

Item 7 - Correspondence

From: [M.Schoenbaum](#)
To: [MCP-Chair](#)
Subject: Item 7 Attainable Housing Work Session
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Dear Chairman Harris,

Figure 10 Map of the Priority Housing District includes one-mile circles around the MARC stations at Boyds, Barnesville, and Dickerson as part of the Priority Housing District, in which quadplexes would be allowed, parking requirements would be reduced, and triplexes would be permitted in the R-200 zone.

The Boyds, Barnesville, and Dickerson stations are all in areas that are currently on private well and septic systems and are envisioned to remain on private well and septic systems.

I am sure that there are state and county requirements for private well and septic systems for triplexes and quadplexes, but unfortunately the Attainable Housing Strategies Report does not explain what they are.

As you know, the Barnesville and Dickerson MARC stations are located in the award-winning Preservation of Agriculture and Rural Open Space (AROS) master plan (1980). The AROS plan specifically designated the Agricultural Reserve to be outside the Washington Suburban Sanitary District's water/sewer envelope, in order to support and help implement the plan's intent to stop development sprawl and preserve agriculture and open space.

The Boyds MARC station is located in the area of the Boyds (1984) and MARC Rail Communities (2019) master plan, which also designate the area as continuing to be served with individual wells and septic treatment systems, in order to protect the area from development pressures (i.e., sprawl).

Most recently, the Thrive 2050 plan (2022) created four tiers of land use categories to identify where major and minor residential subdivisions may be located in a jurisdiction and what type of sewerage system will serve them. The one-mile areas around the Barnesville, and Dickerson MARC stations are all designated as Tier 3 ("Areas not planned to be served by sewerage systems. These are areas where growth on septic systems can occur.") or Tier 4 ("Areas planned for preservation and conservation."). The one-mile area around the Boyds MARC station is also designated as Tier 3 or Tier 4, except for the Montgomery Parks-owned property at The Lodge At Little Seneca Creek, and the westernmost parts of Germantown, which are Tier 1 ("Areas currently served by sewerage systems").

The Planning Board should find out what the state and county requirements are for

private well and septic systems for triplexes and quadplexes, before deciding to designate the areas within a one-mile radius around the Boyds, Barnesville, and Dickerson MARC stations as part of the Housing Priority District. Alternatively, the Planning Board could restrict the MARC-related Housing Priority District areas to areas with public well/septic, which would include Germantown, Metropolitan Grove, Gaithersburg, Washington Grove, Garrett Park, Kensington, and Silver Spring stations.

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