



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
*County Executive*

Jon Monger  
*Director*

E-MAIL TRANSMITTAL

**Interagency Water/Sewer Map Amendment Review**

July 15, 2025

TO: Tom Gingrich, Fred Mejias, and Luis Tapia, Development Services Division  
Washington Suburban Sanitary Commission

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

Geoffrey Mason, Parks Planning & Stewardship Division  
Maryland – National Capital Park and Planning Commission

Heidi Benham, Well and Septic Section  
Department of Permitting Services

FROM: Tim Williamson, Planning Specialist III, Water Supply and Wastewater Unit  
Watershed Restoration Division, Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW 2025-4 **REVIEW GROUP**

Included with this message is information that identifies one (1) new individual water/sewer service area category change request (WSCCR) for your review and comment. This information will also be posted to [www.montgomerycountymd.gov/waterworks](http://www.montgomerycountymd.gov/waterworks) as a PDF. The request will be considered as a proposed amendment to the County's *Comprehensive Water Supply and Sewerage Systems Plan*. I would greatly appreciate receiving your review comments on this request no later than **August 15**. Please notify me no later than August 8, if this schedule is not feasible.

DEP anticipates that this request requires County Council consideration. The request will be transmitted to the Council in the last quarter of 2025. DEP's recommendation process for the request will be based in part on the review comments your agencies provide.

Note that the listing of the following request under the Council process is a preliminary determination and certainly subject to change as it proceeds through the review process.

Anticipated Administrative Action WSCCRs  
None.

Anticipated County Council WSCCRs  
25-TRV-05A ..... Parcel P049, Piney Meetinghouse Rd.  
Undetermined WSCCRs  
None.

Please do not hesitate to contact me at either [timothy.williamson@montgomerycountymd.gov](mailto:timothy.williamson@montgomerycountymd.gov) or 202-579-3116 if you have any questions concerning the category change request or the review schedule.

Trw: R:\Programs\Water\_and\_Sewer\CCRs\CCR-Review-Process\2025CCR-review-process\2025-4 Review Packet\2025-4 CCRs Review Packet.docx

cc: Agencies

Amy Stevens, Division Chief, Watershed Restoration Division, DEP  
Alan Soukup, Senior Planner, Watershed Restoration Division, DEP  
Keith Levchenko, Montgomery County Council  
Jamey Pratt & Donnell Zeigler, Upper County Planning, M-NCPPC  
Mark Symborski, Functional Planning, M-NCPPC  
Christina Sorrento, Chief, Intake and Regulatory Coordination Division, M-NCPPC  
Ray Chicca, Development Services Division, WSSC Water  
D. Lee Currey, Water and Science Administration, MDE  
Jeff White, Water and Science Administration, MDE  
Robin Pellicano, Water and Science Administration, MDE  
Susan Llareus, MDP

Category Change Applicants & Interested Parties

25-TRV-05A      Parcel P049, Piney Meetinghouse Rd.

Civic Organizations and Other Public Interest Groups

Nature Forward  
East County Citizens Advisory Board  
Greater Glen Mill (Mimosa Farm)  
Greater Glen Mill Community Association  
The Greater Glen Hills Coalition LLC  
Glen Preservation Foundation.  
North Potomac Citizens Association Inc  
Northern Montgomery Community Alliance  
Montgomery County Civic Federation  
Montgomery Coalition to Stop Sewer Sprawl  
Patuxent Watershed Protective Association  
Potomac Highlands Citizens Association  
Potomac Highlands Citizens Association  
West Montgomery County Citizens Association

Adjacent and Confronting Property Owners

DEP will send a notice to each owner of properties adjacent to and confronting the category change request site advising them about the filing of the request.

**[1] 25-TRV-05A - Parcel P049, Piney Meetinghouse Rd.**

Anticipated Action Path: County Council

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> <li>Piney Meetinghouse Rd, Potomac, MD 20854-1361</li> <li>Parcel P049; Piney Grove, Probate #W44430 (tax acct. 10-00850930)</li> <li>Map tile: WSSC 216NW11; MD -FQ23</li> <li>Property on the East side of Piney Meetinghouse Rd, approximately 1400 feet from the intersection at Piney Glen Lane.</li> <li>RE-2 Zone; 1.5 acres</li> <li>Travilah Planning Area; Potomac Master Plan (2002)</li> <li>Watts Branch Watershed; MDE Use I/I-P Piney Branch SPA</li> <li><u>Existing use</u>: Unimproved lot.</li> <li><u>Proposed use</u>: Single Family Home</li> </ul>	<p>Existing – <b>Requested</b> – Service Area Categories</p> <table> <tr> <td>W-1</td><td><b>no change</b></td></tr> <tr> <td>S-6</td><td><b>S-3</b></td></tr> </table> <p><u>Applicant's Explanation</u>: See below.</p>	W-1	<b>no change</b>	S-6	<b>S-3</b>
W-1	<b>no change</b>				
S-6	<b>S-3</b>				

Dear DEP administration,

I would like to request a re-evaluation of the sewer category and tier designation for my property, which is currently classified as Sewer Category S-6, Tier IV. I purchased this parcel in March 2025 with the intention of developing it as my permanent residence.

As a Maryland resident who has been renting an apartment for over ten years, I am eager to establish my permanent home on this parcel. However, prior site testing has revealed that traditional septic systems are not feasible due to a high groundwater level. Additionally, the installation of a sand mound system would consume a significant portion of the lot, leaving inadequate space for residential-construction. The justification for my request is outlined below:

1. Proximity to existing sewer infrastructure

The existing public sewer line terminates approximately 1,500 feet from my property, at the intersection of Piney Meetinghouse Road and Palatine Drive. Extending this line would offer a more viable and sustainable alternative to installing an on-site septic system. Given the high groundwater levels in this area, septic systems present not only technical challenges but -also potential environmental and public health risks. .

2. Alignment with regional growth

My parcel, along with adjacent parcels owned by a real estate development firm, remains one of the few undeveloped areas along Piney Meetinghouse Road. In contrast, many luxury homes have already been constructed within 1,000 feet of my parcel, highlighting the area's appeal and development potential. Approximately three miles to the south, the planned Life Science Center is anticipated to drive significant regional growth and generate increased demand for housing. The absence of public sewer access in this immediate area has likely constrained further investment and development. Extending the existing sewer line would not only enable the development of my home, but also unlock development opportunities for neighboring parcels.

3. Consistency with infrastructure investments

Recent infrastructure upgrades in the area, including new power lines installed by PEPCO and new water lines installed by WSSC along Piney Meetinghouse Road, reflect the growing demand for utility services. Extending public sewer service to this area would complement these investments, ensuring that utility infrastructure keeps pace with anticipated growth and aligns with the County's planning and development objectives.

Given these site constraints and recent developments in the surrounding area, I respectfully request a re-evaluation of the sewer category and tier designation for my parcel to allow for earlier access to public sewer infrastructure. I believe -an updated designation would not only support my-efforts -to build a permanent residence, but also support the County's broader planning objectives.

Thank you for your time and consideration. I would be happy to provide any additional information needed to support this request.

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:** *Not requested.*

**WSSC - Sewer:** *In addition to the usual review of category change requests, please include comments on whether a lateral connection from a hypothetical sewer main extension along Piney Meetinghouse Rd. is feasible given the existing water mains located on the property.*

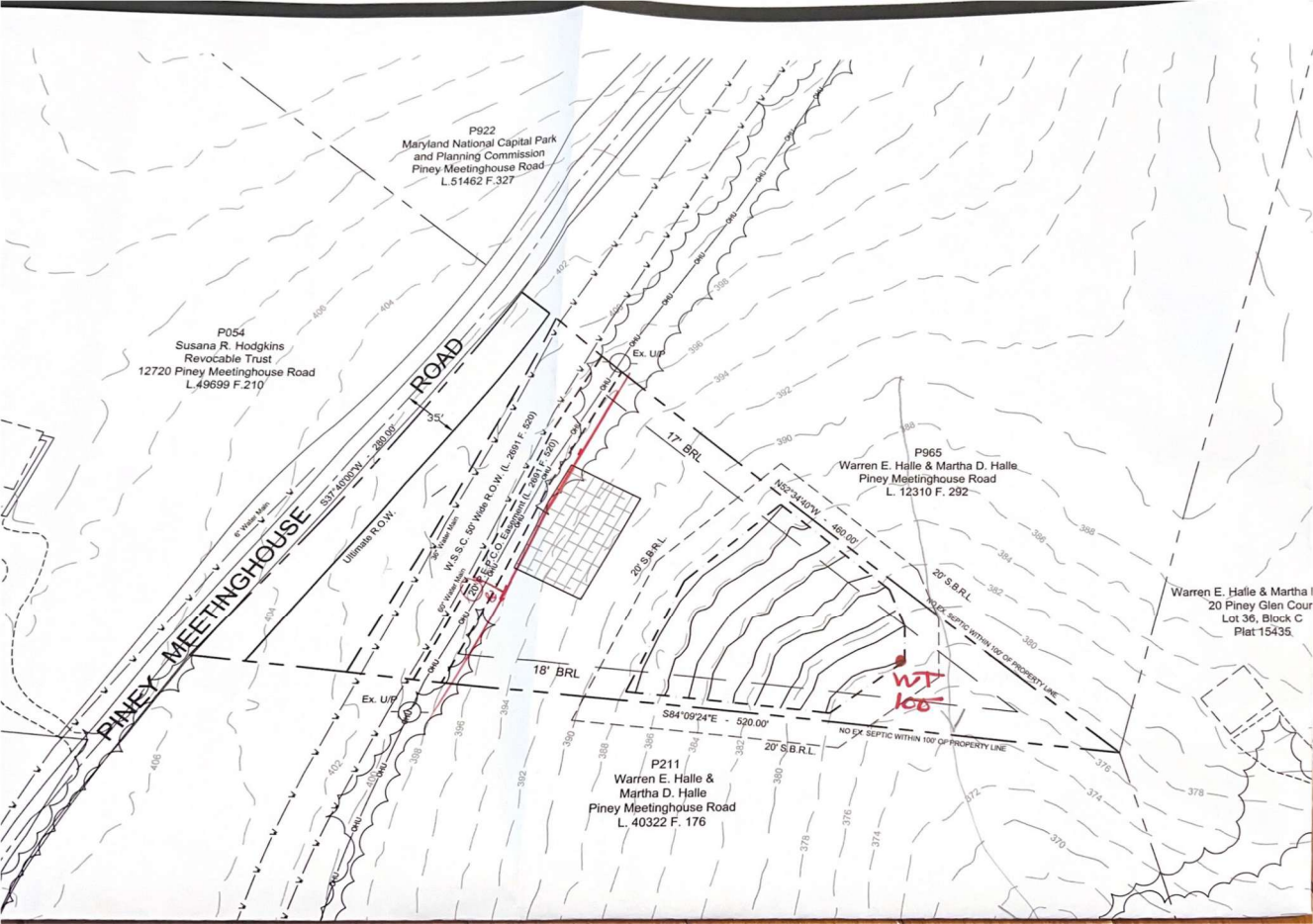


Figure 1: Site Plan for development of the Parcel 049 provided by the applicant.



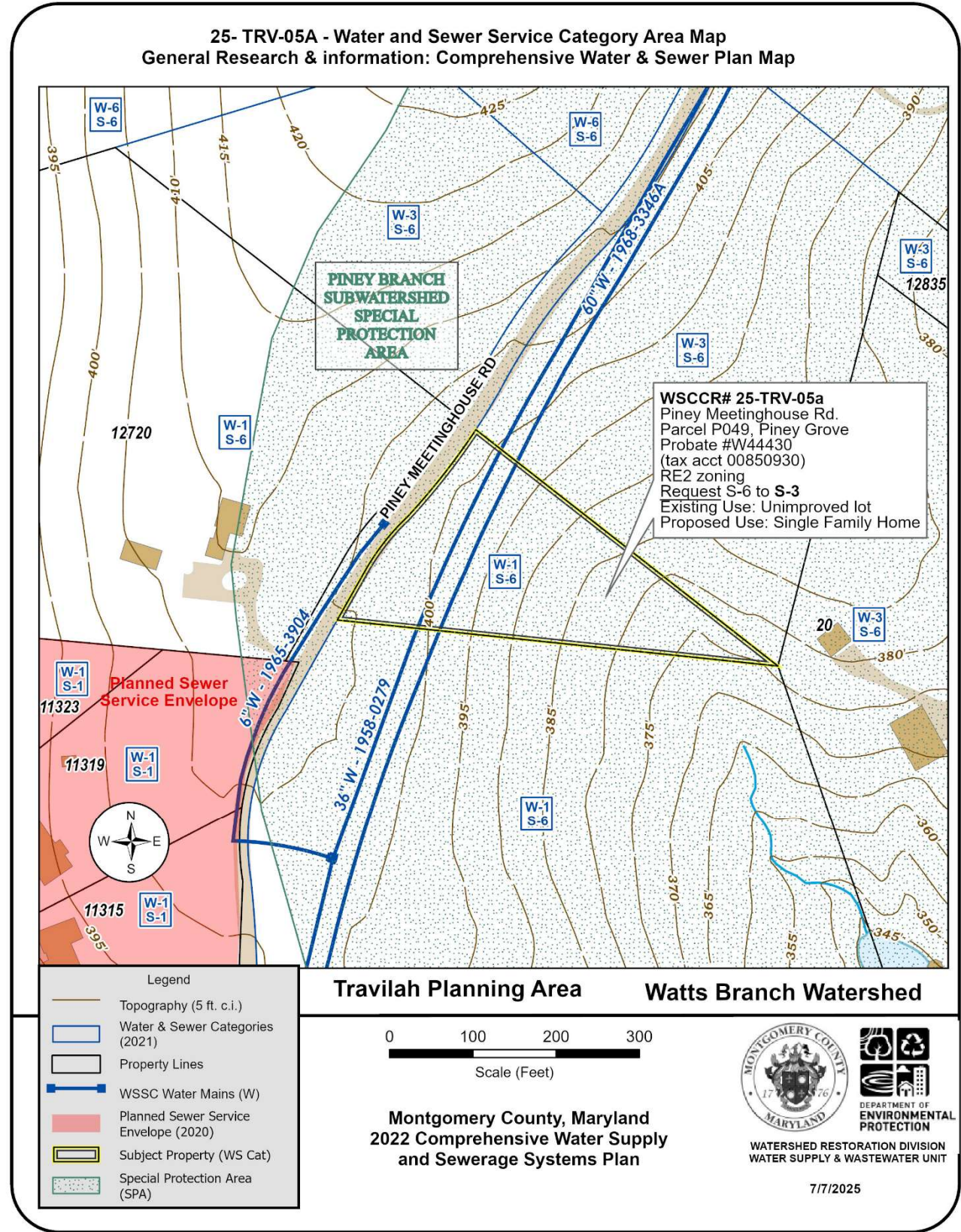


Figure 2: Water and Sewer Category Map for 25-TRV-05A showing local water and sewer categories, roads, topography, water and sewer mains, the Sewer Service Envelope and the Piney Branch Special Protection Area.