



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Jon Monger
Director

E-MAIL TRANSMITTAL

Interagency Water/Sewer Map Amendment Review

October 8, 2025

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

Christina Sorrento, Chief, Environment and Climate Division, 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 – **2026-1 REVIEW GROUP**

Included with this message is information that identifies three (3) new individual water/sewer service area category change requests (WSCCRs) for your review and comment. This information will also be posted to www.montgomerycountymd.gov/waterworks as a PDF. These requests will be considered as proposed amendments to the County's *Comprehensive Water Supply and Sewerage Systems Plan*. I would greatly appreciate receiving your review comments on these requests no later than **November 10, 2025**. Please notify me no later than Nov 2, 2025, if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2026-1, which will include all eligible FY 2026 first quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. We anticipate that requests requiring County Council consideration will be transmitted to the Council in the Spring of 2026. DEP's recommendation process for the requests will be based in part on the review comments your agencies provide.

Note that the listing of the following requests under the administrative process versus the Council process is a preliminary determination and certainly subject to change as they proceed through the review process.

Anticipated Administrative Action WSCCRs
26-CLO-01A..... 15801 New Hampshire Ave
26-DNT-01A..... 14530 Jones Lane
26-OLN-01A..... 2505 Tall Timbers Rd

Anticipated County Council WSCCRs
None.
Undetermined WSCCRs
None.

Please do not hesitate to contact me at either timothy.williamson@montgomerycountymd.gov or 202-579-3116 if you have any questions concerning these category change requests or the review schedules.

R:\Programs\Water_and_Sewer\CCRs\CCR-Review-Process\2026CCR-review-process\2026-1 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, Upper County Planning, M-NCPPC
Mark Symborski and Ariel Zelaya, Environment and Climate Division, M-NCPPC
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

Civic Organizations and Other Public Interest Groups

Lake Hallowell Homeowners Association
Darnestown Civic Association
Nature Forward
West Montgomery County Citizens Association
Montgomery Coalition to Stop Sewer Sprawl
Cloverly/Fairland/White Oak CAC
Northern Montgomery Community Alliance
Spencerville Civic Association
Sierra Club - Montgomery County Group
East County Citizens Advisory Board
Cloverly Civic Association
Montgomery County Civic Federation

Adjacent and Confronting Property Owners

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

[1] 26-CLO-01A: 15801 New Hampshire Ave

Anticipated Action Path: Administrative Delegation

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> 2 adjoining parcels at 15801 New Hampshire Avenue, Silver Spring Parcel P463 and Parcel P509 – Bealls Manor. Tax acct. 00259044 and 00259033. Map tile: WSSC – 221NE01; MD –JS62 Two adjoining parcels on New Hampshire Ave 500 feet Southwest of Harding Lane. RE-1 Zone; Combined property size: 13 acres. (4.15 acres + 8.88 acres = 13.03 acres) Cloverly Planning Area Cloverly Master Plan (1997) Paint Branch Watershed; MDE Use: III/III-P Upper Paint Branch Special Protection Area <u>Existing use:</u> Agricultural <u>Proposed use:</u> 11 Single Family Homes on 40,000 sq ft lots. 	<p>Existing – Requested – Service Area Categories</p> <p>W-1 no change</p> <p>S-5 S-1</p> <p><i>Within the planned public sewer envelope</i></p> <p>Applicant's Explanation</p> <p><i>"One existing single-family residence on the property connected to private well and septic system. Would like to have access for future water and sewer connections if existing Systems fail. And access to sewer and water connections for future subdivision development."</i></p> <p>DEP notes:</p> <p><i>The majority of the site is within the Upper Paint Branch Special Protection Area (SPA), and zoned RE-1. This combination places a condition for public sewer service in this area. To be eligible for public sewer service, an applicant must demonstrate that development using public sewer service provides an environmental advantage over development using onsite septic systems. This advantage typically occurs where a sewer-dependent plan allows for the use of the cluster development option, reducing impervious area from buildings and roads and allowing for more dedicated open space (stream buffers and forest preservation). This condition usually relates to proposed residential development in the SPA..</i></p>

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (No category change requested)

WSSC - Sewer:

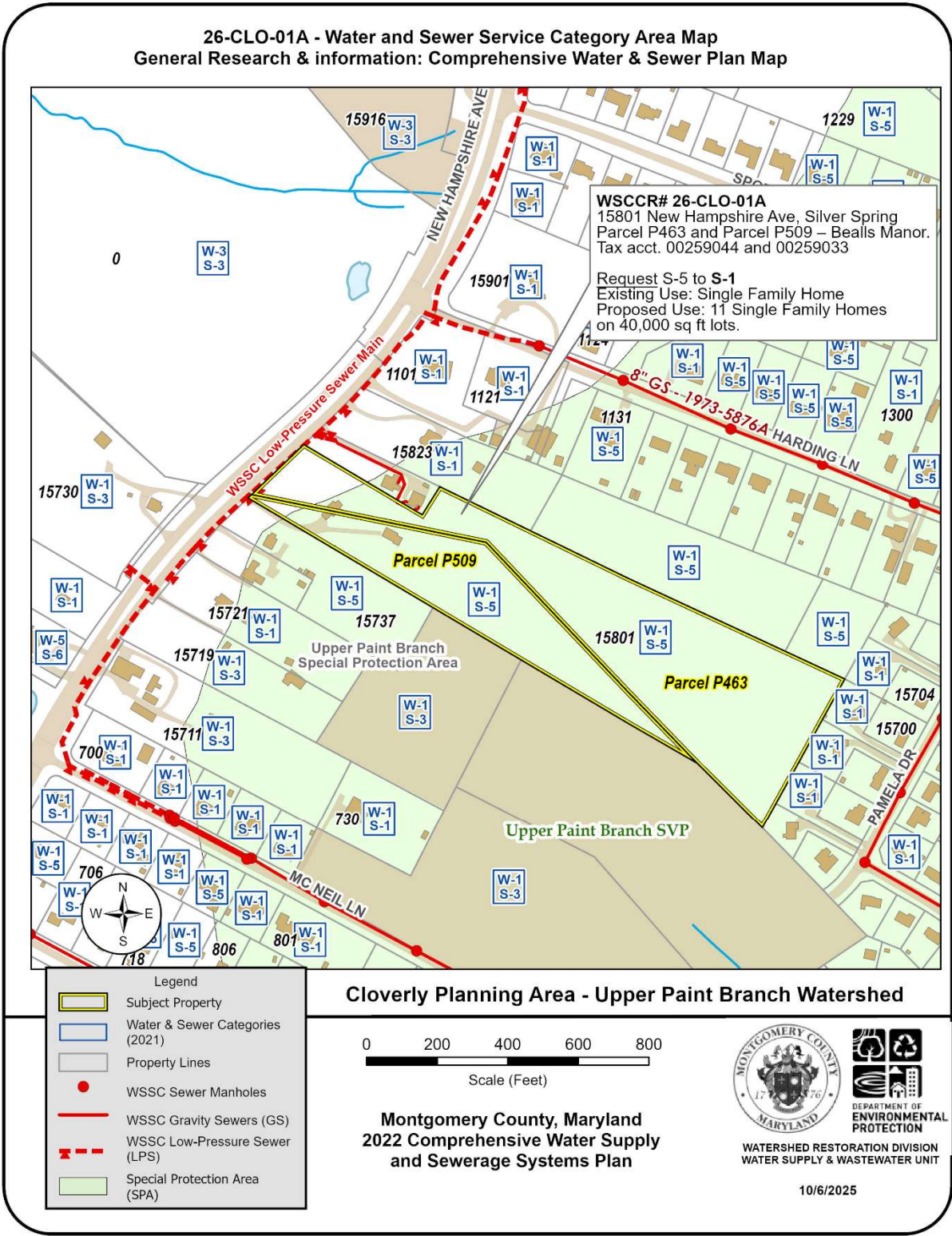


Figure 1: Water and Sewer Map of the two properties at 15801 New Hampshire Avenue proposed for public sewer service to accommodate an 11-lot housing development. The map shows the site within the Special Protection Area and an abutting low-pressure sewer main.

[2] 26-DNT-01A: 14530 Jones Lane

Anticipated Action Path: Administrative Delegation

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 14530 Jones Ln, Gaithersburg • Parcel P340; tax acct. 00404588 • Map tile: WSSC – 219NW13; MD – ER43 • On the West side of Jones Lane at the intersection with Young Lane. • R200 Zone; 2 acres • Darnestown Planning Area; Potomac Subregion Master Plan 2002 • Muddy Branch Watershed MDE Use I/I-P • <u>Existing use</u>: Single Family Home • <u>Proposed use</u>: No change in use. 	<p>Existing – Requested – Service Area Categories</p> <p>W-4 W-1</p> <p>S-6 No change</p> <p><i>Within the planned public water envelope</i></p> <p>Applicant's Explanation</p> <p><i>"Failing Well"</i></p> <p><i>DEP notes:</i> <i>On July 18, 2025, DEP requested that WSSC Water expedite the provision of public water service to this property. DEP directed to proceed with public service despite the existing W-4 water category. The DPS Well and Septic Section had notified DEP about a failed well at this location. (See the following pages.)</i></p>

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer: *(No category change requested)*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

July 14, 2025

TO: Tim Williamson
Water Supply & Wastewater Unit
Department of Environmental Protection

FROM: Heidi Benham
Well and Septic Section
Department of Permitting Services

SUBJECT: Well failure

LOCATION: 14530 Jones Lane
Gaithersburg, MD 20878
Tax Map Grid: ER43
WSSC Grid: 219 NW 13

Our assistance has been requested by the owner of the subject property, Roberto Terrell, in obtaining an expedited water connection due to the existing well yielding an insufficient amount of water. The existing well in use is the original well drilled in 1961. The well pump was replaced in July 2023 and has not alleviated the issue. This property is located in service area category W-4. A water main abuts the property.

If I can be of further assistance, please contact me at 240-777-6318.

Figure 2: The well failure notification from DPS for 14530 Jones Lane.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Jon Monger
Director

MEMORANDUM

July 15, 2025

TO: Ray Chicca, Division Chief, Development Services Group
Luis Tapia, Unit Coordinator, DSD Permit Services
Washington Suburban Sanitary Commission

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

SUBJECT: Public Service Relief for Onsite Systems Problems

We request WSSC Water's assistance in expediting the provision of public service to the following property:

Water Service: 14530 Jones Lane, Gaithersburg

Property I.D.: Parcel P340; acct.no.06-00404588 – SDAT tax map: ER43

Owner: Roberto and Rachel Terrell

WSSC grid: 219NW13

Planning Area: Darnestown

Categories: Water: W-4 Sewer: S-6

Zoning/Size: R200 / 2 acres

Watershed: Muddy Branch

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a well system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public water service. Our records show that a 16" water main abuts the property on Jones Lane.

Although this property is designated as category W-4 / S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public water service, regardless of the existing service area category. DEP will initiate the process to have the property owner file a request for a service category change.

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public water service. WSSC Water does not need to wait for the approval of a Water and Sewer Plan amendment to provide public water service; public service via the WSSC-Water's system should be provided as soon as possible. We would appreciate your assistance in this matter.

The property owner will need to contact WSSC Water to begin the application process for public water service. Neither DEP nor DPS staff can initiate a WSSC Water service application on the owner's behalf.

2425 Reedie Drive, Fourth Floor • Wheaton, Maryland 20902 • 240-777-0311 • 240-777-7715 FAX • MontgomeryCountyMD.gov/DEP

MontgomeryCountyMD.gov/311



301-251-4850 TTY

Figure 3: Request for an expedited water service connection for 14530 Jones Lane. Page 1 of 2.

Ray Chicca and Luis Tapia, WSSC Water
July 15, 2025

Page 2

For a water main connection to an existing main, the owner can contact the WSSC Permit Services Section at either 301-206-4003 or onestopshop@wsscwater.com. Additional information is available at the WSSC-Permits website at <https://www.wsscwater.com/work-with-us/permit-services>.

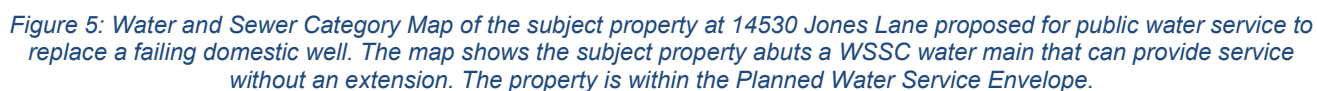
If you have any questions, or if there are significant problems related to provision of water service, please contact me at timothy.williamson@montgomerycountymd.gov or 240-579-3116.

Attachments (DPS Health Concern Memo; Water and Sewer Category Map)

Trw R:\Programs\Water_and_Sewer\well-septic\HEALTHAZ\CASE\I-J\Jones-la-14530--well\DEP Expedite Service Request 14530 Jones Lane.docx

cc: Lisa Sine, Adan Rivera, and Damilola Ibikunle, Permit Services Unit, WSSC Water
Amy Stevens, Chief, Watershed Restoration Division, DEP
Alan Soukup, Senior Planner, WSWU, Watershed Restoration Division, DEP
Heidi Benham and Kim Beall, Well and Septic Section, DPS
Mark Symborski, Functional Planning Division, M-NCPPC
Patrick Butler, Donnell Zeigler and Jamey Pratt, Upcounty Planning Division, M-NCPPC
Roberto and Rachel Terrell, property owners

Figure 4: Request for an expedited water service connection for 14530 Jones Lane. Page 2 of 2.



[3] 26-OLN-01A: 2505 Tall Timbers Rd

Anticipated Action Path: Administrative Delegation

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 2505 Tall Timbers Rd., Olney • Parcel # P088, tax acct. 00723255 • Map tile: WSSC – 224NW03; MD HT62 • An Undeveloped parcel at the Eastern end of Tall Timbers Lane. • R200; 65,340 sq.ft. • Olney Planning Area; Olney Master Plan (2005) • Hawlings River Watershed, MDE use: IV/IV-P • <u>Existing use</u>: Undeveloped; forested. • <u>Proposed use</u>: 1 single family home. 	<p><u>Existing – Requested – Service Area Categories</u></p> <hr/> <p>W-1 No change S-6 S-1</p> <p><i>Within the planned public sewer envelope</i></p> <p><u>Applicant's Explanation</u></p> <hr/> <p><i>"For the sale of the property. To assure the buyer will have access to public water and sewer for development of the property for one single family residential home to be built. All existing homes surrounding and abutting to this parcel are connected to public utilities for both water and sewer. The parcel is currently on the market and a ratified contract has been executed for the purchase of the parcel with a proposed settlement date of September 30, 2025. The buyer is currently in the process phase of a feasibility study."</i></p>

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (No category change requested)

WSSC - Sewer:

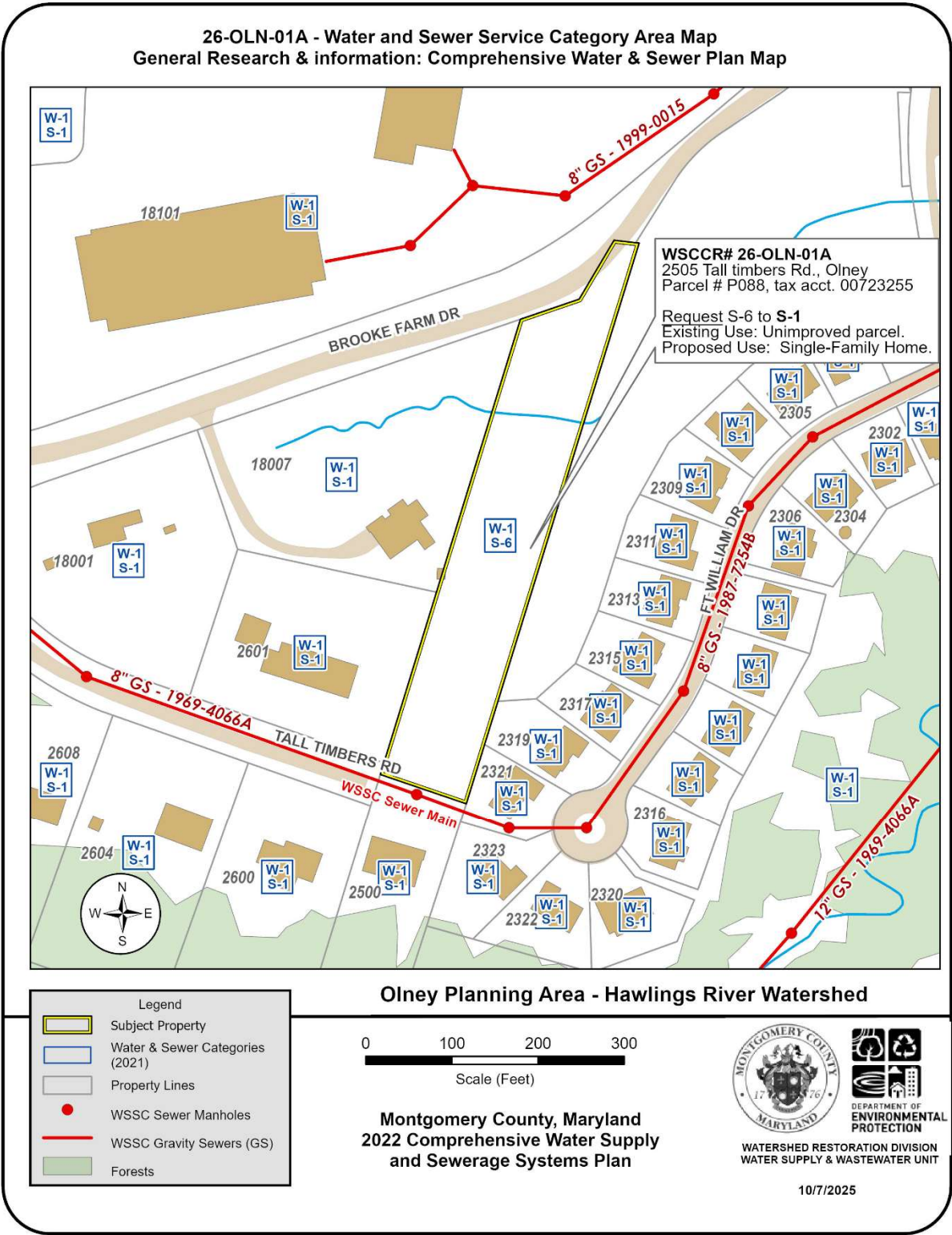


Figure 6: A Water and Sewer Category Map of the subject property at 2505 Tall Timbers Rd. proposed for public sewer service to accommodate the development. The map shows the property abuts a WSSC sewer main that can provide service. The property is within the Planned Sewer Service Envelope.