



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

May 6, 2014

NOTICE OF ADMINISTRATIVE PUBLIC HEARING

TO: Keith Levchenko, Senior Legislative Analyst
County Council

Mary Dolan, Acting Chief, Functional Planning and Policy Division
Maryland - National Capital Park and Planning Commission

Mike Harmer, Manager, Development Services Group
Washington Suburban Sanitary Commission

Gene Von Gunten, Manager, Well and Septic Section
Department of Permitting Services

Category Change Request Property Owners and Applicants

FROM: Alan Soukup, Sr. Planner, Water and Wastewater Policy Group
Department of Environmental Protection 

SUBJECT: Public Hearing for Water and Sewer Plan Amendments: AD 2014-1

DATE & TIME: **Friday, June 6, 2014, at 10:30 am**

LOCATION: **DEP Lobby Conference Room**, 255 Rockville Pike, Suite 120, Rockville

Please be advised that the Montgomery County Department of Environmental Protection (DEP) will hold an administrative public hearing as specified above on the following requested amendment to the County's Comprehensive Water Supply and Sewerage Systems Plan:

WSCCR 14-OLN-01G, M-NCPPC Parks Dept.

To assist with your review, a PDF has been created and posted to the "Service Area Category Changes" webpage at <http://www.montgomerycountymd.gov/waterworks>. In addition to this memorandum, that PDF includes the following information for the proposed amendment:

- Staff reports and recommendations
- Mapping
- Supporting documents, as appropriate

We ask that Council staff provide the posted materials to the Councilmembers for their review. If Council staff members would like to meet with DEP regarding this proposed amendment, we can work together to schedule a meeting to review these cases before the public hearing. We request that the Council submit comments no later than the hearing record closing date; otherwise, we will assume that the Councilmembers agree with administrative approval as recommended for this request.

Your attendance at this hearing is optional. If you wish to comment on the referenced category change request amendment or on the staff recommendations, you may testify at the public hearing, or you may submit written testimony to: Robert Hoyt, Director, DEP; 255 Rockville Pike, Suite 120; Rockville, MD 20850-4166; or to waterworks@montgomerycountymd.gov.

Note that the hearing record will close at 5:00 p.m. on Friday, June 13, 2014; all written testimony must be *received* in this office by that time and date. The Director will then act on the amendment, and DEP will notify you of that action by e-mail.

The Montgomery County Planning Board will also consider the proposed amendments in a public forum; further information and their schedule will be provided by the Functional Planning and Policy Division, 301-495-4520, and on their site: <http://www.mc-mncppc.org/board/index.shtm> .

Please do not hesitate to contact me at alan.soukup@montgomerycountymd.gov or at 240-777-7716 if you have any questions concerning the following category change requests or the review schedules.

ADS: ads

Attachments (staff report, pg. 3; category maps, pgs. 4-5)

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cc: Civic/Environmental Groups, and designated interested parties
Isiah Leggett, County Executive
Craig Rice, President, County Council
Roger Berliner, Chair, Council Transportation, Infrastructure, Energy, & Environment Committee
Françoise Carrier, Chairperson, Montgomery County Planning Board
John Carter & Katherine Nelson, Area 3 Planning Team, M-NCPPC
Geoffery Mason, Parks Planning and Stewardship Division, M-NCPPC
David Shen, Development Services Group, WSSC
Jay G. Sakai, Director, Water Management Admin., Maryland Dept. of the Environment
Richard Eberhard Hall, Secretary, Maryland Department of Planning

WSCCR 14-OLN-01G: Maryland – National Capital Park and Planning Commission

DEP Staff Recommendation: Approve W-1 and S-3, with water and sewer service restricted to public facilities only. Administrative policy V.F.1.c.: Public Facilities.

<p>Property Information and Location Property Development</p> <ul style="list-style-type: none"> • 16900 Block of Batchellors Forest Rd. • Parcel B, Block C, Batchellors Forest (tax acct. no. 03692753, Plat no. 24593) • Map tile 232NW02; JT121 • East side of Batchellors Forest Rd, north of Farquhar Middle School • RNC Zone; 17.11 ac. • Olney Planning Area Olney Master Plan (2006) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use:</u> dedicated park open space <u>Proposed use:</u> relocation of Farquhar Middle School 	<p>Applicant's Request: Service Area Categories & Justification</p> <hr/> <p><u>Existing – Requested – Service Area Categories</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%;">W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </table> <hr/> <p><u>Applicant's Explanation</u></p> <p>"This request was initiated by DEP on behalf of M-NCPPC, the current property owner. The site, originally intended for open space park dedication in the Batchellors Forest RNC-zoned subdivision, is now planned as the location for the replacement of Farquhar Middle School. Once the new school is completed, the existing school on the adjacent parcel to the south will be demolished. That parcel at 16915 Batchellors Forest Road will become M-NCPPC park land.</p> <p>"Under the existing category change approval for Batchellors Forest (WSCCR 05A-OLN-04, AD 2011-1), the subject Parcel B would revert to W-6 and S-6 as open space in the RNC optional method cluster subdivision. This request seeks to approve categories W-1 and S-3 for the site under the Water and Sewer Plan's "public facilities" service policy. Water and sewer service would be restricted to a public facility use only. An existing 12"-diameter water main abuts the site along Batchellors Forest Road. MCPS will design a sewer main extension to serve this property."</p>	W-6	W-1 (no change)	S-6	S-3
W-6	W-1 (no change)				
S-6	S-3				

DEP Staff Report: DEP has proposed the approval of categories W-1 and S-3 for public water and sewer service to allow for the relocation of Farquhar Middle School. The provision of public sewer service is consistent with Water and Sewer Plan service policies addressing service for public facilities. DEP recommends the request for approval under the "public facilities" administrative policy.

M-NCPPC and MCPS have proposed a property "swap" between two adjacent parcels located along Batchellors Forest Road in southeast Olney. The school is currently located on the southern of the two parcels (P777, Chas & Benjamin). The property swap would allow MCPS to construct a new school building on the northern parcel (Parcel B, Block C, Batchellors Forest), while allowing students to continue to attend the existing school. The northern Parcel B was originally planned as M-NCPPC park land in the Batchellors Forest subdivision. Once the new school building is completed, the existing school buildings will be demolished. M-NCPPC will then utilize the existing school site on Parcel P777 as park land.

As dedicated open space in an RNC optional method cluster subdivision, Parcel B retains categories W-6 and S-6. The proposed category change action will allow for the provision of public water and sewer service needed for the school relocation project.

An existing 12"-diameter water main abuts the proposed school site along Batchellors Forest Road. This same main currently serves the existing school. MCPS plans indicate a combined gravity and low-pressure sewer main extension north across the existing school site from the existing main along Batchellors Forest Road currently serving the school. This new extension is planned to be private, owned and maintained by MCPS. DEP has developed this category change request and administrative hearing process specifically to address the development schedule by MCPS for the relocation of Farquhar Middle School, expected to start this summer.

Agency Review Comments

Note: Due to the need to expedite this administrative delegation process, agency review comments are pending at this time. DEP will incorporate agency comments as soon as they are available.



