



June 3, 2020

Mr. Sidney Katz
Montgomery County Council
Council Office Building
100 Maryland Avenue, 5th Floor
Rockville, MD 20850

Re: Water and Sewer Category Change
19-CLO-03A: Buddy O’Keefe Family
Trust (for Mar Thoma Church of Greater
Washington)
Snowdens Manor Enlarged,
Parcels P032 & P053

Dear Mr. President and Councilpersons:

On behalf of our client, the Mar Thoma Church of Washington (the “Church”), please accept the following written testimony in support of the subject water and sewer category change request (19-CLO-03A). MHG is the civil engineer for the Church and we prepared the category change application and associated concept plan submitted to MCDEP.

MHG agrees with the recommendations of the County Executive as described in the April 2020 Packet to conditionally approve the category change request, and we request that the County Council enter a resolution to conditionally approve the category change request consistent with the County Executive’s recommendation. As you know, the request was processed under the provisions of the County’s Water and Sewer Plan’s private institutional facilities (“PIF”) policy which required the submission of a Concept Plan to MNCPPC. Comments received from the Concept Plan Development Review Committee meeting on June 21, 2019 are included in the Category Change Packet. These comments were taken into consideration in the development of Preliminary Plan application document for the project.

MHG agrees with the findings of the MNCPPC Planning Department as summarized in the Category Change Packet. The Planning Department states that the proposed Religious Assembly use is permitted in the RE-2 zone and the Cloverly Master Plan objectives of preserving the large lot character of the community. The Category Change Packet also addresses impervious area impacts to the environment. The site is tributary to both the Upper Paint Branch Special Protection Area to the east and the Northwest Branch watershed to the west. The Upper Paint Branch SPA Overlay Zone limits impervious area to a maximum of 8%. Within the Northwest Branch watershed, the 1997 Cloverly Master Plan recommends that the

ultimate subwatershed impervious levels should remain in the 10 to 15 percent range and individual developments with high site-imperviousness should be discouraged. To conform to the requirements of the Overlay Zone and the recommendations of the Master Plan, a variety of site design techniques have been utilized in the development of the Preliminary Plan to limit impervious surfaces. These include limiting the scale of the development as well as the number of parking spaces and the removal of existing features such as existing gravel driveways and a number of structures. As a result of these design considerations, the total post-development impervious area conforms to the requirements and recommendations for both watersheds.

This amendment request is also within the scope of the 1997 Cloverly Master Plan, which recommends the provision of water service in the RE-2 Zone if the amendment is supported by the guidance of the Comprehensive Water Supply and Sewerage Systems Plan; and also allows for the provision of sewer service in the RE-2 Zone if the request is intended to address another specific policy set forth in the Comprehensive Water and Sewerage Plan. Here, the PIF policy provides both the guidance and the specific policy directives requisite for finding that this amendment request is appropriate and should be granted.

If approved by the Council, the installation of water and sewer service to the property can be provided by connections to the existing water and sewer mains within the New Hampshire Avenue right-of-way directly opposite the property frontage. The June 18, 2019 Letter of Findings from WSSC confirms that both water and sewer service is available to the property without the need for a public extension.

Thank you for your consideration.

Sincerely,



Kenneth D. Jones, P.E.