demand calculations for the Project have been updated to include the estimated reduction in consumption associated with removal of the existing Dower House and are attached here. Estimated water flows are based on a 10% increase over estimated sanitary sewer generation rates. The estimated water consumption reduction due to the Dower House removal is approximately 3,790 GPD, resulting in a revised project estimated consumption of 6,935 GPD; however, the Project Team reiterates that the effective increase to water consumption is negligible given that existing dormitories will come offline for renovation during use of the proposed residential swing space units.

3. *There is a fire hydrant located opposite the site, just south of College Road. We recommend that the Fire Department determine if additional fire hydrants are required for the project.*

Response: The Project Team will continue to work with the Wellesley Fire Department regarding review of the proposed improvements. The WFD was consulted prior to submitting the PSI application, received the PSI application, and will have continued opportunities to review the proposed site layout and infrastructure during the Site Plan Approval and Building Permit processes.

4. *The proposed sewer demand for the residential swing space is 9,750 gallons per day (GPD), which is based on the Massachusetts Department of Environmental Protection CMR 310 Title V flow using a rate of 65 GPD per person for college/boardings schools at 150 proposed beds. The Applicant should include the existing sewer generated from the Dower Residence Hall.*

Response: The sanitary sewage calculations for the Project have been updated to include the estimated reduction in generation associated with removal of the existing Dower House and have been included as an attachment to this memorandum. The estimated sewage generation reduction due to the Dower House removal is approximately 3,445 GPD, resulting in a revised project estimated generation of 6,305 GPD; however, the Project Team reiterates that the effective increase to sanitary sewage generation is negligible given that existing dormitories will come offline for renovation during use of the proposed residential swing space units.

Future Submissions and Review

5. *We anticipate that during the ZBA Site Plan Approval process that the Civil Site Plans will be further developed and include a Construction Management Plan, Materials Plan and a Sediment and Erosion Control Plan.*

Response: The Project Team agrees with this comment. Additional information regarding construction management, materials, and erosion control are being advanced currently and will be provided for the Engineering Division's review as part of the subsequent Site Plan Approval process.

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USE *	CONSUMPTION UNIT	UNIT CONSUMPTION RATE *	ESTIMATED USE
College/Boarding School	150 PERSON	71.500 GPD/PERSON	10,725 GPD
Total Estimated Use:			10,725 GPD
Existing to be removed (Dower Hall):			
College/Boarding School	53 PERSON	71.500 GPD/PERSON	(3,790) GPD
TOTAL NET USE WITH DOWER HALL REMOVAL:			6,935 GPD

* Use and Consumption Rate based on Title 5: 310 CMR 15.203 - System Sewage Flow Design Criteria, with 10% usage added for general water loss above sanitary discharges.

Estimated Sewer Generation



Project: WC-Residence Hall Swing Space
 Location: Wellesley College
 Calculated by: JWM
 Checked by:
 Title: Design Sewer Flow Estimation (rev 1)

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USE *	GENERATION UNIT		UNIT FLOW *		ESTIMATED FLOW	
College/Boarding School	150	PERSON	65	GPD/PERSON	9,750	GPD
Total Estimated Generation:					9,750	GPD
Existing to be removed (Dower Hall):						
College/Boarding School	53	PERSON	65	GPD/PERSON	(3,445)	GPD
TOTAL NET GENERATION WITH DOWER HALL REMOVAL:					6,305	GPD
* Use and Unit Flow based on Title 5: 310 CMR 15.203 - System Sewage Flow Design Criteria						