



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adam Ortiz
Director

October 19, 2021

NOTICE OF AD 2021-4 ADMINISTRATIVE PUBLIC HEARING

TO: Keith Levchenko, Senior Legislative Analyst
County Council

Patrick Butler, Upper County Planning Team, M-NCPPC
Maryland - National Capital Park and Planning Commission

Ray Chicca, Manager, Development Services Division
Washington Suburban Sanitary Commission

Heidi Benham, Manager, Well and Septic Section
Department of Permitting Services

Category Change Request Property Owners and Applicants

FROM: George Dizelos, Planner III, Water Supply and Wastewater Unit
Department of Environmental Protection

SUBJECT: **Administrative Public Hearing AD 2021-4 for Water and Sewer Plan Amendments**

DATE & TIME: **Wednesday, November 24, 2021, at 10:00 a.m.**

LOCATION: **Telephone Conference**

Please contact George Dizelos at george.dizelos@montgomerycountymd.gov for instructions on joining the teleconference, or if you wish to submit written testimony.

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 category map amendment (WSSCR) to the County's 2018 Comprehensive Water Supply and Sewerage Systems Plan:

WSSCR 21-TRV-04A... Jaye and Donald Younkers

To assist with your review of this proposed action, DEP has created and posted a PDF to the "Service Area Category Changes" webpage at www.montgomerycountymd.gov/water/supply/category-changes.html. Select the blue "Application Hearing Schedule" tab to expand the section, then scroll down to the "Current Administrative Review Packet" heading. The hearing notice PDF includes the following information for the proposed amendments:

- Information summaries
- 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 or their aides would like to meet with DEP regarding the proposed amendments, call me to arrange a date and time to review the cases before the public hearing. We request that the Council staff submit Councilmembers' comments to DEP no later than the hearing record closing date (see below). Please note that DEP cannot complete the administrative action without receiving this notice from Council staff.

We understand that the Montgomery County Planning Board will include this administrative packet for consideration on its agenda.

Attendance at this hearing for agencies, applicants, and others is optional. These requests will be considered at the time specified on page 1. If you wish to comment on a referenced amendment or on the staff recommendations, you may testify at the public hearing, or you may submit written testimony to:

Adam Ortiz, Director, DEP; 2425 Reedy Drive, 4th Floor, Wheaton, MD 20902; or to george.dizelos@montgomerycountymd.gov.

DEP will close the record on December 1, 2021.

Please do not hesitate to contact me at george.dizelos@montgomerycountymd.gov or at 240-777-7755 if you have any questions concerning these category change requests or the schedule provided.

GJD: gjd\\DEPFILES\Data\Programs\Water_and_Sewer\actions-AD\2021\AD-2021-4\ad-hearing-notice-2021-4.docx

cc: Tom Hucker, President, County Council
Victor Salazar, Jason Flemming & Megan Wilhelm, DPS
Casey Anderson, Chairperson, Montgomery County Planning Board
Katherine Nelson and Donnell Zeigler, Upper County Planning Team, M-NCPPC
Jason Sartori, Functional Planning and Policy Division, M-NCPPC
Geoffrey Mason, Parks Planning and Stewardship Division, M-NCPPC
Rufus Leeth, Development Services Division, WSSC
Luis Tapia, Permit Services Section, WSSC
D. Lee Currey, Director, Water and Science Admin., Maryland Dept. of the Environment
Robert McCord, Secretary, Maryland Department of Planning

Category Change Applicants & Interested Parties

21-TRV-04AJaye and Donald Younkers
.....Dinesh Jain, Classic Homes of Maryland
.....Jeff Lewis, Site Solutions, Inc.

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society
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
Montgomery County Civic Federation
Montgomery Coalition to Stop Sewer Sprawl
Potomac Highlands Citizens Association
West Montgomery County Citizens Association

WSSCR 21-TRV-04A: Jaye and Donald Younkens

DEP Staff Recommendation: Approve W-3, Administrative policy V.D.2.a.: Consistent with Existing Plans and S-3 (Potomac peripheral sewer service policy), Administrative policy V.D.2.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 12700 Travilah Rd., Potomac • Parcel P999, Travilah Paris ETC (acct. no. 00395404) • Map tile: WSSC – 216NW13; MD –ER31 • North side of Travilah Rd., At the intersection with Bissel Lane • RE-2 Zone; 15.24 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch/ Muddy Branch Watershed (MDE Use I) • <u>Existing use</u>: Single-Family Home • <u>Proposed use</u>: 7 Single-Family Homes 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6 W-3</p> <p>S-1 S-3</p> <p><u>Applicant's Explanation</u></p> <p>See below.</p>
<p>Applicants' Explanation:</p> <p>"This property lies on the north side of Travilah Road and is planned to be subdivided into 7 minimum 2-acre lots per the RE-2 zone.</p> <p>"Water: An existing 16-inch water main is located within the public right of way of Travilah Road for the entire property frontage. An extension of a public water main to serve the proposed 7 lots will be requested.</p> <p>"Sewer: We are requesting a sewer category change based on the Potomac Peripheral Sewer Service Policy. This property would meet the requirements set forth within the policy since:</p> <ul style="list-style-type: none"> • Properties on the south side of Travilah Road lie within the recommended sewer envelope thus this property would confront other properties within the master plan's sewer service envelope. • The sewer extension would be along Travilah Road and no environmentally sensitive areas would be affected. • Travilah Road is only an 80-wide right of way thus should not be considered a "broad" public right-of-way. • The sewer main extension required would only affect the subject property as the other adjacent properties are on the south side of Travilah Road and already lie within the sewer envelope and are currently in sewer Category S-1." 	

DEP Staff Report: The applicant has requested approval of water category W-3 and sewer category S-3 to allow for public water and sewer service for seven proposed single-family homes. The property is 15.24 acres in size, and in the RE-2 zone. An existing 16-inch-diameter water main runs along Travilah Road, abutting the property. A 1.5" low pressure sewer main abuts the property along Travilah Road. The 1,000-foot water and sewer main extensions cited by WSSC Water are onsite mains within the proposed subdivision. In subsequent discussions with DEP and the project engineer, WSSC staff indicated that an upgrade of part of the 1.5" low-pressure sewer main may be required. This would affect the existing main along the property frontage on Travilah Rd and the existing 1.5" main along Bissell Ln. The need for the upgrade to a 2" low-pressure main will need to be evaluated as part of a more detailed engineering study during the hydraulic planning analysis.

The property is located at the periphery of the planned public sewer service envelope. To qualify for the Consistent with Existing Plans, Potomac Peripheral Service Policy, the property must at a minimum abut or confront the planned sewer envelope. The property confronts the planned sewer envelope across Travilah Road.

M-NCPPC staff support public water and sewer service to the property. M-NCPPC Parks confirm there are no park impacts. WSSC confirms that connecting the properties to public water and sewer service can be supported. DEP staff recommendation is for the approval of category W-3 and S-3, consistent with existing plans.

Agency Review Comments

DPS: No available septic or well permit records for this property. Water table testing was done on 4/7/21 for a proposed 6 lot subdivision.

M-NCPPC – Planning Dept.: This 15.24-acre parcel is zoned RE-2 and the owner plan to subdivide seven lots. The water and sewer plan generally excludes this and other low density zones from access to the public sewer system. This parcel confronts the edge of the 2002 Potomac Subregion Master Plan Sewer Envelope across Travilah Road and is approximately 200 feet from the point at which WSSC will allow a connection to the existing low pressure main in Bissel Road. Staff supports water and sewer service.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: Water pressure zone: 480A. A 16-inch water line in Travilah Road abuts the property (contract no.1989-8406A). Due to the proposal to subdivide this Parcel into a 7 Lot subdivision, an approximately 1,000-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to the existing 16" water main (contract no. 1989-840A). Easements might be required. Construction of this extension may involve the removal of trees. Local service is adequate and can be served by the 480A pressure zone. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the subdivision. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project.

WSSC - Sewer: Basin: Muddy Branch Drainage Basin (20-014). An approximately 1,000-foot-long non-CIP-sized sewer extension is required to serve the subdivision. This extension would connect to the existing 1.5" low pressure sewer system in Travilah Road (contract no.1989-8406A). There are currently 2 existing buildings shown in the parcel. The two buildings, unless demolished with the subdivision process, must be connected to this new sewer extension. Pumping within the new subdivision will be required. Easements might be required. Construction of this extension may involve the removal of trees, temporary disruption of wetlands and stream valley. Average wastewater flow from the proposed development: 1,960 GPD. Program-sized sewer mains are not required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3). Downstream system upgrade might be required. Interceptor capacity is adequate. Treatment capacity is adequate.



