



# Maryland

## Department of the Environment

Wes Moore, Governor  
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary  
Suzanne E. Dorsey, Deputy Secretary  
Adam Ortiz, Deputy Secretary

June 18, 2025

The Honorable Kate Stewart  
County Council President  
Montgomery County Council  
Stella Werner Council Office Building  
100 Maryland Avenue  
Rockville, MD 20850

Dear Council President Stewart:

The Maryland Department of the Environment (MDE) has completed its review of the **Montgomery County AD 2025-2 Amendment (Amendment) to the Montgomery County 2022-2031 Comprehensive Water Supply and Sewerage Systems Plan (Plan)**. The Montgomery County Department of Environmental Protection (DEP) administratively approved the Amendment on April 11, 2025. The Amendment includes three (3) sewer category changes:

1. **WSCCR 25-CLO-02A:** Frederick & Theola Meyer, 3 Porter Ct., Ashton, Lot 5, Parcel N503, Ashton Thomas Sub (acct. no. 00718908). Requesting a sewer category change from S-6 (No Planned Service) to S-1 (Existing Community Service).
2. **WSCCR 25-CLO-03A:** Andrea G. Lamphier Revocable Trust, 17821 Porter Rd., Ashton, Lot 4, Parcel 471, Ashton Thomas Sub (acct. no. 00718896). Requesting a sewer category change from S-6 (No Planned Service) to S-1 (Existing Community Service).
3. **WSCCR 25-TRV-03A:** Maya Weyl, 12100 Glen Mill Rd., Potomac, Parcel P048, Wickham & Pottinger (acct. no. 00851901). Requesting a sewer category change from S-6 (No Planned Service) to S-1 (Existing Community Service).

### **Maryland Department of Planning Findings**

The Maryland Department of Planning (MDP) has reviewed this water and sewerage amendment pursuant to its mandate to advise the Maryland Department of the Environment (MDE) on local comprehensive plan consistency and other appropriate matters as required by Environment Article Section 9-507 (b)(2) and the Land Use Article Section 1-303 and 1-304.

MDP has advised MDE the following:

The final actions on WSCCR 25-CLO-02A, Frederick and Theola Meyer and WSCCR 25-CLO-03A, Andrea G. Lamphier Revocable Trust compared to the WSP sewer category map update are **consistent** with the 2021 Ashton Village Center Sector Plan. The final action on WSCCR 25-TRV-03A Maya Weyl, to the WSP sewer category map update is **consistent** with the Potomac Subregion Master Plan (2002).

If there are comments or questions regarding MDP's review, MDE encourages the County to contact MDP. See enclosed MDP's comments and contact information.

### **MDE Review and Action**

MDE has reviewed the proposed amendment in accordance with §9-507 of the Environment Article, Annotated Code of Maryland and its findings are listed below. These findings and any actions required by the county, or recommended to the County, have been included and taken into consideration in MDE's final decision.

1. Wastewater Treatment Plant Capacity

**25-CLO-02A: Frederick & Theola Meyer**

The proposed use of this property is a residential subdivision into two (2) lots, adding approximately 520 gallons per day (GPD) to the Blue Plains Wastewater Treatment Plant (WWTP), increasing demand to 81.5% capacity. The Blue Plains WWTP has a WSSC allocated treatment capacity of 169.6 million gallons per day (MGD), which can accommodate the additional flows.

**25-CLO-03A: Andrea G. Lamphier Revocable Trust**

The proposed use of this property is a residential subdivision into two (2) lots, adding approximately 1,120 GPD to the Blue Plains WWTP, increasing demand to 81.5% capacity. The Blue Plains WWTP has a WSSC allocated treatment capacity of 169.6 MGD, which can accommodate the additional flows.

**25-TRV-03A: Maya Weyl**

This single-family home will add approximately 260 GPD to the Blue Plains WWTP increasing demand to 81.5% capacity. The Blue Plains WWTP has a WSSC allocated treatment capacity of 169.6 MGD, which can accommodate the additional flows.

2. Climate Resiliency

Please be advised that based on MDE's Digital Flood Insurance Rate Maps, case 25-TRV-03A, located at 12100 Glen Mill Rd., appears to be located in Flood Zones AE and X (0.2% Annual Chance Flood Hazard). The property owner should follow local floodplain ordinances and Federal Emergency Management Agency's guidelines and standards. It is advised that the county consider climate resiliency for this property, which could include but not limited to the following steps (<https://toolkit.climate.gov/>):

- a. Explore Hazards: Identify climate and non-climate stressors, threats, and hazards and how they could affect assets (people and infrastructure).

- b. Assess vulnerability and risks: Evaluate assets vulnerability and estimate the risk to each asset.
- c. Investigate options: Consider possible solutions for your highest risks, check how others have responded to similar issues, and reduce your list to feasible actions.
- d. Prioritize and plan: Evaluate costs, benefits, and capacity to accomplish each action integrating the highest value actions into a stepwise plan.
- e. Take action: Move forward with your plan and check to see if your actions are increasing your resilience with monitoring.

The County is advised to contact Dave Guignet, State National Flood Insurance Program (NFIP) Coordinator, of MDE's Stormwater, Dam Safety, and Flood Management Program, at (410) 537-3775 for additional information regarding the regulatory requirements for Floodplains and Storm Surges.

The County is advised to contact Matthew C. Rowe, CC-P, Deputy Director of MDE's Water and Science Administration, at (410) 537-3578 for additional information regarding Climate Change and Resiliency.

3. Wetlands and Waterways Protection Program (WWPP) Comments

There are mapped/wetlands hydric soils or streams and 100-year floodplains in the vicinity of the property located at 12100 Glen Mill Rd (25-TRV-03A: Maya Weyl). The applicant is encouraged to consult with the Wetlands and Waterways Program to verify the presence of wetlands, their buffers, stream and its 100-year floodplain in relation to any activities which are planned for the property. Activities in these water resources may be subject to regulatory requirements from the MDE's Wetlands and Waterways Program.

Please see enclosed WWPP comments and contact information.

4. Water Resources Element

There is an updated Water Resources Element (WRE) guidance. The 2022 update WRE guidance can be found at the following link:  
<https://planning.maryland.gov/Pages/OurWork/RRP/envr-planning/water-resources-mg/2022/2022-guidance-update.aspx>

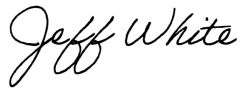
The 2022 guidance includes best practices for protecting receiving waters and for integrating climate change and equity considerations into local water resource planning. By updating the WRE, a required element of local comprehensive plans, jurisdictions will identify recommendations and strategies necessary for ensuring community resilience and sustainability, which can inform and be informed by, project and policy needs for county water and sewer plan updates.

In accordance with §9-507(a) of the Environment Article, Annotated Code of Maryland, the Department hereby **approves Montgomery County's AD 2025-2 (Amendment)** to the

2022-2031 Comprehensive Water Supply and Sewerage Systems Plan. See the enclosed table and maps below.

This action completes MDE's review, as required by §9-507 of the Environment Article, Annotated Code of Maryland. If you need further assistance, please contact Robin Pellicano, Division Chief at (410) 537-3578, toll-free at (800) 633-6101, or by e-mail at [robin.pellicano@maryland.gov](mailto:robin.pellicano@maryland.gov).

Sincerely,

A handwritten signature in cursive script that reads "Jeff White".

Jeff White, Acting Manager  
Watershed Protection, Restoration, and Planning Program  
Water and Science Administration

Enclosures

cc: Alan Soukup, Senior Planner, Montgomery County Department of Environmental Protection (DEP)  
Timothy Williamson, Planning Specialist III, Montgomery County DEP  
Jason Dubow, Director, Research, Review and Policy Division, MDP  
Dave Guignet, State NFIP Coordinator, Stormwater, Dam Safety, and Flood Management Program, WSA, MDE

**Summary of the Montgomery County Adopted AD 2025-2 Amendment  
to the 2022-2031 Montgomery County Water Supply and Sewerage Systems Plan**

<b>Amendment</b>	<b>Location</b>	<b>Request</b>	<b>Administrative Action</b>	<b>MDE Action</b>
<b>WSSCCR 25-CLO-02A:</b> Frederick & Theola Meyer	3 Porter Ct., Ashton Lot 5, Parcel N503, Ashton Thomas Sub (acct. no. 00718908)	S-6 (No Planned Service) to S-1 (Existing Community Service)	Approve S-1 Administrative policy V.D.2.a.: Consistent with Existing Plans.	Approve
<b>WSSCCR 25-CLO-03A:</b> Andrea G. Lamphier Revocable Trust	17821 Porter Rd., Ashton Lot 4, Parcel 471, Ashton Thomas Sub (acct. no. 00718896)	S-6 (No Planned Service) to S-1 (Existing Community Service)	Approve S-1 Administrative policy V.D.2.a.: Consistent with Existing Plans.	Approve
<b>WSSCCR 25-TRV-03A:</b> Maya Weyl	12100 Glen Mill Rd., Potomac Parcel P048, Wickham & Pottinger (acct. no. 00851901)	S-6 (No Planned Service) to S-1 (Existing Community Service)	Approve S-1 Sewer service is limited to a single sewer connection for an existing property only per the Piney Branch restricted sewer access policy. Administrative policy V.D.2.a: Consistent with Existing Plans.	Approve



### Montgomery County AD 2025-2 Amendment

