September 27, 2021

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

Dear Council President Hucker:

The Maryland Department of the Environment (MDE) has completed its review of the Administrative Delegation Action AD 2021-3 (Amendment) to the 2018 Montgomery County Comprehensive Water Supply and Sewerage Systems Plan. The Amendment was administratively approved on August 3, 2021 by the Director of the Montgomery County Department of Environmental Protection, under authority granted by the Montgomery County Council. The Amendment includes four (4) service category change requests as set forth below:

WSSCR 21-DAM-01A:

- **Barry Brake**: 11000 Block, Locust Drive, Damascus, Parcel P650 (0.27 acres), Beans Good Luck and Parcel P702 (1.28 acres), account numbers, 03181556 and 00924552. The request is to change the water service category from W-6 to W-1.

WSSCR 21-POT-03A:

- **Robert and Susan Cantilli**: 11015 Chandler Road, Potomac, Lot 11 Block 1, Fawsett Farms (1.0 acres), account number 00867575. The request is to change the sewer service category from S-6 to S-3.

WSSCR 21-PVL-01A:

- **Fishpool, LLC**: 19825 Fisher Avenue and 17825 Elgin Road, Poolesville, Parcels P615 and P507, account numbers 00044628 and 02005914. The request is to change the water service category from W-5 to W-3 and the sewer service category from S-5 to S-3.
The Honorable Tom Hucker
Page 2

**MDP Findings**
Maryland Department of Planning (MDP) advised MDE that the service category changes to these parcels are consistent with the County’s plans and policies, including the 2006 Damascus Master Plan, the 2020 Potomac Subregion Master Plan and the 2011 Town of Poolesville Comprehensive Plan (see enclosed comments).

**MDE Action**
In accordance with §9-507(a) of the Environment Article, Annotated Code of Maryland, **MDE hereby approves the amendment AD 2021-3 (see enclosed Summary Table 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 on these matters, please contact Heather Barthel, Deputy Director, at (410) 537-3512, toll-free at (800) 633-6101, or by e-mail at heather.barthel@maryland.gov.

Sincerely,

![Signature]

D. Lee Currey, Director
Water and Science Administration

Enclosures

cc:  Adam Ortiz, Director, Montgomery County DEP  
Patty Bubar, Deputy Director, Montgomery County DEP  
Alan Soukup, Montgomery County DEP  
George Dizelos, Environmental Planner, Montgomery County DEP  
Charles Boyd, Director, Planning Coordination, MDP  
Heather Barthel, Deputy Director, WSA, MDE
### Summary of Amendment AD 2021-3 to the 2018 Montgomery County Water Supply and Sewerage Systems Plan

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Applicant</th>
<th>Existing Service Area Categories</th>
<th>Service Area Category Request</th>
<th>Administrative Action</th>
<th>MDE Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>WSCCR 21-DAM-01A</td>
<td>Barry Brake: 11000 Block, Locust Drive, Damascus, Parcel P650 (0.27 acres), Beans Good Luck and Parcel P702 (1.28 acres), account numbers, 03181556 and 00924552</td>
<td>W-6</td>
<td>W-1</td>
<td>Approve W-1</td>
<td>Approve W-1</td>
</tr>
<tr>
<td>WSCCR 21-POT-03A</td>
<td>Robert and Susan Cantilli: 11015 Chandler Road, Potomac, Lot 11 Block 1 (1.0 acres), account number 00867575. The request is to change the sewer service category from S-6 to S-3.</td>
<td>W-3, S-6</td>
<td>W-3 (no change), S-3</td>
<td>W-3 (no change)</td>
<td>Approve S-3</td>
</tr>
<tr>
<td>WSCCR 21-PVL-01A</td>
<td>Fishpool, LLC: 19825 Fisher Avenue and 17825 Elgin Road, Poolesville, Parcels P615 and P507, account numbers 00044628 and 02005914</td>
<td>W-5, S-5</td>
<td>W-3, S-3</td>
<td>Approve W-3</td>
<td>Approve W-3</td>
</tr>
</tbody>
</table>


COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS
ADMINISTRATIVE DELEGATION ACTION 2021-3
WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUESTS

CHRONOLOGY
Interagency Notices of Public Hearing: May 21, 2021
Published Notice of Public Hearing: June 9, 2021
Public Hearing: June 23, 2021
Public Hearing Record Closed: June 30, 2021
DEP Administrative Approval Action: August 3, 2021

BACKGROUND
Authority: Under the Annotated Code of Maryland, Section 9-501, et seq., the Maryland Department of the Environment (MDE) has charged the Montgomery County Council, as the governing body for Montgomery County, with adopting and amending a comprehensive plan for the provision of adequate water supply and sewerage systems within the county. As part of the staging element of the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan (CWSP), the Council has designated water and sewer service area categories for all properties within the county. Requests to change the water and/or sewer service area categories designated in the Plan constitute proposed amendments to that Plan.

In the adopted CWSP, the County Council has delegated to the Director of the Department of Environmental Protection (DEP), through an administrative process, the authority to approve certain amendments to the Plan, including water and sewer category changes. To qualify for administrative consideration, Plan amendments must satisfy the specific requirements of the policies established by the Council in the CWSP, Chapter 1, Section V.D.2.a Administrative Delegation Policies.

Proposed Plan Amendments: DEP staff considered three proposed amendments for approval by the administrative delegation process. All three amendments were for service area category changes. The proposed amendments reviewed by the following agencies, as appropriate: the Washington Suburban Sanitary Commission (WSSC), the Maryland - National Park and Planning Commission (M-NCPPC), and the Montgomery County Department of Permitting Services (DPS) - Well and Septic Section. WSSC 21-PVL-01A was also reviewed by the Town of Poolesville. The was amendments were also referred to the County Councilmembers for their review and concurrence.

PUBLIC HEARING PROCESS
Public Hearing Notification: In accordance with State regulations, on May 21, 2021, DEP notified the appropriate County and State agencies of an administrative public hearing, scheduled for June 9, 2021, and provided the staff recommendations for the proposed amendment. The County provided a published notice of the administrative hearing on June 23, 2021, in The Washington Times, a newspaper of general, local circulation, satisfying the State’s public notification requirements. This notice provided a link to the DEP website on which all pertinent documents were placed prior to that date. DEP also provided a mailed or e-mailed notice for the public hearing to the following: each property owner/applicant, local civic association leaders, attorneys or engineers (as requested by the property owners), and adjacent and confronting property owners.

Public Hearing Testimony and Interagency Recommendations: DEP staff scheduled a remote public hearing for the date and time included in the hearing notices. This was dictated by the county’s temporary covid-19 operating procedures. The hearing notices specified that anyone wanting to provide testimony needed to contact DEP staff to receive information on how to do so. DEP received no inquiries about providing testimony during the scheduled hearing. Neither was any written testimony provided related to the staff recommendations.

On July 13, 2021, Keith Levchenko, senior legislative analyst on the Council’s staff notified DEP that the Councilmembers concurred with the approval recommended for this administrative action.

On June 24, 2021, the Planning Board met to consider M-NCPPC staff recommendations for the amendment included in the AD 2021-3 administrative delegation packet. The Board concurred with the M-NCPPC staff recommendations for the included amendments, which agreed with DEP’s staff recommendation--. On June 30, 2021, DEP received formal notification of the Board’s action in a letter dated June 28, 2021.
**DEP ADMINISTRATIVE ACTION**

The 2018-2027 water/sewer category map update of the *Montgomery County Comprehensive Water Supply and Sewerage Systems Plan* is hereby amended as follows:

### Damascus Planning Area

**WSCCR 21-DAM-01A: Barry Brake**

<table>
<thead>
<tr>
<th>Property Information and Location</th>
<th>Applicant's Request: Administrative Action and Policy Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 11000 Block, Locust Drive, Damascus</td>
<td></td>
</tr>
<tr>
<td>• Parcel P650, Beans Good Luck and Parcel P702, Damascus (acct. nos. 03181556 and 00924552)</td>
<td></td>
</tr>
<tr>
<td>• Map tile: WSSC – 237NW10; MD –FX43</td>
<td></td>
</tr>
<tr>
<td>• South side of Locust Dr., 1300 feet from the intersection with Lewis Dr.</td>
<td></td>
</tr>
<tr>
<td>• RE-2C and RNC Zone; 0.27 ac. and 1.28 ac., respectively</td>
<td></td>
</tr>
<tr>
<td>• Damascus Planning Area</td>
<td></td>
</tr>
<tr>
<td>• Bennett Creek Watershed (MDE Use I)</td>
<td></td>
</tr>
<tr>
<td>• <strong>Existing use:</strong> Unimproved</td>
<td></td>
</tr>
<tr>
<td>• <strong>Proposed use:</strong> Two Single-Family Homes</td>
<td></td>
</tr>
<tr>
<td><strong>Service Area Categories:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Existing</strong></td>
<td><strong>Requested</strong></td>
</tr>
<tr>
<td>W-6</td>
<td>W-1</td>
</tr>
<tr>
<td>S-1</td>
<td>S-1 (no change)</td>
</tr>
</tbody>
</table>

**Approve W-1**, Administrative policy Section V.D.2.a. Consistent with Existing Plans. (Mapping on pg. 6)

### Potomac Planning Area

**WSCCR 21-POT-03A: Robert and Susan Cantilli**

<table>
<thead>
<tr>
<th>Property Information and Location</th>
<th>Applicant's Request: Administrative Action and Policy Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 11015 Chandler Rd., Potomac</td>
<td></td>
</tr>
<tr>
<td>• Lot 11, Block 1, Fawsett Farms (acct. no. 00867575)</td>
<td></td>
</tr>
<tr>
<td>• Map tile: WSSC – 210NW11; MD –FN23</td>
<td></td>
</tr>
<tr>
<td>• North side of Chandler Rd., 500 feet southeast of the intersection with Falls Rd.</td>
<td></td>
</tr>
<tr>
<td>• R-200 Zone; 1 acre</td>
<td></td>
</tr>
<tr>
<td>• Potomac Planning Area</td>
<td></td>
</tr>
<tr>
<td>• Potomac Subregion Master Plan (2002)</td>
<td></td>
</tr>
<tr>
<td>• Rock Run Watershed (MDE Use I)</td>
<td></td>
</tr>
<tr>
<td>• <strong>Existing use:</strong> Single-Family Home</td>
<td></td>
</tr>
<tr>
<td>• <strong>Proposed use:</strong> Single-Family Home</td>
<td></td>
</tr>
<tr>
<td><strong>Service Area Categories:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Existing</strong></td>
<td><strong>Requested</strong></td>
</tr>
<tr>
<td>W-3</td>
<td>W-3 (no change)</td>
</tr>
<tr>
<td>S-6</td>
<td>S-3</td>
</tr>
</tbody>
</table>

**Approve S-3**, Administrative policy Section V.D.2.a. Consistent with Existing Plans. (Mapping on pg. 7)
Town of Poolesville

WSCCR 21-PVL-01A: Fishpool, LLC

<table>
<thead>
<tr>
<th>Property Information and Location</th>
<th>Applicant's Request: Administrative Action and Policy Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Development</td>
<td></td>
</tr>
<tr>
<td>19825 Fisher Ave., and 17825 Elgin Road, Poolesville</td>
<td>Service Area Categories:</td>
</tr>
<tr>
<td>Parcel P615, LT Poolesville and Parcel P507, Poolesville 5549/703 5744/179 (acct. nos. 00044628 and 02005914)</td>
<td>Existing</td>
</tr>
<tr>
<td>Map tile: WSSC – 224NW20; MD –CT22</td>
<td>W-5</td>
</tr>
<tr>
<td>North west corner of the intersection of Fisher Ave. and Fyffe Rd.</td>
<td>S-5</td>
</tr>
<tr>
<td>Village Overlay Zone</td>
<td>Administrative Action</td>
</tr>
<tr>
<td>Town of Poolesville</td>
<td></td>
</tr>
<tr>
<td>Poolesville Master Plan (2011)</td>
<td></td>
</tr>
<tr>
<td>Upper Dry Seneca Creek Watershed (MDE Use I)</td>
<td>Proposed use: 63 Single-Family Homes</td>
</tr>
</tbody>
</table>

Now therefore be it resolved by the Director of the Montgomery County Department of Environmental Protection that the amendments described above for inclusion in the County’s Comprehensive Water Supply and Sewerage Systems Plan are approved. DEP will revise the water and sewer category maps in the County’s geographic information system (GIS) database to include these amendments, and they will be shown as part of the next interim or triennial service area map update.

Approved

Adam Ortiz, Director

Montgomery County Department of Environmental Protection

NOTIFICATION OF DEP ACTION

DEP will submit notification of the Director's action to MDE for that agency's review. MDE has 60 days to either comment on the administrative approvals granted or invoke up to two 45-day review extensions. DEP will also notify each applicant, appropriate county government agencies, and other interested parties of the Director's action. A list of agencies that will receive a copy of this summary of action follows:

Distribution: Interagency
D. Lee Currey, Director, Water and Science Admin., MDE
Tom Hucker, President, Montgomery County Council
Keith Levchenko, Montgomery County Council
Mitra Pedoeem, Director, DPS
Heidi Benham, Well & Septic Section, DPS
Casey Anderson, Chairman, Planning Board
Patrick Butler and Katherine Nelson, Upper County Planning Team, M-NCPPC
Jason Satori, Functional Planning Division, M-NCPPC
Christina Sorrento, Intake and Regulatory Coord. Division, M-NCPPC
Geoffrey Mason, Parks Planning Division., M-NCPPC
Carla Reid, General Manager, WSSC
Ray Chicca, Tom Gingrich, & Rufus Leeth, Development Services Division, WSSC
Luis Tapia, Permit Services Section, WSSC
Eintou Karima, Assessments Group, WSSC

Distribution: Property Owners /Other Interested Parties/Public Interest Groups
WSCCR 21-DAM-01A… Barry Brake
WSCCR 21-POT-03A… Robert and Susan Cantilli
WSCCR 21-PVL-01A… Fishpool, LLC
… James Clifford, Clifford, Debelius & Boynton, Chtd.

Audubon Naturalist Society
Damascus Community Alliance
Greater Glen Mill Community Association
Greater Glen Hills Coalition LLC
Glen Hills Civic Association
Glen Hills Community Coalition
Glen Preservation Foundation
North Potomac Citizens Association
Northern Montgomery County Alliance
Montgomery County Civic Federation
Montgomery Coalition to Stop Sewer Sprawl
Potomac Highlands Citizens Association
West Montgomery County Citizens Association

Attachments
Service Area Category Designations (see page 4)
Amendment Service Area Category Mapping (see page 6-9)

GJD:gid/\DEPFILES\Data\Programs\Water_and_Sewer\actions-AD\2021\AD-2021-3\SOA\SOA AD-2021-3.docx
**WATER/SEWER SERVICE AREA CATEGORIES INFORMATION**

The Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan designates water and sewer service area categories for each property within the County. These service area categories determine a property's eligibility to receive public water and/or sewer service and indicate when the County and the sanitary utility (usually the Washington Suburban Sanitary Commission (WSSC)) should program water and sewerage facilities to serve those properties. (Although the actual provision of public service is often dependent on an applicant’s own development schedule.) The Water and Sewer Plan is adopted and amended by the County Council; it is administered by the County Executive through the Department of Environmental Protection (DEP).

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### Water and Sewer Service Area Categories Table

<table>
<thead>
<tr>
<th>Service Area Categories</th>
<th>Category Definition and General Description</th>
<th>Service Comments</th>
</tr>
</thead>
</table>
| W-1 and S-1             | Areas served by community (public) systems which are either existing or under construction.  
  ● This may include properties or areas for which community system mains are not immediately available or which have not yet connected to existing community service. | Properties designated as categories 1 and 3 are eligible for to receive public water and/or sewer service.  
New development and properties needing the replacement of existing wells or septic systems are generally required to use public service. Properties with wells or septic systems on interim permits are required to connect to public service within one year of its availability. Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for mains abutting these properties unless the property has a functioning well and/or septic system. WSSC provides public water and sewer service throughout the county, except where service is provided by systems owned by the City of Rockville or the Town of Poolesville. |
| W-2 and S-2             | **Categories W-2 and S-2 are not used in the Montgomery County Water and Sewer Plan.**  
(State’s definition: Areas served by extensions of existing community and multi-use systems which are in the final planning stages.) | Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for mains abutting these properties unless the property has a functioning well and/or septic system. WSSC provides public water and sewer service throughout the county, except where service is provided by systems owned by the City of Rockville or the Town of Poolesville. |
| W-3 and S-3             | Areas where improvements to or construction of new community systems will be given immediate priority and service will generally be provided within two years or as development and requests for community service are planned and scheduled. | |
| W-4 and S-4             | Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period.  
  ● This includes areas generally requiring the approval of CIP projects before service can be provided. | WSSC will not serve properties designated as categories 4 or 5, but will work to program water and/or sewer projects needed to serve these areas. Permits for new wells and/or septic systems for category 4 properties will be interim permits. (See above for further information.) MCDEP may require that development proceeding on interim wells and septic systems in category 4 areas also provide dry water and sewer mains and connections. Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for mains abutting these properties unless the property has a functioning well and/or septic system. WSSC will not assess front foot charges for properties designated as category 5. |
| W-5 and S-5             | Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period.  
  ● This category is frequently used to identify areas where land use plans recommend future service staged beyond the scope of the six-year CIP planning period. | |
| W-6 and S-6             | Areas where there is no planned community service either within the ten-year scope of this plan or beyond that time period. This includes all areas not designated as categories 1 through 5.  
  ● 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. | WSSC will neither provide service to nor assess front foot benefit charges for properties designated as category 6. Development in category 6 areas is expected to use private, on-site systems, such as wells and septic systems. |

Please note that the County does not necessarily assign water and sewer categories in tandem (i.e. W-3 and S-3, or W-5 and S-5), due to differences in water and sewer service policies or to actual water or sewer service availability. Therefore, it is important to know both the water and sewer service area categories for a property.
WSCCR 21-PVL-01A (Fishpool, LLC) - Poolesville
Requested Service Area Category Map Amendment: Water & Sewer Plan Map

WSCCR 21-PVL-01A
17825 Elgin Road, Poolesville
Parcel P507, Poolesville 5549/703
5744/179 (acct. no. 02005914)
ACTION: Change W-5 to W-3
As Shown

WSCCR 21-PVL-01A
19825 Fish Ave., Poolesville
Parcel P615, LT Poolesville
(acct. no. 00044628)
ACTION: Change W-5 to W-3
As Shown

Legend
- Poolesville Water Mains
- Subject Site
- Topography (5 ft. c.i.)
- Municipal Zoning
- Major Watersheds
- Woodlands
- Water Category

Montgomery County, Maryland
2018 Comprehensive Water Supply and Sewerage Systems Plan

SCALE (Feet)

Town of Poolesville  Upper Dry Seneca Creek Watershed

Montgomery County Department of Environmental Protection - Intergovernmental Affairs Division
2425 Reedie Drive, Fourth Floor• Wheaton, Maryland 20902 • (240) 777-0311 • FAX (240) 777-7715