



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

**OFFICE OF THE CHAIRMAN**

September 12, 2008

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

The Honorable Mike Knapp  
President  
Montgomery County Council  
100 Maryland Avenue  
Rockville, Maryland 20850

RE: **July 2008 County Council Amendments to the *Comprehensive Water Supply and Sewerage Systems Plan***

Dear Mr. Leggett and Mr. Knapp:

On Monday, September 8, 2008 the Montgomery County Planning Board considered the water and sewer service area category change applications listed above as part of the **July 2008 County Council Amendments to the *Comprehensive Water Supply and Sewerage Systems Plan***. The Board concurred with three of the County Executive recommendation for category changes.

**Agreement with the Executive's Recommendation**

<b>Case Number</b>	<b>Applicant/Owner</b>
WSSCR 08A-TRV-06	Bawa & Verma – 13517 Glen Mill Road
WSSCR 08A-URC-01	Kline - 6720 Olney Laytonsville Road
WSSCR 08A-FAI-02	4011-4101 Sandy Spring Road, LLC

They also supported the proposed public health problem area designation in historic Clarksburg and the proposed administrative general map amendment for water service in the area near the Town of Laytonsville.

**Disagreement with Executive's Recommendations**

The following is a brief summary of the Planning Board's actions on each of the three cases that did not agree with the Executive recommendation:

**WSSCR 08A-DAM-01 - McGrady**

Deny service to this property due to inconsistency with the master plan. This property is located outside the accepted water and sewer envelope and within the Preservation of Agriculture and Rural Open Space Master Plan area. This master plan states the following with respect to water and sewer guidelines, "Deny public water and sewer to areas designated for the agricultural preservation that utilize the Rural Density Transfer Zone."

**WSSCR 08A-CLO-02 - 219 Ednor Road**

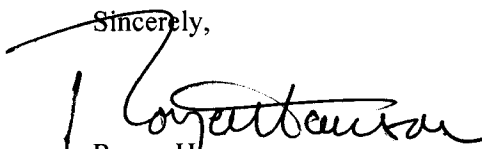
Deny service to this property due to inconsistency with the master plan. The Cloverly master plan states that the extension of sewer service to residential, institutional, and special exception uses in the RC and RE-2 area is not consistent with the Plan because of potential impacts on the low-density character of both areas. It further states that the area bordered by Norwood Road, Northwest Branch, Hampshire Greens, and New Hampshire Avenue is not recommended for sewer service. This recommendation is designed to maintain the rural character than results from low density residential development.

**WSSCR 08A-PAX-01 - Burtonville Associates**

Deny service to this property. This item was discussed at length by the Planning Board. They felt that this particular category change request was premature since a special exception had neither been granted nor was there one in the final stages of review. They also felt that in retaining the RC zone for this property, the master plan had intended that a special exception use would be compatible with the rural nature of the area, possibly not needing public sewer service at all.

We thank you for the opportunity to provide recommendations on these cases.

Sincerely,



Royce Hanson  
Chairman

RH:KN:ss

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