



DEP NOTICE OF COUNTY COUNCIL PUBLIC HEARING: WATER & SEWER PLAN AMENDMENTS

May 8, 2020

DATE & TIME: **TUESDAY, JUNE 9, 2020, AT 1:30 P.M.**

LOCATION: Third Floor Hearing Room, Council Office Building, 100 Maryland Ave., Rockville
Virtual Hearing Due to COVID-19 Procedures – See the Council’s webpage (<https://www.montgomerycountymd.gov/COUNCIL/PHSignUp.html>) for testimony and viewing procedures. Speakers must sign up in advance to testify.

The Montgomery County Council has scheduled a public hearing on three (3) requested changes to water and/or sewer service for properties in the county. If approved, these changes would allow the Washington Suburban Sanitary Commission (WSSC) to provide public water and/or sewer service for these properties, usually where wells and septic systems are currently intended for use.

DEP’s “Category Change Requests” webpage, at www.montgomerycountymd.gov/waterworks, includes links to the complete Executive category change packet and on the public hearing and subsequent committee and Council meetings. (Select the “Application Review Process” tab.) The Council’s website, www.montgomerycountymd.gov/council, will also include information on the upcoming hearing. Refer to the agenda for the hearing date shown above.

You may want to provide the Council with testimony on one or more of the following requests. Participation in the public hearing process is invited, but is not required. The Council will hold the public hearing at the time and location noted above. Information on providing testimony to the Council is available at <http://www.montgomerycountymd.gov/COUNCIL/PHSignUp.html>.

If you have questions concerning this notice, please contact Alan Soukup in DEP at either 240-777-7716 or alan.soukup@montgomerycountymd.gov or.

April 2020 Packet Summary

Please refer to the DEP Service Area Category Changes webpage (see the link above) for the complete Executive’s report.

Executive Summary: Proposed Amendments and Recommendation

Category Change No. & Applicant Location - Zoning - Acreage - Proposed Use	Requested Category Change	Summary of Executive Recommendations & Policy Discussions	Packet Page No.
[1] WSSCR 19-CLO-02A: Rubens Josefino			
<ul style="list-style-type: none"> 340 Ednor Rd., Cloverly RE-2 Zone; 2.0 ac. Cloverly – Norwood Planning Area Cloverly Master Plan (1997) <u>Proposed use:</u> Sewer service for an existing single-family house 	<ul style="list-style-type: none"> W-6 (no change) S-6 to S-1 	<p>Defer action on S-1 request pending the results of the applicant’s inquiry into onsite and offsite sewer hookup alignments and needed changes to existing conservation easements.</p> <p><i>(Deferral actions are generally intended to last for approximately one year.)</i></p> <p>Sewer service is consistent with the abutting mains policy, but the existing conservation easement does not appear to account for the needed onsite sewer hookup. The location of the abutting sewer manhole was not anticipated under the PIF-based category change request for the adjacent church property.</p>	<ul style="list-style-type: none"> Report: Pgs. 4-5 Plans & Maps: Pgs. 7-9

Executive Summary: Proposed Amendments and Recommendation

Category Change No. & Applicant Location - Zoning - Acreage - Proposed Use	Requested Category Change	Summary of Executive Recommendations & Policy Discussions	Packet Page No.
[2] WSCCR 19-CLO-03A: Buddy O'Keefe Family Trust (for Mar Thoma Congregation of Greater Washington)			
<ul style="list-style-type: none"> 15400 New Hampshire Ave. Cloverly RE-2 Zone; 10.93 ac. Cloverly – Norwood Planning Area Cloverly Master Plan (1997) <u>Proposed use:</u> Place of Worship, 350-seat sanctuary and separate parsonage 	<p>W-5 to W-1 S-6 to S-1</p>	<p>Conditional approval for W-1 and S-1, requiring the Planning Board's approval of a preliminary plan that conforms to the concept plan accepted by the Council. Sewer service limited to a PIF use only</p> <p><i>(Conditional approval actions will include time limitations for completing final approvals.)</i></p> <p>Water service is consistent with general water service policies. Sewer service is considered under the PIF policy that now requires the consideration of a project concept plan for submittal of a category change request.</p>	<p>Report: Pgs. 10-14</p> <p>Plans & Maps: Pgs. 15-20</p>
[3] WSCCR 19-TRV-10A: Benjamin Gompf & Renee Shumer			
<ul style="list-style-type: none"> 13546 Travilah Rd., Gaithersburg RE-2 Zone; 2.0 acres Travilah Planning Area Potomac Subregion Master Plan (2002) <u>Proposed use:</u> Sewer service for the existing single-family house and an expansion of an existing day care use 	<p>W-1 (No change) S-6 to S-1</p>	<p>Denial of the request for category S-1.</p> <p>Sewer service is not consistent with Water and Sewer Plan general or special service policies and is not recommended by the local area master plan.</p>	<p>Report: Pgs. 21-22</p> <p>Maps: Pgs. 23-24</p>

Water & Sewer Service Area Categories Summary

Category Definition and General Description	Category Definition and General Description
<p>W-1 and S-1</p> <p>Properties approved for and generally with existing access to community (public) service. This may include properties which have not yet connected to existing community service.</p>	<p>W-5 and S-5</p> <p>Properties planned for future public service, but which may use private, on-site systems (wells and septic systems) on a permanent basis. - Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period.</p>
<p>W-3 and S-3</p> <p>Properties planned and approved for community (public) service, but <u>without</u> existing access to public service. - Public service will generally be provided within two years as development and requests for community service are planned and scheduled.</p>	<p>W-6 and S-6</p> <p>Properties that will use private, on-site systems (wells and septic systems), where community (public) service is not planned. - 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>W-4 and S-4</p> <p>Properties planned for future public service, but which need to use private, on-site systems (wells and septic systems) in the interim. - Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. ■</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>