



October 21, 2004

MEMORANDUM—MANDATORY REFERRAL

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Community-Based Planning Division

FROM: Khalid Afzal, Team Leader (301-495-4650) *KA*
Georgia Avenue Corridor Team
Community-Based Planning Division

SUBJECT: Mandatory Referral No. 04507-WSSC-1: WSSC Telecommunications
Tower at 2 Brighton Dam Road, Brookeville, Olney Master Plan

STAFF RECOMMENDATION: Approval

PROJECT DESCRIPTION

The Washington Suburban Sanitary Commission (WSSC) is proposing to build a 140-foot tall telecommunications tower at their maintenance facility site near the visitor center at Brighton Dam. The self-supporting, lattice tower will be used to attach a six-foot diameter microwave dish at the 137-foot level. WSSC stated to the Tower Committee that this tower is intended to be used solely for WSSC purposes and that it will not be marked or have any lights. A prefabricated equipment shelter of 11 feet by 18 feet will be located at the base of the proposed tower on a concrete slab foundation.

On May 19, 2004, WSSC received approval to construct a 140-foot tower at 2 Brighton Dam Road from the Montgomery County Tower Committee.

ANALYSIS

WSSC states that the tower is needed to provide line-of-sight microwave transmission to WSSC's facilities at Hampshire Greens on New Hampshire Boulevard. WSSC performed a topographic review using USGS maps to determine the height needed for the line-of-sight transmission of signals from Brighton Dam to the Hampshire Green site. WSSC also stated in its application to the Tower Committee that this tower serves the physical security requirements of WSSC Brighton Dam, and it transports data from the Brighton Dam location to the WSSC headquarters in Laurel, Maryland. The Tower Committee concluded that there does not appear to be any existing facilities that can be used to accommodate WSSC antennas.

The Tower Committee report also indicated that this tower would be clearly visible from Brighton Dam Road on approach to the visitor center (photos attached). It would also be visible from a number of homes in the vicinity of the site. The area's topography and the heavily wooded nature may block or obscure the view of the tower from many of the homes in the area. The tower will be visible from parts of the lake and the related recreational areas.

Master Plan

The proposed cell tower is located in the 1980 Olney Master Plan area. The Master Plan does not have any specific recommendations or comments about communications towers. The proposed project is consistent with the objectives of the Master Plan.

Environment

The Environmental Planning Unit of the Countywide Planning Division recommends approval of this mandatory referral.

Environmental Guidelines – There are no stream valley or other environmental buffers in the vicinity of this site. Although the site is in the primary management area, the tower will not significantly increase impervious levels, which are currently below four percent.

Stormwater Management – The Department of Permitting Services, prior to issuing the building permit, will determine the need for stormwater management, and sediment and erosion control.

Forest Conservation – The proposed plan shows that no forest clearing is necessary to build the platform and tower. This plan is exempt from forest conservation (22A-5s) because the proposed project is taking place in an already developed area, involves not more than 5,000 square feet of forest clearing, proposes no forest clearing within a stream buffer, is not on a property subject to Special Protection Area Water Quality Plan requirements, and does not require a new subdivision plan.

Transportation

The Transportation Planning Unit of the Countywide Planning Division has reviewed the application and concluded that the proposed tower and related equipment shelter meet the adequate public facilities test for transportation. A complete discussion of the staff's review is attached.

PUBLIC CONSULTATION

Park and Planning staff sent a notice of this mandatory referral review to the adjoining Brighton Knolls Community Association and the Greater Olney Civic Association on October 5, 2004. As of October 20, 2004, no communication of any kind has been received from any citizen groups or individuals.

CONCLUSION

The proposed project is needed to meet the security requirements of the WSSC Brighton Dam facilities and it meets the applicable standards and guidelines for mandatory referral review. Staff recommends approval of this mandatory referral.

KA:ha: j:\staff reports2004\team 5\WSSC brighton dam cell tower report

Attachments:

1. Vicinity Map
2. Aerial Photograph of the Site
3. Additional Photographs of the Site
4. Site Plan
5. Tower Elevation Drawing
6. Transportation Planning Memo

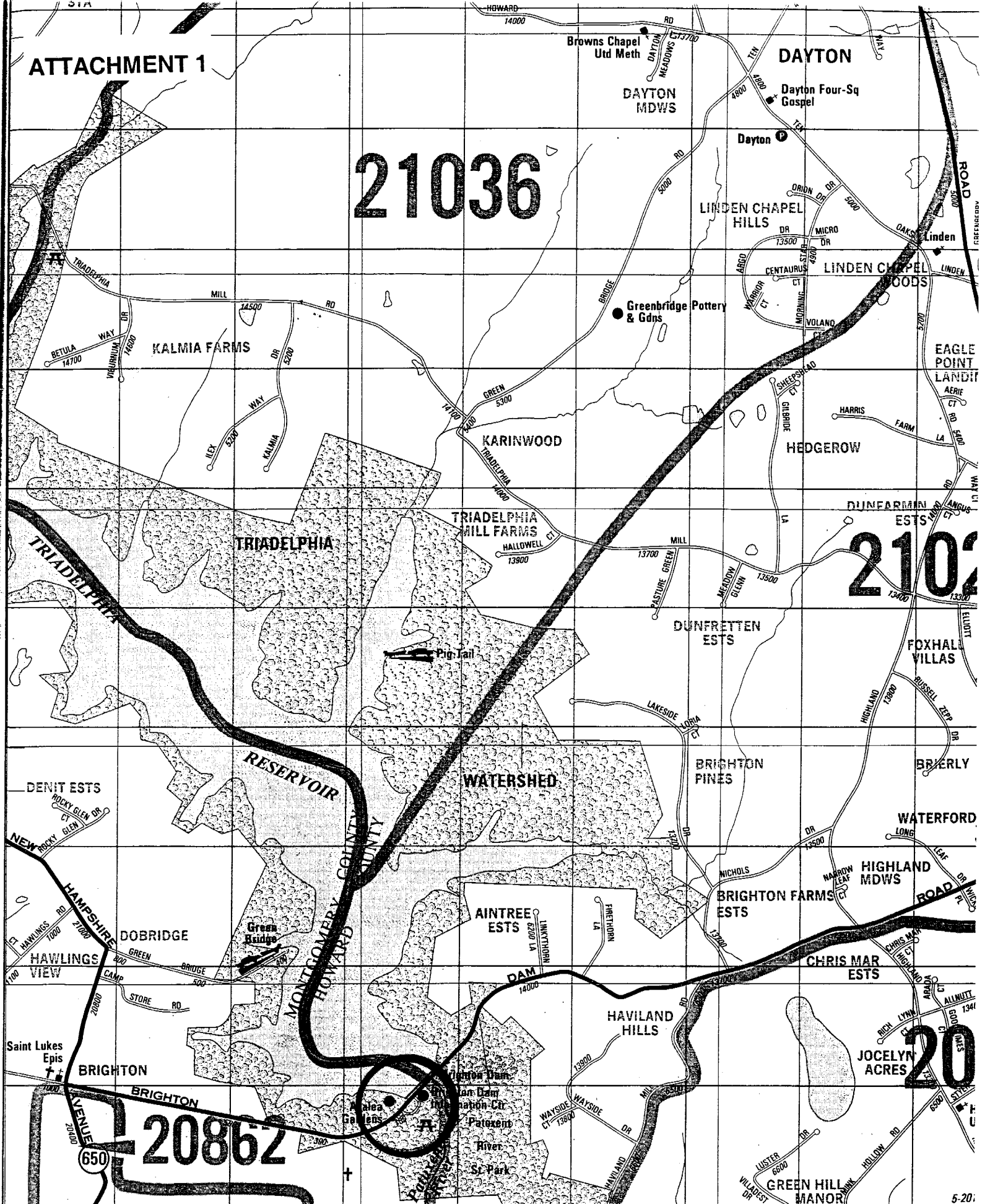
ATTACHMENT 1

21036

2103

20

20862



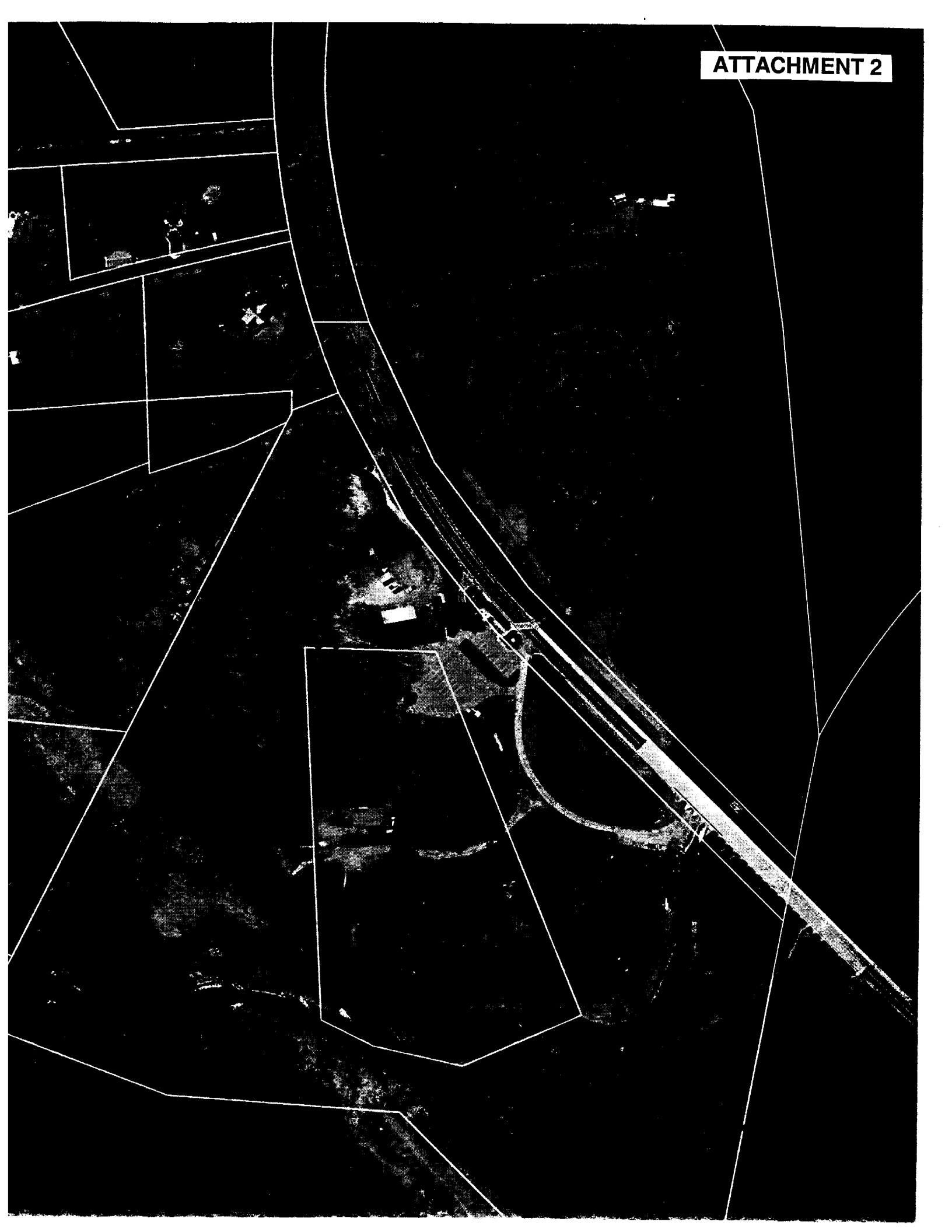
1 NW

77°00'00" 800,000 FT Joins Map 22

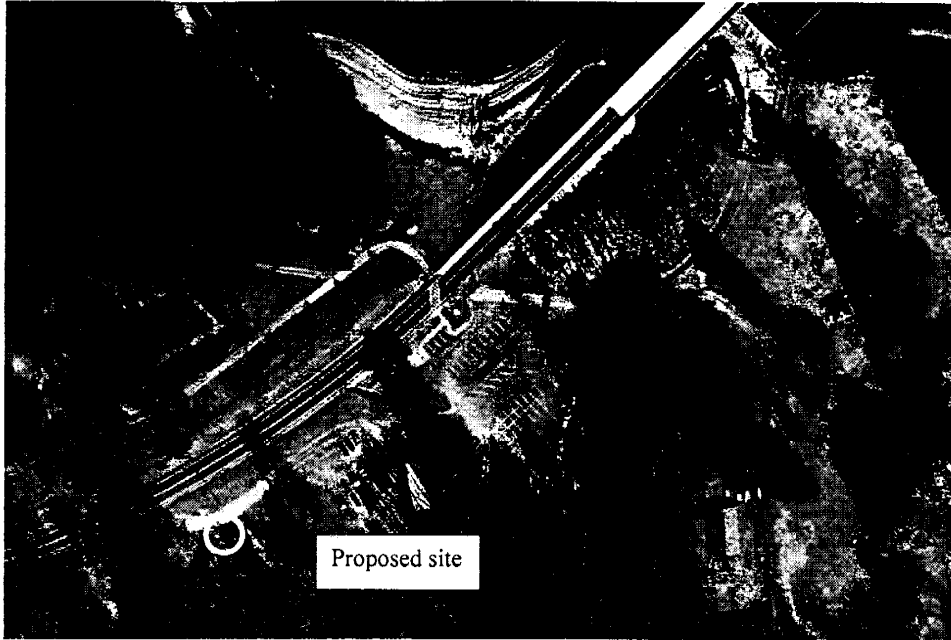
1 NE

2 NE

5-20



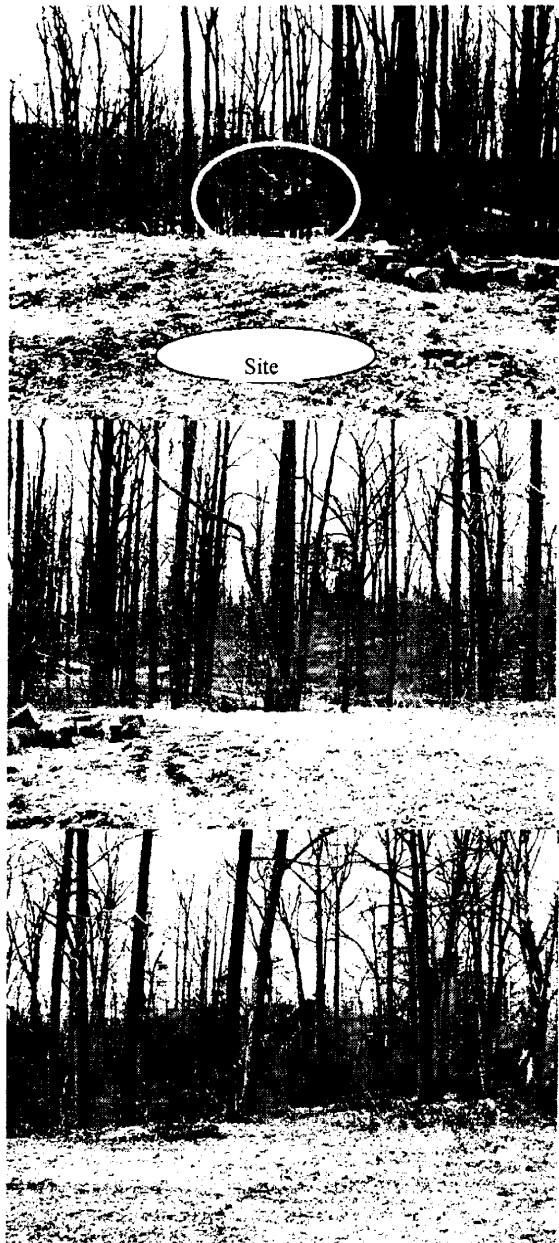
ATTACHMENT 3



View from site across dam

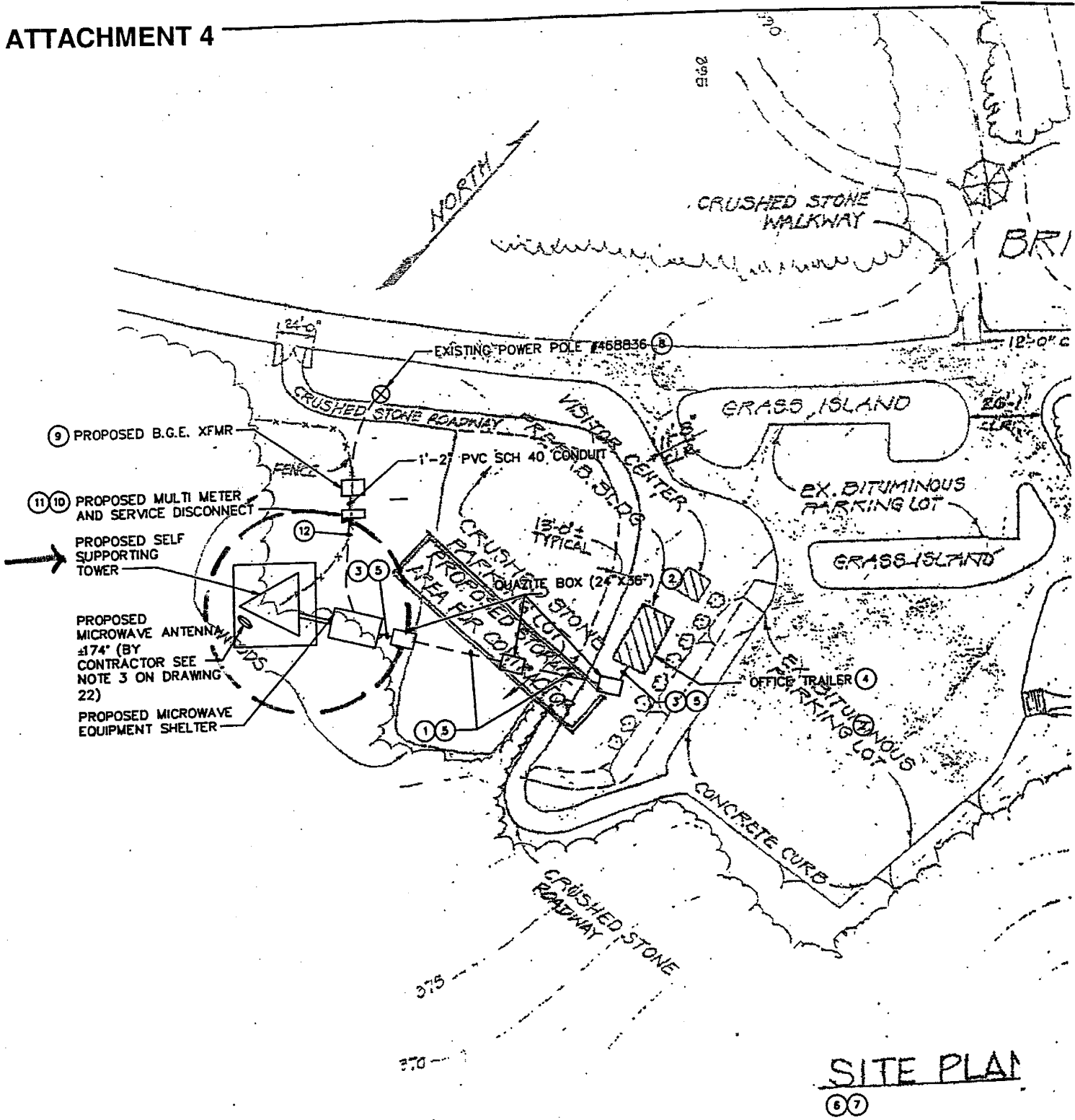


View on approach to the site along Brighton Dam Road



Homes (in circles) nearby the proposed site.

ATTACHMENT 4



SITE PLAN
67

DWG NAME: 133493-100-D-800004YMH	XREF1: 133493-100-D-800004YMH	DESIGNED B
SAVED: CHU08900, 1/29/2004 2:42:19 PM	XREF2: 133493-100-D-800004YMH	DETAILED BY
DWG VER: 1.0	XREF3: 133493-100-D-800004YMH	CHECKED BY
PLOTTED: ROSS1473, 3/9/2004 4:01:43 PM	XREF4:	APPROVED E
USER: MCR42711 SW: ACAD-2000	XREF5:	

WSSC SECURITY IMPROV
BRIGHTON DAM



FINAL FILMED

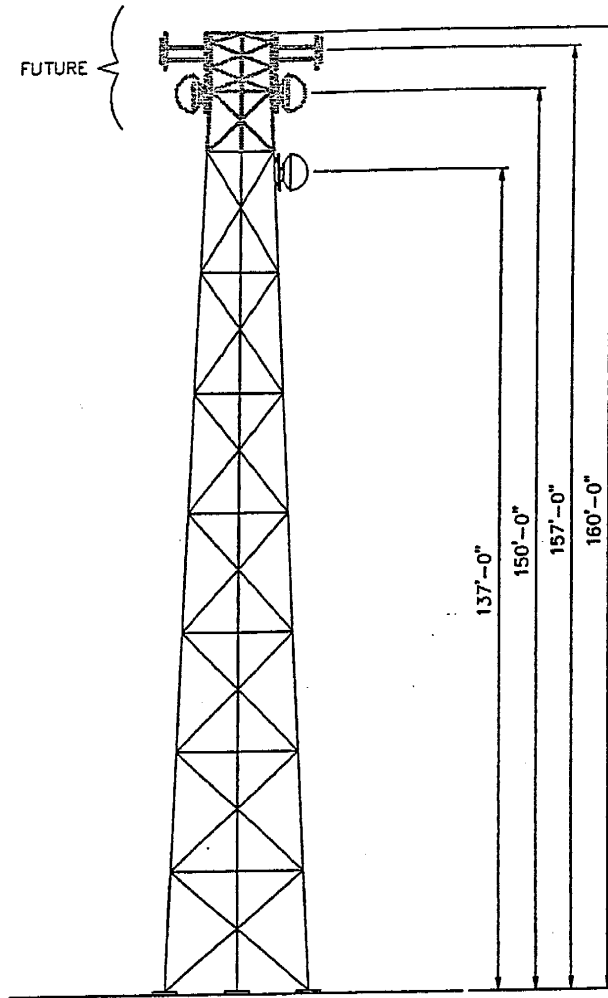
PLAN FILMED

RELEASED

R/W'S ACQUIRED

SOIL BORINGS ORDERED

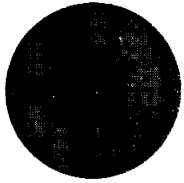
B.A.U.T.H.



TOWER ELEVATION
SCALE: 1/16" = 1'-0"



ATTACHMENT 6



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Department of Park and Planning

October 19, 2004

MEMORANDUM

TO: Khalid Afzal, Team Leader
Georgia Avenue Team
Community Based Planning Division

VIA: Daniel K. Hardy, Supervisor *DKH*
Transportation Planning

FROM: Maureen Decker, Planner/Coordinator *MD*
Transportation Planning

SUBJECT: Mandatory Referral MR 04507-WSSC-1
Brighton Dam WSSC Physical Security
Rural Planning Area
Patuxent Policy Area

The proposed improvement consists of a freestanding, self-supporting tower with an 11 x 18 foot prefabricated concrete equipment shelter at Washington Suburban Sanitary Commission's (WSSC) Brighton Dam, located at 2 Brighton Dam Road. The tower supports a microwave dish. This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject mandatory referral.

RECOMMENDATION

Transportation Planning Staff has reviewed the submitted information for the subject physical security tower located at 2 Brighton Dam Road on WSSC's property and supports approval of this application as it meets the adequate public facilities test for transportation requirements.

DISCUSSION

Location, Access, and Circulation

The WSSC physical security improvement is located at the western edge of a secondary stone parking lot near the Visitor's Center on Brighton Dam Road. The secondary parking lot has a separate entrance and therefore, the proposed mandatory referral improvement will not require

separate access. The improvement will have no adverse effect on existing vehicular, bicycle or pedestrian circulation in the vicinity.

Master Plan Roadways

The *Approved and Adopted Olney Master Plan, dated June 1980*, classifies and recommends right-of-way widths for significant roadways in the vicinity of this physical security improvement. The adjacent roadway, Brighton Dam Road is classified as an arterial (rural), two-lane highway built with a minimum recommended 80-foot right-of-way.

The *Countywide Bikeways Functional Master Plan, Planning Board Draft dated May 2004*, was reviewed and it was determined that Brighton Dam Road is not considered a bikeway of countywide significance.

The May 2004 Planning Board Draft of the *Olney Master Plan* retains the 1980 Plan recommendation for the functional classification of Brighton Dam Road and recommends that the roadway also be designated as a signed-shared road (Class III) bikeway.

Local Area Transportation Review

The proposed mandatory referral facility will be unmanned with only one or two monthly maintenance visits by one or two technicians most likely traveling in the same vehicle. Therefore, the proposed facility will not generate peak-hour vehicular trips during the weekday morning peak period (6:30 a.m. to 9:30 a.m.) and the evening peak period (4:00 p.m. to 7:00 p.m.). Staff therefore, finds that the proposed mandatory referral improvement satisfies the Local Area Transportation Review test and will have no adverse effect on area roadway conditions.

Annual Growth Policy Area Review

The improvement is located in the Rural Policy Area known as Patuxent. Rural policy areas are not assigned staging ceilings. Under the *FY 2005 Annual Growth Policy*, effective July 1, 2004, the Planning Board is no longer required to determine if sufficient residential or non-residential capacity exists.

MD:gw

mmo to Afzal re Brighton Dam - 04507-WSSC-1

OCT 2 1 2004