



June 10, 2005

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Chief
Countywide Planning Division

Jorge A. Valladares, P.E., Chief
Environmental Planning *JAV*

FROM: Nazir Baig, Master Planner/Supervisor
Countywide Planning Division
(301) 495 4549 *NB*

SUBJECT: Additional Water and Sewer Service Area Category Change Requests
Administrative Delegation Group AD2005-1

RECOMMENDATION

Approval of staff comments and transmittal to County Council and County Executive for appropriate action.

DISCUSSION

This memorandum will follow the format set up by the Executive memorandum. Attached is material containing several water and sewer category change applications under consideration as amendments to the Comprehensive Water Supply and Sewerage Systems Plan. All these changes are being proposed for disposition through the administrative delegation process. It should be noted that the Planning Board has already acted on most of the cases on 5/5/2005. Those cases will not be reviewed as part of this memorandum. Only the four following cases have not been reviewed by the Planning Board. In each of these cases, staff recommends approval of these changes and agrees with DEP staff recommendations. In one case there is a conditional approval pending an approved preliminary plan.

WSCCR 05A-APH-02

(See circle 7 of the Executive Memorandum.)

Existing vacant property is in Northwest Branch Basin 1611 Bonifant Road, Aspen Hill Master Plan. Property abuts an existing 12 inch main along Bonifant Road.

WSSCR 03A-BRK-01 (Township of Brookeville)

(See Circle 11 and 12 of the Executive Memorandum.)

Applicant is building new residence on existing lot that has Water and Sewer lines on abutting lot.

This category change request is appropriate for administrative delegation. The change is consistent with the town of Brooksville's master plan.

GWSMA 05G-CLO-01

(See circle 39-43 of the Executive Memorandum.)

Water service to this area was initiated by DEP but failed well provided inadequate water supply. DEP test suggested gasoline pollution. Several property owners expressed an interest in receiving community service. DEP directed WSSC to allow for service to new property owners abutting 12 inch main.

Staff concurs with executive recommendation to provide W1 and W3. This request is consistent with master plan and policies of Water and Sewerage System Plan.

WSSCR 04A-URC-01

(See circle 95-98 of the Executive Memorandum.)

This property is 74.6 acres and is zoned RNC. Presently it is agricultural land in the Rock Creek watershed and developer proposes to develop a 24 lot cluster subdivision.

The category change is consistent with master plan and water and sewerage system plan. Staff recommends maintaining S6 with advancement to S3 conditioned upon Planning Board approving a preliminary plan using the RNC cluster option. The existing W3 designation and the final approval of S3 will be restricted to the conservancy lots which M-NCPPC and DEP determine to qualify for community service under the recommendation of master plan.

NB:ss

Attachments

1. DEP memo dated May 20, 2005
2. Montgomery County Comprehensive Water Supply and Sewerage Systems Plan (Pages 1-9 through 1-18)
3. Circle pages from Executive Memorandum, May 20, 2005