

Resolution No.: 19-748  
Introduced: December 8, 2020  
Adopted: March 2, 2021

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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Lead Sponsor: County Council

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**SUBJECT:** Amendments to the Comprehensive Water Supply and Sewerage Systems Plan

**Background**

1. Section 9-501 et seq. of the Environmental Article of the Maryland Code requires the governing body of each County to adopt and submit to the State Department of the Environment a comprehensive County Plan, and from time to time amend or revise that Plan for the provision of adequate water supply systems and sewerage systems throughout the County.
2. Section 9-507 of the Environmental Article of the Maryland Code provides that the Maryland Department of the Environment (MDE) has 60 days to review a county governing body's action to amend the County's Water and Sewer Plan. Upon notice to the County, MDE may extend that review period for another 45 days, if necessary. At the conclusion of this review, MDE must either approve or reject the Council's action on each of these amendments, or the action is confirmed by default. Any action approved or taken by this resolution is not final until that action is approved by MDE or the period for final MDE action has expired.
3. In accordance with the State law on December 30, 1969, by Resolution No. 6-2563, the County Council adopted a Comprehensive Ten-Year Water Supply and Sewerage Systems Plan which was approved by the State Department of the Environment.
4. The County Council has from time to time amended the Plan.
5. On December 4, 2020, the County Council received recommendations from the County Executive regarding six Water and Sewer Plan amendments.
6. Recommendations on these amendments were solicited from the Maryland-National Capital Park and Planning Commission, Washington Suburban Sanitary Commission Staff, and affected municipalities.

7. A public hearing was held on January 12, 2021
8. The County Council's Transportation and Environment Committee held a worksession on these amendments on February 1, 2021.
9. The Council Council held a worksession on February 23, 2021.

**Action**

The County Council for Montgomery County, Maryland approves the following actions on amendments to the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan as shown in the attachments to this resolution.

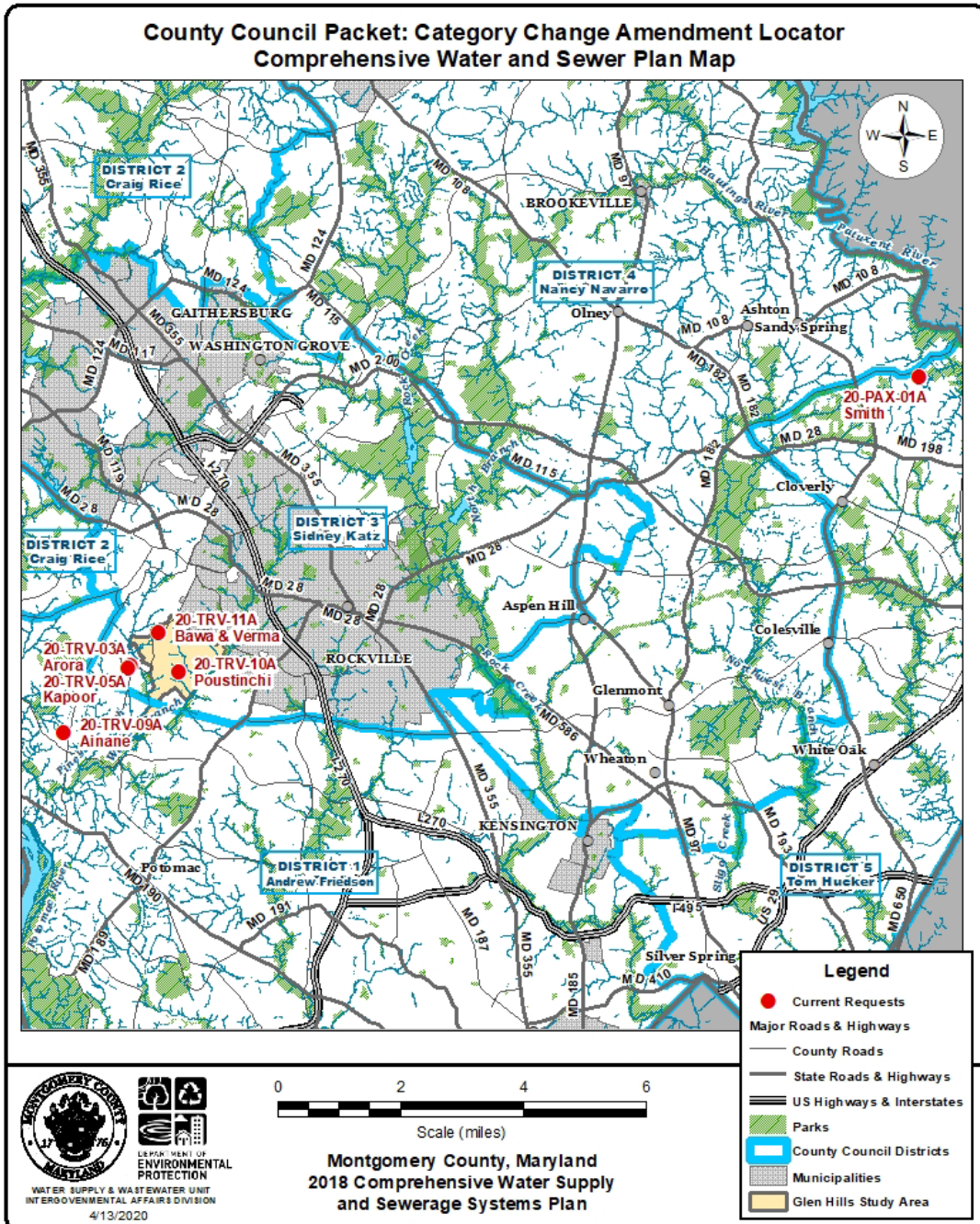
This is a correct copy of Council action.

  
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Selena Mendy Singleton, Esq.  
Clerk of the Council

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
October 2020 Amendment Transmittal: Water/Sewer Category Map Amendments**

Montgomery County uses water and sewer service area categories, in part, to identify those properties that should use public water and/or sewer service versus those that should use onsite systems, usually wells and/or septic systems. Categories W-1 and S-1 identify properties approved for public service and that have access to public system mains. Categories W-3 and S-3 identify properties approved for public service but need new main extensions in order to receive public service. Categories W-4 and S-4, and W-4 and S-5 identify properties that currently should use onsite systems but are proposed for public service in the future. Categories W-6 and S-6 identify properties that should use on-site systems, where public service is not planned for at least the next ten years. (See page 5 for additional information.)

Property owners file category change map amendment requests seeking to change the service areas for their property from one category to another, often based on anticipated development plans. The following charts present the County Council's actions on water/sewer category map amendment requests filed with DEP and transmitted by the County Executive to the Council for consideration on December 4, 2020.



- Applicants receiving a denial under this resolution may not apply again until March 2, 2022, unless specifically allowed by DEP.
- See Attachment B for mapping of approved, conditionally approved, and deferred category change amendments.

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
October 2020 Amendment Transmittal: Water/Sewer Category Map Amendments**

**Request [1] WSSCR 20A-PAX-01: Michael Smith**

Property Information and Location Property Development	Applicant's Request: County Council Action
<ul style="list-style-type: none"> <li>• 1701 Ednor Rd.,</li> <li>• Parcel P480, Snowdens Manor (acct. no. 02416304)</li> <li>• Map tile: WSSC – 223NE02; MD –KT21</li> <li>• South side of Ednor Rd. east of Gamewell Rd.</li> <li>• RC Zone; 32.87 acres</li> <li>• Patuxent Watershed Conservation Planning Area Cloverly Master Plan (1997)</li> <li>• Lower Patuxent River Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: horse stable &amp; pasture</li> <li>• <u>Proposed use</u>: six lot single-family residential subdivision; preliminary plan no. 120190010, "Reddemead Farm"</li> </ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-5            <b>W-1</b></p> <p>S-6            S-6 (no change)</p> <p><b>County Council Action</b></p> <p><b>Defer action pending revisions to the preliminary plan that bring it into conformance with the cluster development option and with master plan recommendations.</b></p> <p><i>(Note that deferral actions are intended to be resolved within approximately one year.)</i></p>

**Request [2] WSSCR 20-TRV-03A: Ashwani & Janak Arora**

Property Information and Location Property Development	Applicant's Request: County Council Action
<ul style="list-style-type: none"> <li>• 10400 Boswell Ln., Potomac</li> <li>• Parcel P741, Wickham &amp; Pottinger (acct. no. 00046148)</li> <li>• Map tile: WSSC – 217NW10; MD –FR31</li> <li>• Southwest corner, intersection of Glen Mill Rd. &amp; Boswell Ln.</li> <li>• RE-2 Zone; 3.70 acres</li> <li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I), Piney Branch Subwatershed (Mont. Co. SPA)</li> <li>• <u>Existing use</u>: Single-family house (not residence), built 1996</li> <li>• <u>Proposed use</u>: No Change</li> </ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-1            W-1 (no change)</p> <p>S-6            <b>S-1</b></p> <p><b>County Council Action</b></p> <p><b>Approve S-1, for one sewer hookup only. Under the Piney Branch restricted sewer access policy, the approval of public sewer service for this property may not be used to support the subdivision of this parcel into more than one building lot. Sewer service is to be provided from the existing sewer main only.</b></p> <p><b>Defer action on the applicants' request for a sewer main extension along Boswell Lane pending consideration of the "abutting mains" policy under the 2021 update of the Water and Sewer Plan.</b></p> <p><i>(Note that deferral actions are intended to be resolved within approximately one year.)</i></p>

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• See Attachment B for mapping of approved, conditionally approved, and deferred category change amendments.

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
October 2020 Amendment Transmittal: Water/Sewer Category Map Amendments**

Request [3] **WSSCR 20-TRV-05A: Ravinder & Ritu Kapoor**

Property Information and Location Property Development	Applicant's Request County Council Action
<ul style="list-style-type: none"> <li>• 10401 Boswell Ln, Potomac</li> <li>• Parcel P666, Wickham &amp; Pottinger Piney Level (acct. no. 00053133)</li> <li>• Map tile: WSSC – 217NW10; MD –FR31</li> <li>• Northwest corner, intersection of Glen Mill Rd. &amp; Boswell Ln.</li> <li>• RE-1 Zone; 2.00 ac</li> <li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I), Piney Branch Subwatershed (Mont. Co. SPA)</li> <li>• <u>Existing use</u>: Single-family house, built 2006</li> <li>• <u>Proposed use</u>: No Change</li> </ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-1            W-1 (no change)</p> <p>S-6            <b>S-3</b></p> <p><b>County Council Action</b></p> <p><b>Defer action on the applicants' request for a sewer category change to S-3 pending consideration of the "abutting mains" policy under the 2021 update of the Water and Sewer Plan.</b></p> <p><i>(Note that deferral actions are intended to be resolved within approximately one year.)</i></p>

Request [4] **WSSCR 20-TRV-09A: Sami and Siham Ainane**

Property Information and Location Property Development	Applicant's Request County Council Action
<ul style="list-style-type: none"> <li>• 12000 block of Piney Meetinghouse Rd., Potomac</li> <li>• Outlot A, Block D, Piney Glen Farms (acct. no. 03464464)</li> <li>• Map tile: WSSC – 215NW11; MD –FQ12</li> <li>• West side of Piney Meetinghouse Rd., south of the intersection of Greenbriar Preserve Ln.</li> <li>• RE-2 Zone; 2.51 ac.</li> <li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I)</li> <li>• <u>Outlot A existing use</u>: Vacant</li> <li>• <u>Outlot A proposed use</u>: convert to building lot for one single-family house</li> </ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-1            W-1 (no change)</p> <p>S-6            <b>S-1</b></p> <p><b>County Council Action</b></p> <p><b>Defer action on the applicants' request for a sewer category change to S-1 pending consideration of the "abutting mains" policy under the 2021 update of the Water and Sewer Plan.</b></p> <p><i>(Note: The applicants are encouraged to prepare a concept plan for submission to and evaluation by the Development Review Committee (DRC) as recommended by the Planning Board. The concept plan is intended to address issues related to establishing Outlot A as a building lot. The findings of the DRC will be transmitted to the Council for further consideration of this request.)</i></p> <p><i>(Note that deferral actions are intended to be resolved within approximately one year.)</i></p>

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**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
October 2020 Amendment Transmittal: Water/Sewer Category Map Amendments**

Request [5]      **WSSCR 20-TRV-10A: Amir, Ahmad and Rosa Poustinchi**

Property Information and Location Property Development	Applicant's Request County Council Action
<ul style="list-style-type: none"> <li>• 9701 Watts Branch Dr., Rockville</li> <li>• Pt. Lot 39, Block 3, Glen Hills (acct. no. 00079172)</li> <li>• Map tile: WSSC – 2178NW10; MD –FR41</li> <li>• Northwest corner, intersection of Watts Branch Dr. and Valley Dr.</li> <li>• RE-1 Zone; 1.01 acres (43,995 sq. ft.)</li> <li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: Existing single-family house <u>Proposed use</u>: Improvements to the existing property and single-family house</li> </ul>	<p><u>Existing –      Requested – Service Area Categories</u></p> <p>W-1              W-1 (no change)</p> <p>S-6              S-1</p> <p><b>County Council Action</b></p> <p><b>Deny the request for category S-1; maintain category S-6.</b></p>

Request [6]      **WSSCR 20-TRV-11A: Meenu Bawa & Anand Verma**

Property Information and Location Property Development	Applicant's Request County Council Action
<p>13517 Glen Mill Rd., Rockville</p> <ul style="list-style-type: none"> <li>▪ Lot 9, Block 5, North Glen Hills Section 1 (acct no. 00078188)</li> <li>▪ Map tile – MD: FR42; WSSC: 218NW10</li> <li>▪ South side of Glen Mill Rd. east of and opposite Pheasant Dr.</li> <li>▪ Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>▪ Watts Branch Watershed (MDE Use I), Piney Branch Subwatershed (Mont. Co. SPA)</li> <li>▪ RE-1 Zone; 0.92 acre (40,187 sq.ft.)</li> <li>• <u>Existing use</u>: unimproved <u>Proposed use</u>: build a 4-bedroom house on the existing lot.</li> </ul>	<p><u>Existing –      Requested – Service Area Categories</u></p> <p>W-1              W-1 (no change)</p> <p>S-6              S-3</p> <p><b>County Council Action</b></p> <p><b>Deny the request for category S-3; maintain category S-6.</b></p>

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**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
October 2020 Amendment Transmittal: Water/Sewer Category Map Amendments**

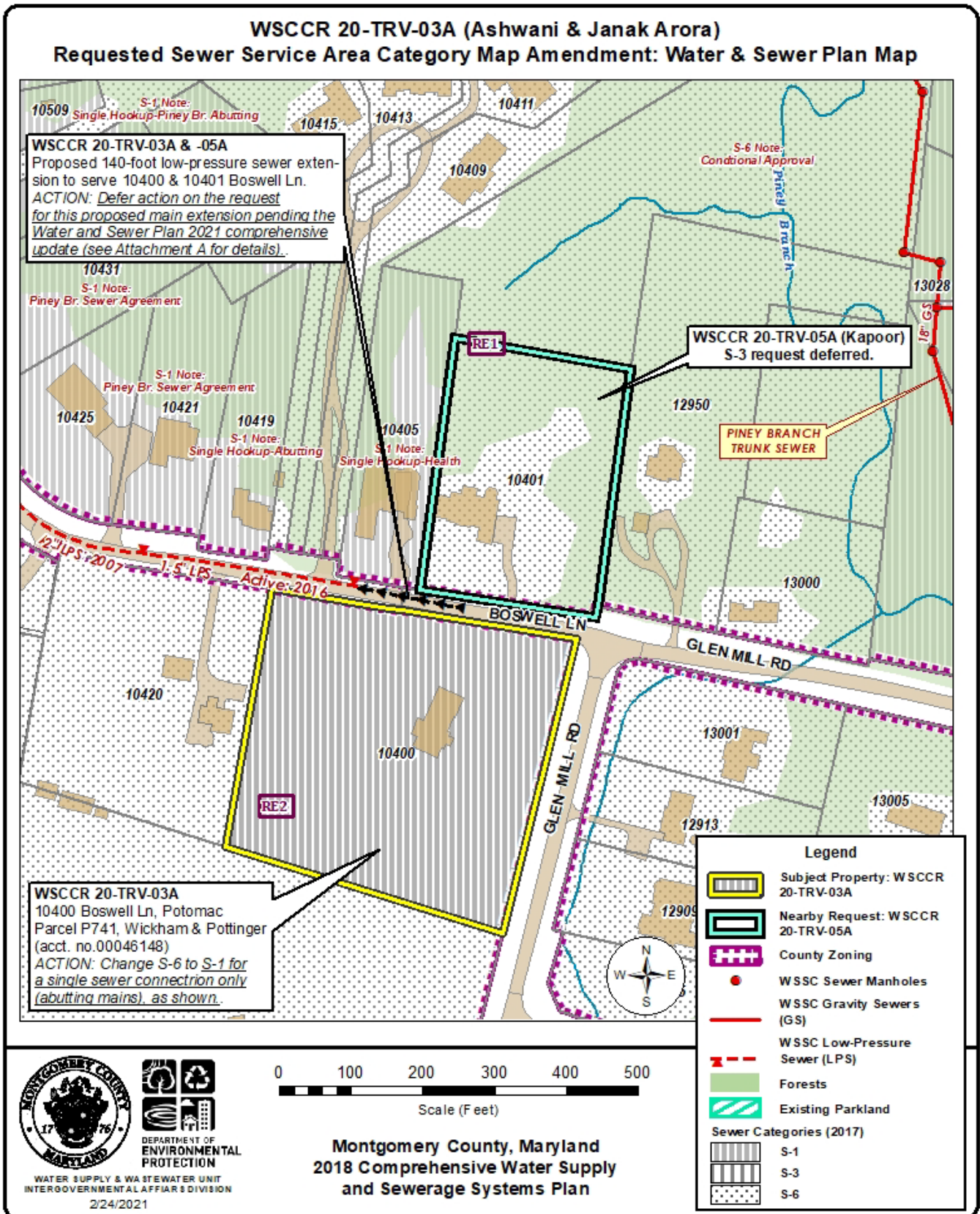
**Water & Sewer Service Area Categories Summary**

Category Definition and General Description	Category Definition and General Description
<p style="text-align: center;"><b>W-1 and S-1</b></p> <p><b>Properties approved for and generally with existing access to community (public) service.</b> This may include properties which have not yet connected to existing community service.</p>	<p style="text-align: center;"><b>W-5 and S-5</b></p> <p><b>Properties planned for future public service, but which may use private, on-site systems (wells and septic systems) on a permanent basis.</b> ▪ Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period.</p>
<p style="text-align: center;"><b>W-3 and S-3</b></p> <p><b>Properties planned and approved for community (public) service, but <u>without</u> existing access to public service.</b> ▪ Public service will generally be provided within two years as development and requests for community service are planned and scheduled.</p>	<p style="text-align: center;"><b>W-6 and S-6</b></p> <p><b>Properties that will use private, on-site systems (wells and septic systems), where community (public) service is not planned.</b> ▪ Category 6 includes areas that are planned or staged for community service beyond the scope of the plan's ten-year planning period, and areas that are not ever expected for community service on the basis of adopted plans.</p>
<p style="text-align: center;"><b>W-4 and S-4</b></p> <p><b>Properties planned for future public service, but which need to use private, on-site systems (wells and septic systems) in the interim.</b> ▪ Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. B</p>	<p>Note: Although the majority of properties in the county have the same water category as sewer category (i.e. W-3 and S-3, or W-5 and S-5), this is not always the case. The County does not always assign water and sewer categories in tandem, due to differences in service policies or to actual service availability. For example, a particular property could have service area categories W-1 and S-6. Therefore, it is important to know both the water <i>and</i> sewer service area categories for a property. Montgomery County does not use categories W-2 and S-2 in its Plan.</p>

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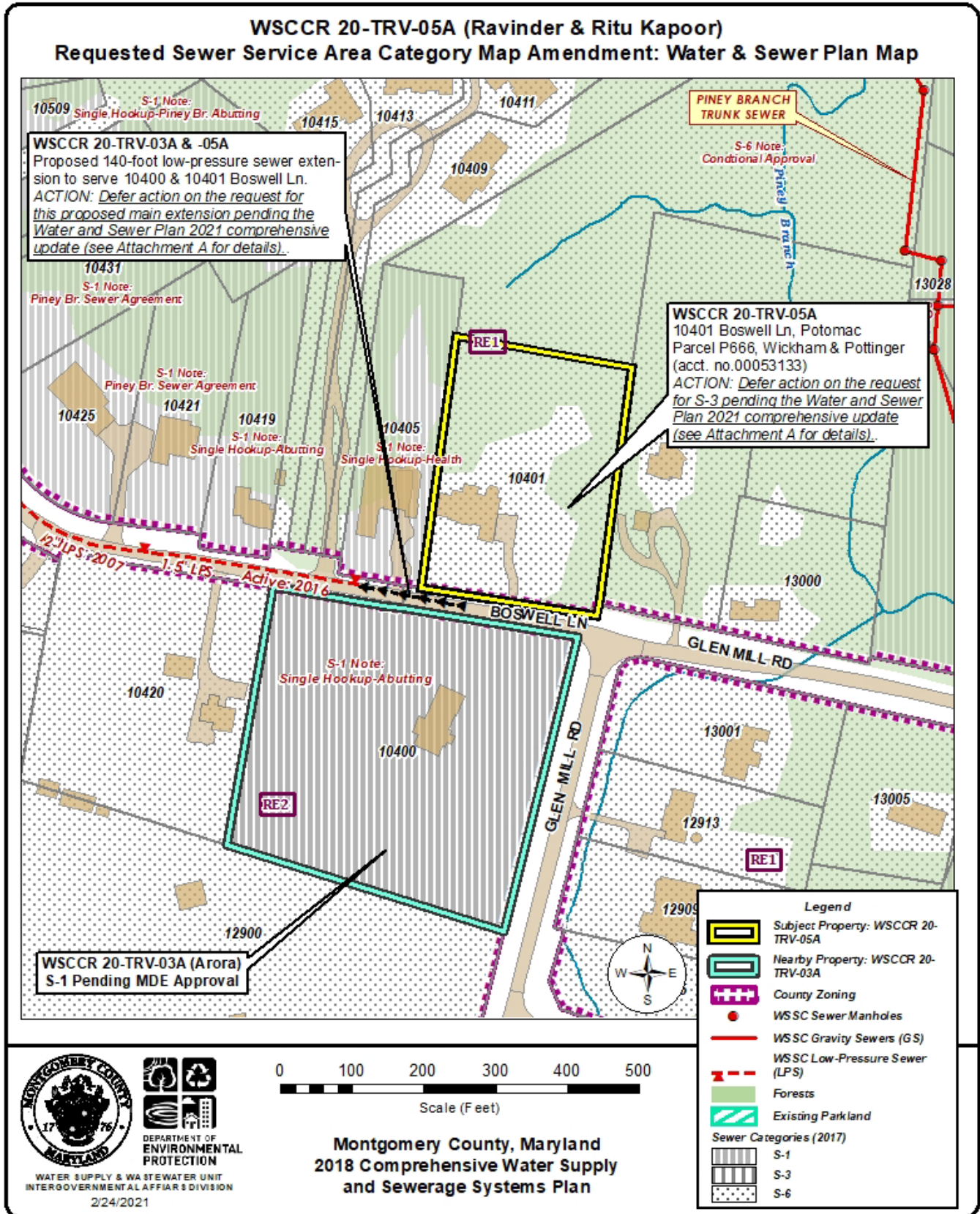
**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
April 2020 Amendment Transmittal: Water/Sewer Category Map Amendments**



Attachment B presents mapping only for approved, conditionally approved, and deferred category change amendments. See Attachment A for the specific language of the Council's actions and information on water and sewer service area categories.

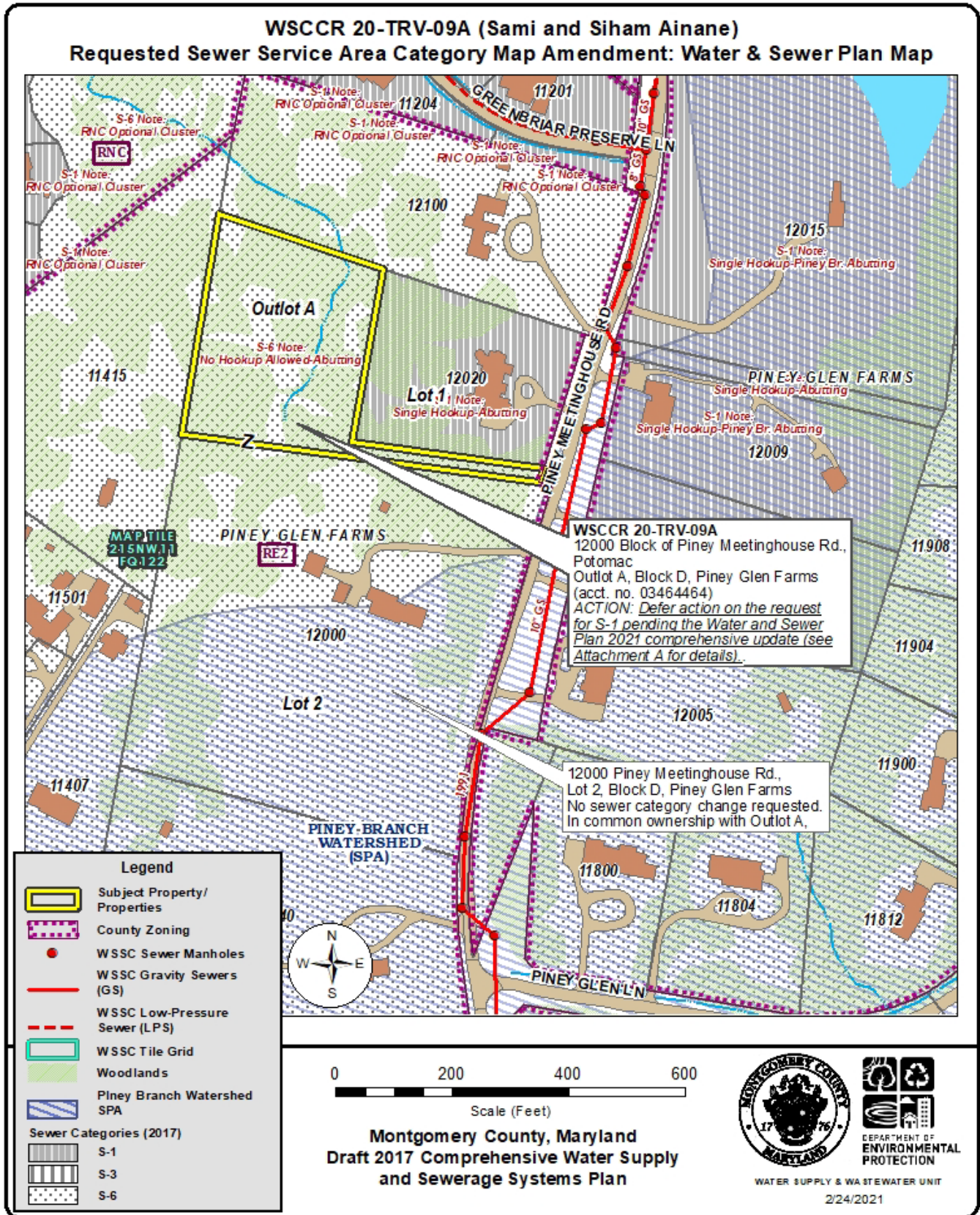


**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
April 2020 Amendment Transmittal: Water/Sewer Category Map Amendments**



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**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
April 2020 Amendment Transmittal: Water/Sewer Category Map Amendments**



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