



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

OFFICE OF THE CHAIRMAN

November 6, 2009

The Honorable Isiah Leggett
County Executive
Montgomery County Government
101 Monroe Street
Rockville, Maryland 20850

The Honorable Phil Andrews
President
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

**RE: July 2009 County Council Amendment to the *Comprehensive Water Supply and Sewerage Systems Plan*
WSSCR 09A-PAX-01: Eglise De Dieu Silver Spring**

Dear Mr. Leggett and Mr. Andrews:

On Thursday, November 5, 2009, the Montgomery County Planning Board considered the water and sewer service area category change application cited above.

The proposed site is located within the 1997 Fairland Master Plan and is zoned RC north of MD 198. The Fairland Master Plan recommends “community water service only for areas north of MD 198 zoned Rural Cluster (RC) consistent with the Water and Sewer Plan policies regarding water service without sewer. No planned sewer service for areas zoned RC north of MD 198, except to support special exception uses recommended in this Plan.”

The Plan further recommends within the Patuxent River watershed: “Do not allow uses that result in more than ten percent imperviousness...Do not extend sewer service to RC zoned properties; water service to RC zone considered on a case by case basis.”

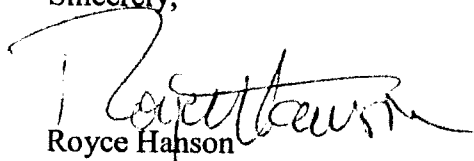
The Planning Board recommends denial of sewer service to this property based on inconsistency with the Fairland Master Plan. It should retain the S-6 category.

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Honorable Phil Andrews
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However, if the County Council decides to grant the S-3 category to this property under the Private Institutional Facility policy, any development should adhere as closely as possible to the 10% impervious level that the Council approved in the Fairland Master Plan. Further, the connection to existing sewer infrastructure should be the least disruptive over the shortest distance possible.

We thank you for the opportunity to provide recommendations on this case.

Sincerely,



Royce Hanson
Chairman

RH:KN:ss

cc Keith Levchenko, Montgomery County Council
David Lake, MCDEP
Alan Soukup, MCDEP
Katherine Nelson, M-NCPPC Environmental Planning
Clara Moise, M-NCPPC Chairman's Office