



Freeman Property, Administrative Subdivision Plan No. 620190140, Regulatory Review Extension Request No. 2

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Completed: 04/10/2020

Description

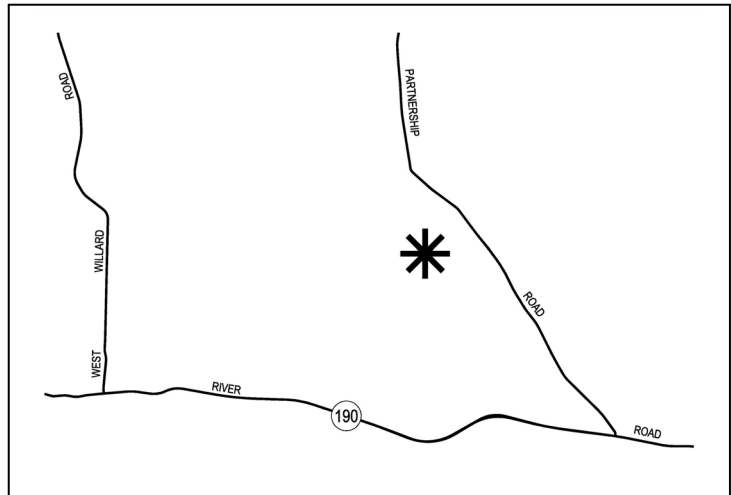
Freeman Property, Administrative Subdivision Plan No. 620190140:

Requesting to extend the regulatory review period for 3 months until July 31, 2020; an Application to create two lots, on Sugarland Road, 1,200 feet northeast of Sugarland Lane; 7.65 acres; R-200 Zone; 1980 Agricultural and Rural Open Space Master Plan.

Applicant: Jennifer Freeman

Submittal Date: 12/24/2019

Review Basis: Chapter 50



Summary

Section 50.4.1.E of the Subdivision Regulations provides that the Planning Board shall hold a public hearing for Preliminary Plans no later than 120 days after the date the application(s) are accepted. However, the Director may postpone the public hearing by up to 30 days once without Board approval and the Director or applicant may request one or more extensions beyond the original 30 days with Board approval.

The Freeman Property Administrative Subdivision Plan application was accepted on December 24, 2019, which established an approval date no later than April 2, 2020. This application received opposition, who also requested a Public Hearing. The Planning Director granted the first extension for a total of 30 additional days or until May 2, 2020. The Applicant has not obtained all required agency approvals in time for a Planning Board date of April 30, 2020. Approval from MCDPS - Well and Septic has not yet been obtained as one of the proposed sand mound septic areas cannot be used and will require a new location and further testing. Therefore, the Applicant requests a 90-day extension or until July 31, 2020.

Staff recommends **approval** of this extension request.

Attachment A: Extension Request

Attachment B: Well and Septic Letter



Montgomery County Planning Department
 Maryland-National Capital Park and Planning Commission

Effective: February 6, 2019

8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

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Phone 301.495.4550
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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Freeman Property **Plan No.** 620190140

This is a request for extension of: Project Plan Sketch Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 04/30/2020

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

Owner, Owner's Representative, Staff (check applicable.)

David W. McKee		Benning & Associates, Inc.	
<i>Name</i>		<i>Affiliation/Organization</i>	
8933 Shady Grove Court			
<i>Street Address</i>			
Gaithersburg		MD	20877
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 948-0240		dmckee@benninglandplan.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

We are requesting an extension for 3 months until 08/02/2020

Describe the nature of the extension request. Provide a separate sheet if necessary.

Additional time is needed to obtain the approvals from agencies reviewing the Administrative Subdivision Plan. In particular, approval from the Well & Septic Section of MCDPS has not yet been obtained. We learned recently that one of the proposed sand mound septic areas proposed on one of the lots cannot be used. Therefore, more testing was needed to place a sand mound in a different location. That testing was successfully completed earlier this month and we are in the process of updating plans. We intend to submit the updated plans as soon as possible but more time will be needed to obtain final approvals prior to any public hearing. We are requesting 90 days to give each agency adequate time while being assured of a hearing prior to the Board's customary August recess.

Signature of Person Requesting the Extension

David William McKee

Digitally signed by David William McKee
 DN: c=US, st=MD, l=Gaithersburg, o=Benning & Associates, Inc., cn=David
 William McKee, email=dmckee@benninglandplan.com
 Date: 2020.03.23 14:44:44 -0400

Signature

Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____.

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension for more than 30 days of the Planning Board public hearing date from _____ until _____.



DPS

**Montgomery County
Department of Permitting Services**



255 Rockville Pike, 2nd Floor
Rockville, MD 20850-4166
Phone: 311 in Montgomery County or (240)777-0311
Fax: (240)777-6262
<http://www.montgomerycountymd.gov/dps>

TO: Josh Maisel (Benning & Assoc)
FROM: Well and Septic Section
DATE: 3/11/2020
SUBJECT: 14975 Sugarland Road

The above-referenced plan has been approved for water table and sand mound testing. Based on previous water table results, this property must conduct all sand mound testing during the wet season which is February 10th - April 15th. These dates are subject to change based on precipitation amounts and field observations during the testing season. Make certain that all test sites are staked by a licensed surveyor prior to testing (see attached sketch). Sand mound SMAA has been removed from testing. Secure the services of a qualified excavator to coordinate and schedule the testing with the area inspector (Jared Sluzalis) at 240-777-6317.

On future plan, please make the following changes:

- Label existing well house has abandoned well
- Provide a 25' setback around this abandoned well

Please contact me at Megan.Wilhelm@montgomerycountymd.gov or 240-777-6271 if you have any questions.

Sincerely,

Megan C. Wilhelm, LEHS
Department of Permitting Services
Well and Septic Section