



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
April 12, 2007
Item # _____

March 29, 2007

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jorge A. Valladares, P.E., Chief
Environmental Planning/CWP

FROM: Mary Dolan for the Planning Department *MD*
(301) 495-4552

SUBJECT: Proposed Amendments: Montgomery County Comprehensive Water Supply and
Sewerage Systems Plan—Administrative Cases AD 2007-2

RECOMMENDATION

Approve as recommended for each case in the attached packet and transmit to the County Executive for final action.

DISCUSSION

This staff memorandum contains recommendations for category changes requiring action by the County Executive. The Department of Environmental Protection (DEP) staff has submitted the attached package of category change requests on behalf of the County Executive.

The staff reports for administrative cases only highlight those cases where staff recommendations differ from the Executive's recommendation, or where significant comments should be brought to the attention of the Board. There are no significant differences between our recommendations and the cases in this package. This staff report simply transmits the attached package for those cases for consideration of the Planning Board. Planning staff's comments on all cases have been incorporated into DEP's packet along with the comments of other agencies. The full packet for administrative hearings is attached for your consideration or further comment beyond the staff report.

If the Planning Board feels that any of these cases requires County Council action, such action should be requested at this time.

The Department of Environmental Protection has scheduled a public hearing for April 25, 2007. The Board's recommendations will be transmitted to the Executive in time for that hearing. The County Executive will then take final action on the category changes unless the Planning Board has recommended some cases be taken to the County Council.

In all cases the Planning staff recommends that the Planning Board concur with the Executive and transmit these recommendations.

MD:ss
Attachment

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIRECTOR'S OFFICE ■ WATER AND WASTEWATER POLICY
Rockville Center, 255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166

March 26, 2007

NOTICE OF ADMINISTRATIVE PUBLIC HEARING

TO: Keith Levchenko, Legislative Analyst
County Council

Gwen Wright, Acting Chief, County-Wide Planning Division
Maryland - National Capital Park and Planning Commission

Tom Gingrich, Acting Group Leader, Development Services Group
Washington Suburban Sanitary Commission

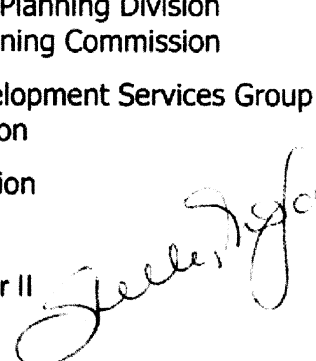
Amy Hart, Manager, Well and Septic Section
Department of Permitting Services

FROM: Shelley Janashek, Environmental Planner II
Water and Wastewater Policy
Department of Environmental Protection

SUBJECT: Water and Sewer Plan Amendments: AD 2007-2

TIME: **Wednesday, April 25, 2007, 2:30 p.m.**

LOCATION: **DEP's Lobby Conference Room, 255 Rockville Pike, Suite 120,
Rockville**



Please be advised that the Montgomery County Department of Environmental Protection (DEP) will hold an administrative public hearing on the following amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan as specified above. The following staff recommendations are at a draft stage as of the posting of this document.

07A-ASP-01 (Saucier):

Property information: 2640 Norbeck Rd., Silver Spring: Flint Hill, P. 575. 0.71 acre. 00964012. HS62. 221NW03. R-200 Zone.

Planning Area and Watershed: Aspen Hill. Northwest Branch.

Current and Requested Category/Categories: **S-5 to S-1.**

WSSC: A 200-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an existing sewer in Radwick Lane (contract no. 91-9227A) and would abut approximately 2 properties in addition to the applicant's.

M-NCPPC: This property is located in the 1994 Aspen Hill Master Plan. It is within the recommended sewer envelope and the R-200 Zone is meant to have community sewer service. Recommendation: Approval of S-1

DPS: A septic repair permit was issued 4/28/77. A satisfactory percolation and water table test was conducted 4/12/77. Records indicate the property had an existing well.

DEP Staff Recommendation and Report: **Approve S-3.** Policy V.F.1.a, Consistent

with Existing Plans. The provision of public sewer service is consistent with the master plan recommendations and with the Water and Sewer Plan Policies. Sewer service can be provided by a 200' gravity main extension along a public right-of-way.

07A-DAM-07 (Benitez):

Property information: 25106 Oak Dr., Damascus: Montco, 00929805, Lot 8. 0.47 acre 235NW11. FX21. R-200 Zone.

Planning Area and Watershed: Damascus. Little Bennett.

Current and Requested Category/Categories: S-6 to S-1.

WSSC: May be served via a connection to an abutting main; pumped connection recommended to avoid odors.

M-NCPPC: The subject site is in the recommended sewer envelope in the Adopted and Approved Damascus Master Plan 2006. Thus, the provision of community sewer service to this property would be consistent with the master plan. Recommendation: Approval of S-1.

DPS: A septic permit was issued 3/9/56. There is no record of failures for this property. We have had failures in this area and encountered poor soils.

DEP Staff Recommendation and Report: **Approve S-1.** Policy V.F.1.a, Consistent with Existing Plans. The provision of public sewer service is consistent with the master plan recommendations and with the Water and Sewer Plan Policies. Sewer service can be provided by a pumped connection to an abutting gravity main.

07A-DAM-09 (Weston):

Property information: 8011 Warfield Rd, Gaithersburg: Goshen Estates, Lot 89. 02214834; 2 acres. 228NW08. GU23. RE-2 Zone.

Planning Area and Watershed: Goshen - Woodfield - Cedar Grove. Upper Great Seneca.

Current and Requested Category/Categories: W-6 to W-3.

WSSC: May be served via a connection to an abutting main.

M-NCPPC: The subject site is located within the area of the Preservation of Agriculture and Rural Open Space Master Plan (1980). The applicant's statement requests the category change due to age of well on the property. This category change request will relieve any public health problems created by a failing well. The requested category change is consistent with the intent of the master plan, as the 1980 master plan does not prohibit water service to the RE-2 zone from an abutting main. The master plan was approved prior to the water service policy for large lots (RE-2 zoned properties) in the Comprehensive Water Supply and Sewerage Plan. Water and Sewer Category Recommendation: Approval

DPS: A well and septic system permit was issued 5/9/86. Records indicate 2 wells of insufficient yield were drilled prior to the well system being completed.

DEP Staff Recommendation and Report: **Approve W-1.** Policy V.F.1.a, Consistent with Existing Plans. The provision of public water service is consistent with the master plan recommendations and with the Water and Sewer Plan Policies for water service to large-lot areas such as the RE-2 Zone. Water service can be provided by a connection to an abutting water main.

07A-DNT-01 (Handy and Snyder LLC):

Property information: 12224 Quince Valley Dr, Gaithersburg: P997 & Outlot A, Quince Orchard Peace & Plenty. 1 acre. 00389471 & 02726077. 221NW12. ES62. R-200/TDR Zone.

Planning Area and Watershed: Darnestown. Muddy Branch.

Current and Requested Category/Categories: (Outlot A is currently W-1, S-1). P997 is requesting S-6 to S-1.

WSSC: Eight-inch sewer lines in Quince Valley Drive and Fellowship Way abut the property (contract no. 86-6764B)

M-NCPPC: Consistent with the Approved and Adopted Potomac Subregion Master Plan (2002). This property is within an older residential area and is within the recommended sewer service envelope. (Page 23) The service will be provided along the roadway and no significant environmental impacts are anticipated. Recommendations: S-1.

DPS: DPS has no record of the existing septic system or documentation of any septic failure.

DEP Staff Recommendation and Report: Approve S-1. Policy V.F.1.a, Consistent with Existing Plans. The provision of public sewer service is consistent with the master plan recommendations and with the Water and Sewer Plan Policies. Sewer service can be provided from an abutting sewer main.

07A-DNT-02 (Pearcy):

Health failure, certified by DPS 08/24/06; expedite letter from DEP/Soukup to WSSC, 08/29/06.

Property information: 15512 Norman Dr, North Potomac: Mountain View Estates. Lot 11, Block C. 1.03 acres. 00411664. 221NW13. ES42. R-200.

Planning Area and Watershed: Darnestown. Muddy Branch.

Current and Requested Category/Categories: S-6 to S-1.

WSSC: Can be served via a connection to an abutting main.

M-NCPPC: Consistent with the Approved and Adopted Potomac Subregion Master Plan (2002). This property is within an older residential area and is within the recommended sewer service envelope. (Page 23) The connection is requested due to a documented health problem. The service will be provided along the roadway and no significant environmental impacts are anticipated. Recommendations: S-1

DPS: Septic failure confirmed by DPS – see letter dated 8/24/06.

DEP Staff Recommendation and Report: Approve S-1. Policy V.F.1.a, Consistent with Existing Plans. The provision of public sewer service is consistent with the master plan recommendations and with the Water and Sewer Plan Policies. Although initially identified as a public health problem case, this property is within an area generally intended for public sewer service. Therefore, we recommend an approval without restrictions under the broader "consistent with existing plans" policy. Service can be provided from an abutting sewer main.

07A-FAL-01 (White):

Health failure, certified by DPS 10/20/06; expedite letter from DEP/Soukup to WSSC, 10/22/06.

Property information: 2715 Duvall Rd, Burtonsville: Chas Duvall Farm. Lot 6, Parcel

N698. 0.57 acre. 00249967. 219NE03. KR43. R-200.

Planning Area and Watershed: Fairland - Beltsville. Paint Branch.

Current and Requested Category/Categories: S-6 to S-1.

WSSC: Can be served via a connection to an abutting main.

M-NCPPC: This property is within the planned sewer envelope for Fairland. Thus, the provision of community sewer service to this property would be consistent with the master plan. Recommendation: Approval of S-1. (Fairland Master Plan (1997)).

DPS: Septic failures confirmed by DPS- see letters dated 12/3/03 and 10/20/06.

DEP Staff Recommendation and Report: **Approve S-1.** Policy V.F.1.a, Consistent with Existing Plans. The provision of public sewer service is consistent with the master plan recommendations and with the Water and Sewer Plan Policies. Although initially identified as a public health problem case, this property is within an area generally intended for public sewer service. Therefore, we recommend an approval without restrictions under the broader "consistent with existing plans" policy. Service can be provided from an abutting sewer main.

07A-FAL-02 (George)

Health failure, certified by DPS 10/20/06; expedite letter from DEP/Soukup to WSSC, 10/24/06.

Property information: 2500 Briggs Chaney Rd., Silver Spring: Pt Lot 8, Fairland Farms. 0.95 acre. 00320980. 218NE03. KR32. R-200 Zone.

Planning Area and Watershed: Fairland. Paint Branch.

Current and Requested Category/Categories: S-5 to S-1.

WSSC: Can be served via a connection to an abutting main.

M-NCPPC: This property is within the planned sewer envelope for Fairland. Thus, the provision of community sewer service to this property would be consistent with the master plan. Recommendation: Approval of S-1. (Fairland Master Plan (1997)).

DPS: Septic failure confirmed by DPS-see letter dated 10/20/06.

DEP Staff Recommendation and Report: **Approve S-1.** Policy V.F.1.a, Consistent with Existing Plans. The provision of public sewer service is consistent with the master plan recommendations and with the Water and Sewer Plan Policies. Although initially identified as a public health problem case, this property is within an area generally intended for public sewer service. Therefore, we recommend an approval without restrictions under the broader "consistent with existing plans" policy. Service can be provided from an abutting sewer main.

To assist with your review, a PDF has been created and posted to our website:
<http://www.montgomerycountymd.gov/waterworks>, which is comprised of the following information:

- This memorandum, which summarizes each amendment
- Mapping of proposed amendments

We ask that Council staff provide the posted materials to the Councilmembers for their review. If Council staff would like to meet with DEP regarding the proposed amendments, please schedule said meeting before the public hearing. We request that

the Council submit comments no later than the closing date; otherwise, we will assume that the Councilmembers agree with administrative approval.

Your attendance at this hearing is optional; all requests will be considered at that time. If you wish to comment on the referenced amendment or on the staff recommendations, you may testify at the public hearing, or you may submit written testimony to: Fariba Kassiri, Acting Director, DEP, 255 Rockville Pike, Suite 120; Rockville, MD 20850-4166.

Please note that the hearing record will close at 4:30 p.m. on May 2, 2007, and all written testimony must be *received* in this office by that time/date. The Acting Director will then act on the amendments, and DEP will notify you of that action by Email.

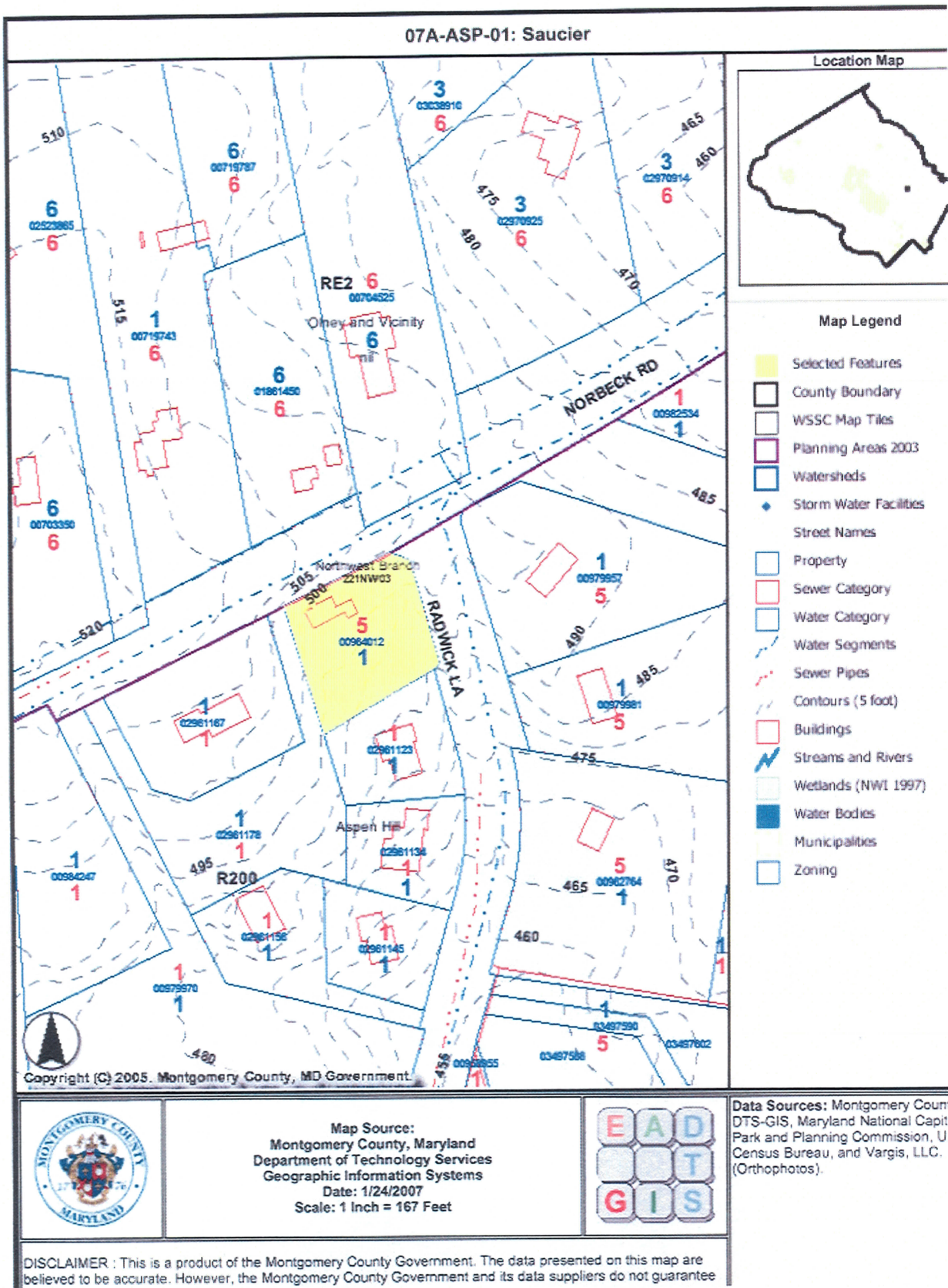
The Montgomery County Planning Board will also consider the proposed amendments in a public forum on April 12. For further information and their schedule, please contact the County-Wide Planning Division, Environmental Unit, at 301-495-4540, or review their site: <http://www.mc-mncppc.org/board/index.shtm> .

Please refer questions to: shelley.janashek@montgomerycountymd.gov, or 240-777-7735.

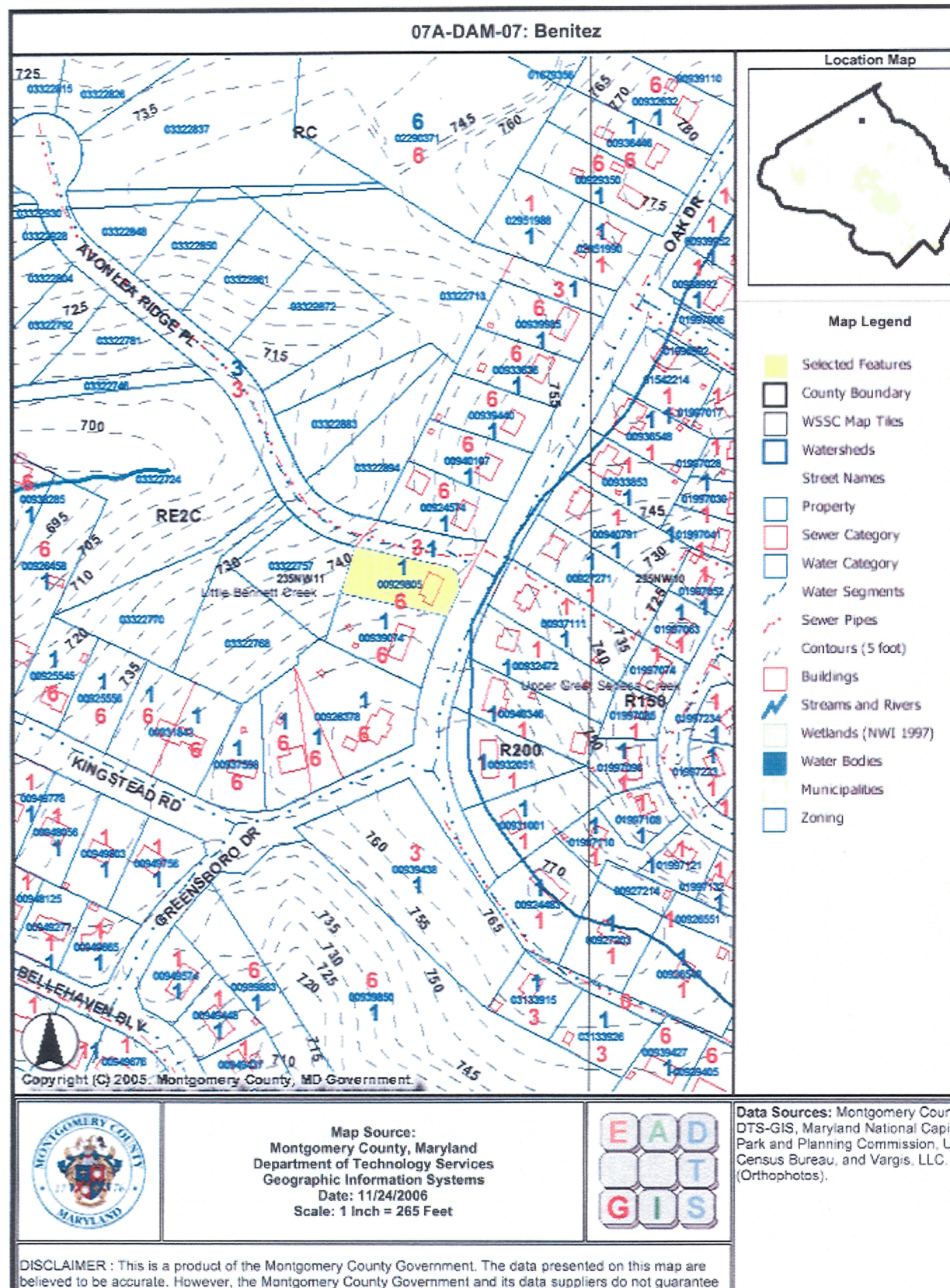
CC: Property Owners and designated interested parties
Marilyn Praisner, President, County Council (memo only)
Nancy M. Floreen, Chair, T&E Committee (memo only)
Royce Hanson, Chairman, Montgomery County Planning Board (memo only)
Mary Dolan, County-Wide Planning Division/Environmental Unit, M-NCPPC
Virginia Kearney, Acting Director, Water Mgt. Admin., Maryland Department of the Environment
Audrey Scott, Secretary, Maryland Department of Planning

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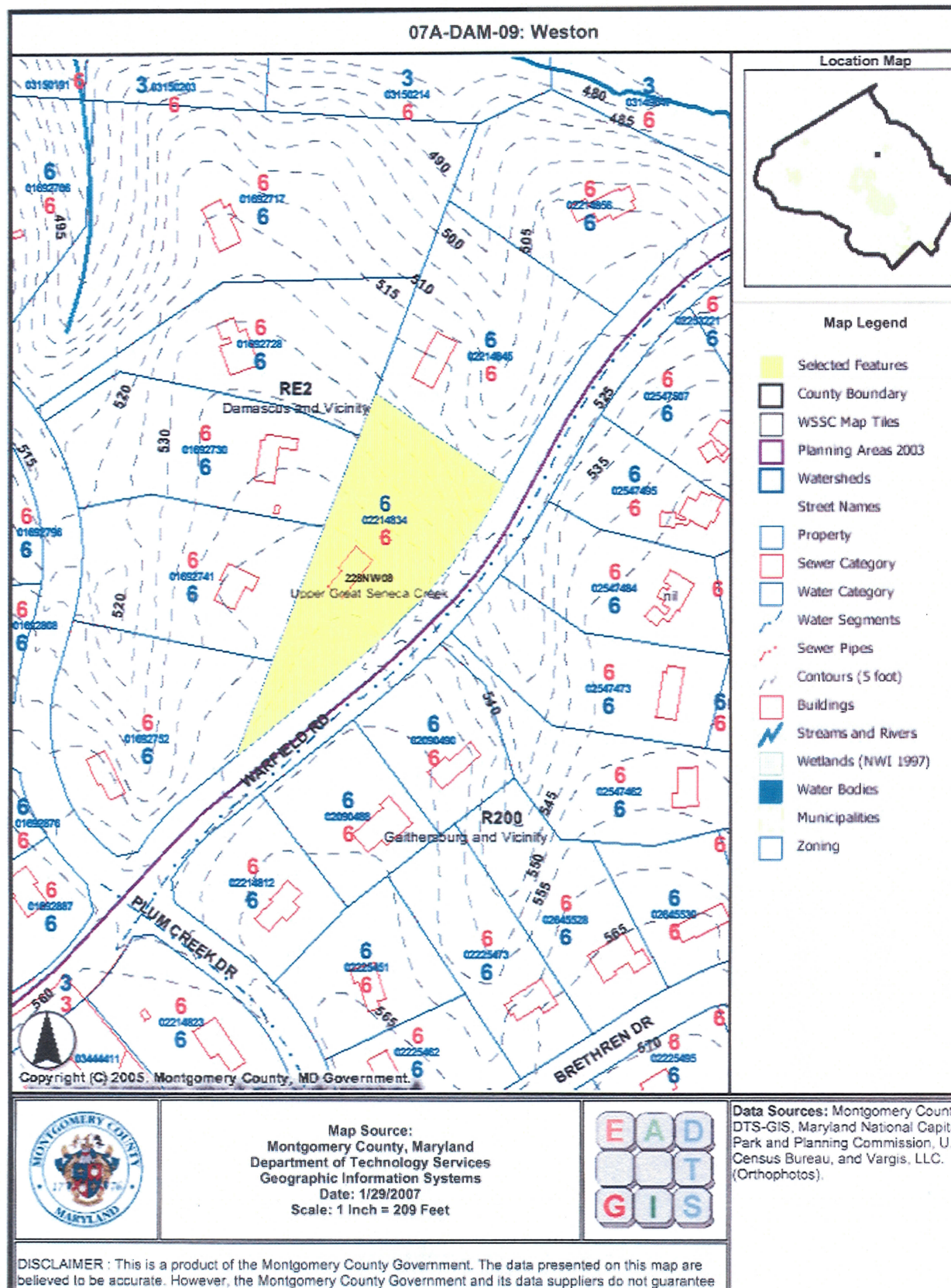
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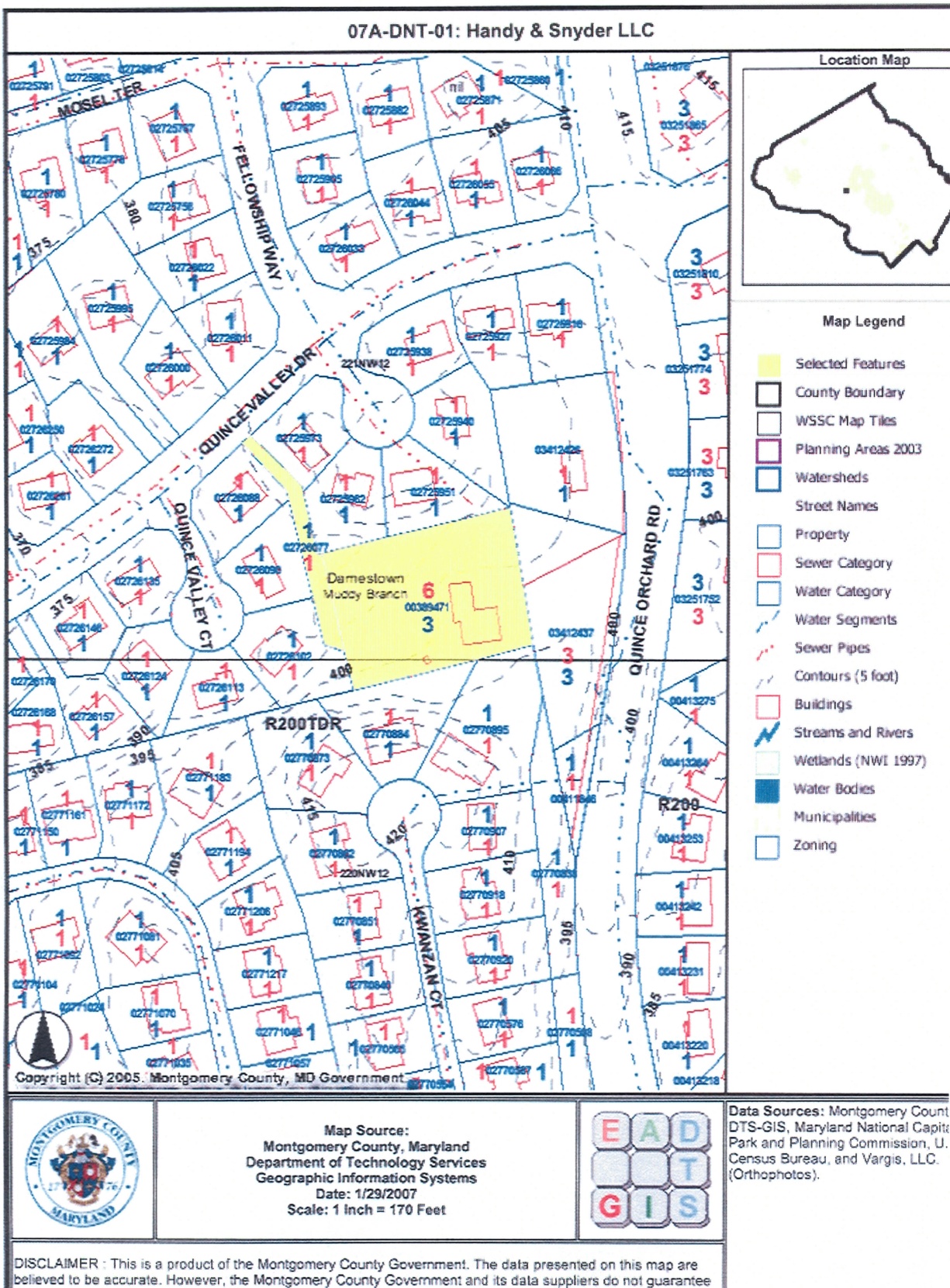


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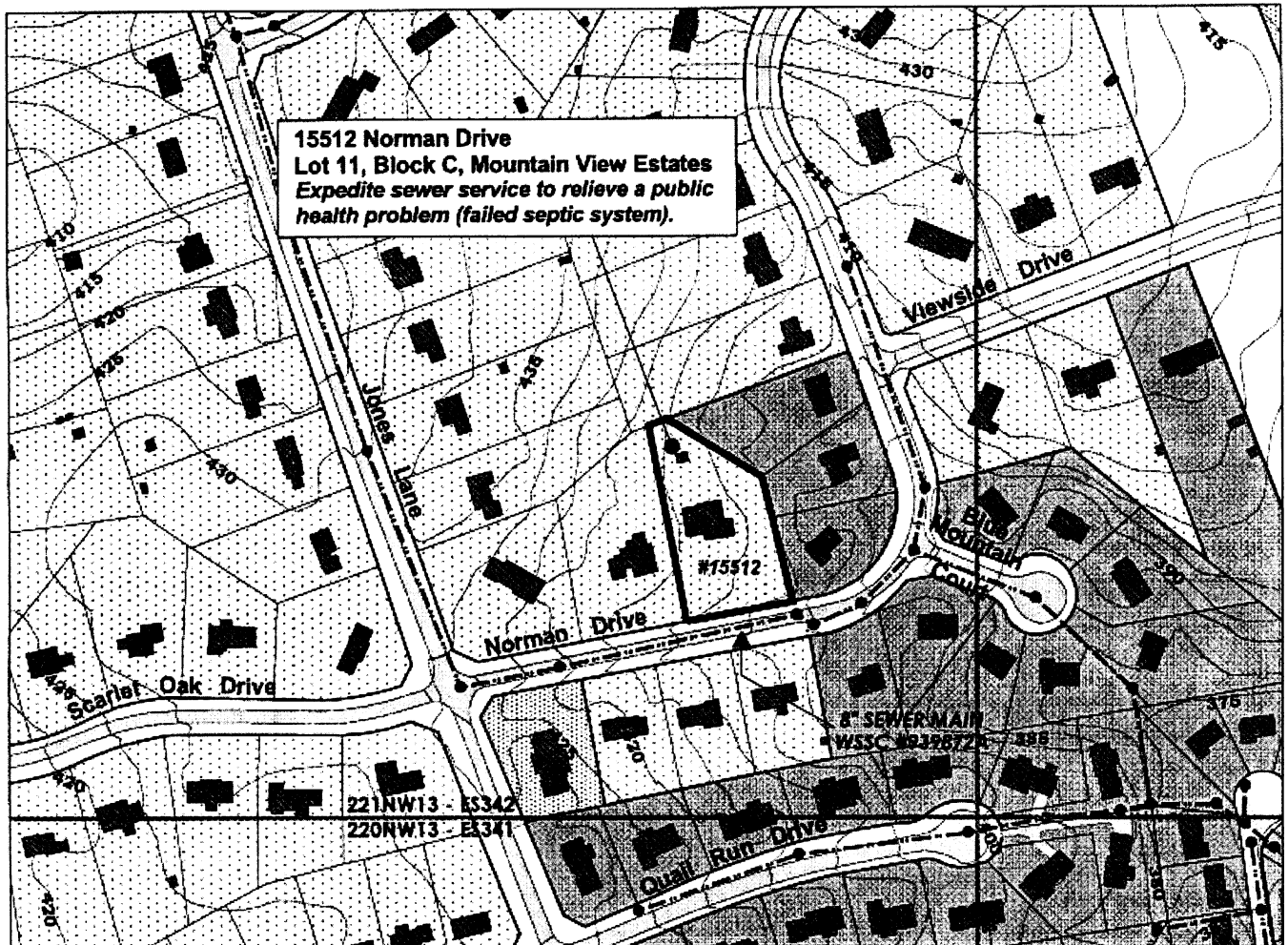
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07A-DNT-02

PEARCY

Sewer Service Area Categories Map

Public Health Problem - Failed Septic System: 15512 Norman Drive



Darnestown Planning Area

Muddy Branch Watershed

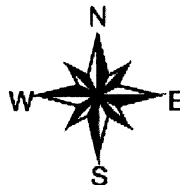
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MAP LEGEND

- Property
- WSSC Map Tiles
- Sewer Manholes
- Sewer Mains
 - Small-Diameter, Low-Pressure Mains
 - 6"- to 8"-Diameter Gravity Mains
 - 10"- to 14"-Diameter Gravity Mains
 - 15"- to 42"-Diameter (CIP) Trunk Mains
 - 48"- or Larger-Diameter (CIP) Trunk Mains
- Buildings
- Roads - Parking
- Topography (C.I. = 5 Feet)
- Watersheds
- Streams
- Ponds - Lakes

Sewer Service Area Categories (6/03)

- S-1
- S-3
- S-4
- S-5
- S-6



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

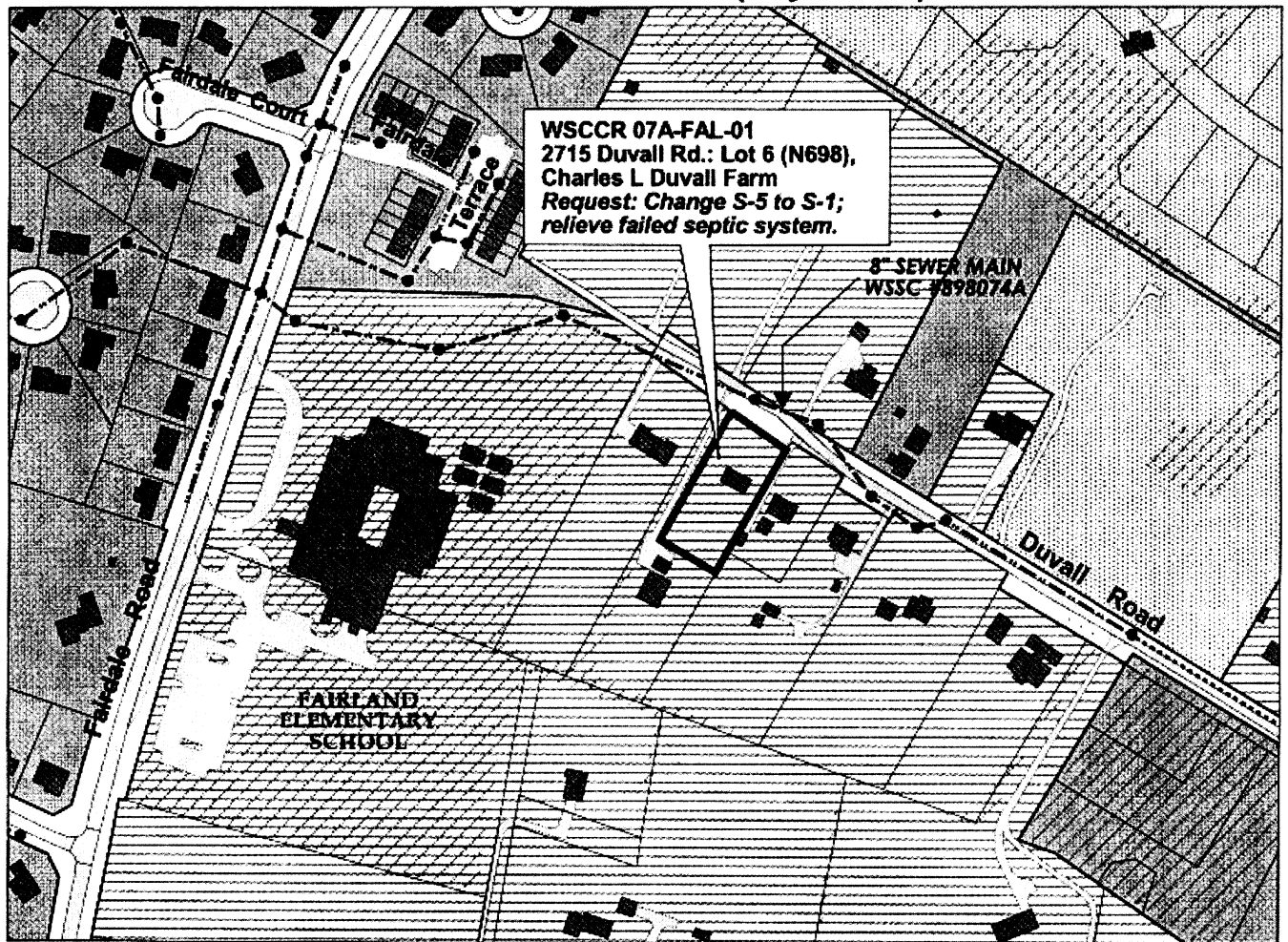


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Sewer Service Area Categories Map **WSSCR 07A-FAL-01 (Joy White)**



Fairland - Beltsville Planning Area

219NE03 - KR343

Paint Branch Watershed



MAP LEGEND

- Property
- WSSC MapTiles

Sewer Mains

- Small-Diameter, Low-Pressure Mains
- 6"- to 8"-Diameter Gravity Mains
- 10"- to 14"-Diameter Gravity Mains
- 15"- to 42"-Diameter (CIP) Trunk Mains
- 48"- or Larger-Diameter (CIP) Trunk Mains

- Sewer Manholes

- Buildings

- Roads - Parking

- Streams

- Ponds - Lakes

- Woodlands

Sewer Service Area Categories (6/03)

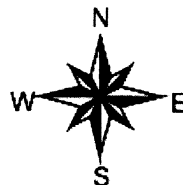
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- S-3

- S-4

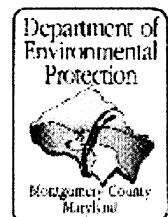
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June 2003 Update
 Service Area Categories Map

Montgomery County, Maryland
 Comprehensive Water Supply
 and Sewerage Systems Plan

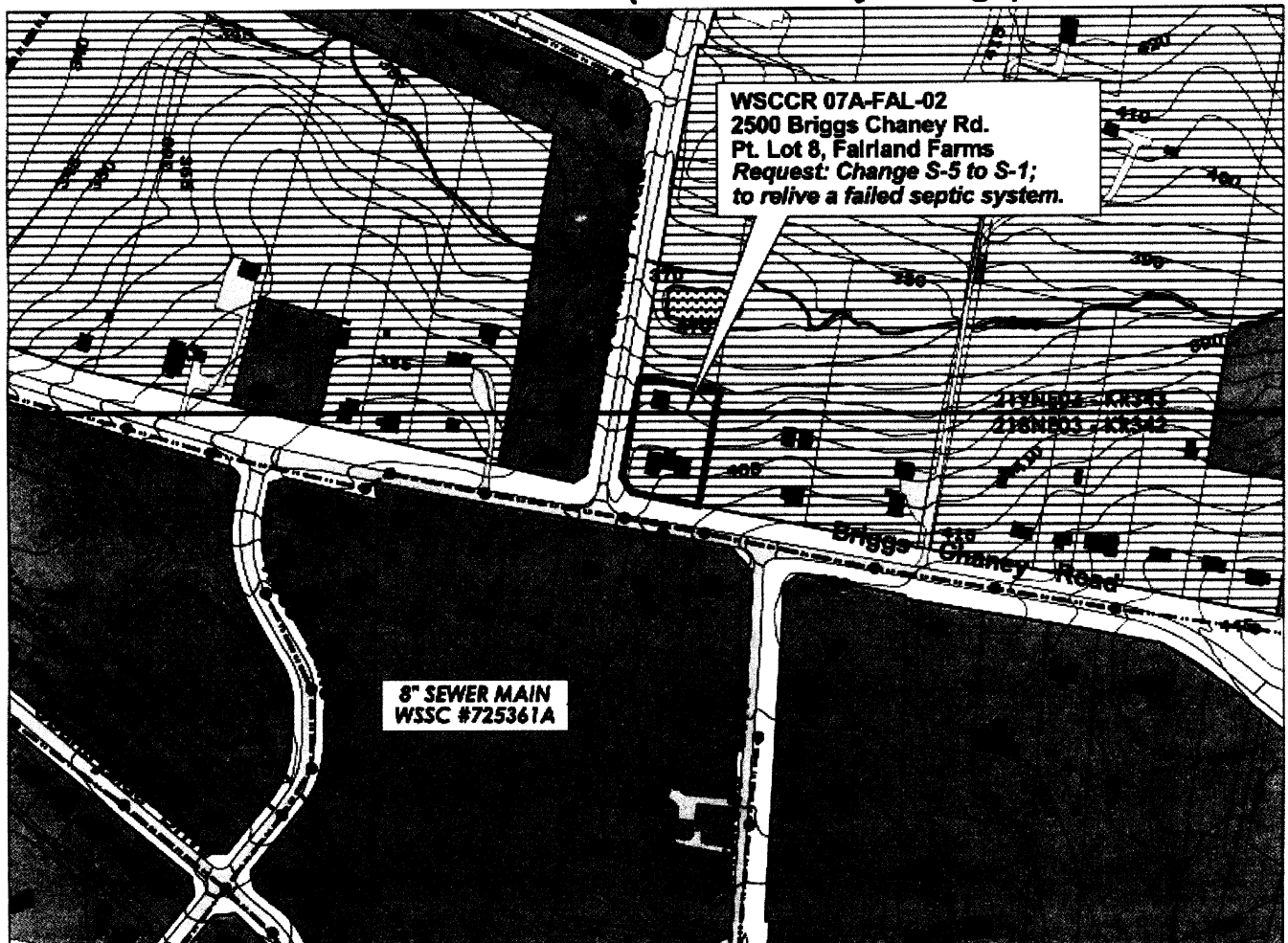


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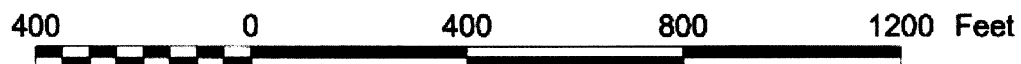
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Sewer Service Area Categories Map WSSCR 07A-FAL-02 (Jacob & Mary George)



Fairland - Beltsville Planning Area

Paint Branch Watershed

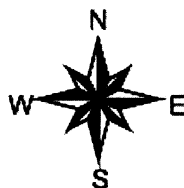


MAP LEGEND

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- WSSC MapTiles
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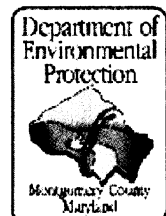
Sewer Service Area Categories (6/03)

- S-1
- S-3
- S-4
- S-5
- S-6



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
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Water and Wastewater Policy Group
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