



**Queen
Anne's
County**

**DEPARTMENT OF PUBLIC WORKS
SANITARY DISTRICT**

310 Bateau Drive
Stevensville, MD 21666

Telephone: (410) 643-3535
Fax: (410) 643-7364
www.qac.org

County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Philip L. Dumenil, District 3
Christopher M. Corchiarino, District 4

MEMORANDUM

Date: February 9, 2021

INFORMATIONAL ITEM

To: County Commissioners

From: Alan Quimby

Re: 2011 Comprehensive Water and Sewerage Plan (CWSP)
Amendment 11-16 – Informational Meeting

We have a public hearing scheduled for 6:15 p.m. on Tuesday, February 23, 2021 to discuss the following two amendment requests. This Informational Meeting allows the Commissioners to ask any questions of the applicant (if present) or staff in preparation for that hearing.

The Kopec amendment, being requested by the contract purchaser, Barry Waterman, is unique in that it seeks to 'undo' a previous amendment which was heard May 22, 2007. The 'preliminary subdivision plat' noted in Condition 1 below had all 8 lots fronting on Loblolly Way. While difficult to see on the sewer service map (refer to the '11-16' 'bubble'), there is a triangular 'spite strip' of land (Parcel 813) owned by another party fronting a good portion of the road (refer to aerial). This strip is owned by the previous contract purchaser that had requested the amendment in 2007 but never moved forward with the project. Without owning this strip, the development cannot meet the configuration noted in Condition 1.

From the advertisement (in *italics*):

KOPEC PROPERTIES - This site is shown on Tax Map 58 as Parcels 643 & 814. The parcels combined are approximately 16 acres in size. The parcels are located between the Winchester subdivision and the Chester River Beach subdivision. The property is zoned Grasonville Planned Residential Neighborhood (GPRN). This property's sewer service designation was upgraded from S-3 to S-2 via Amendment 06-06 of the 2006 Comprehensive Water and Sewage Plan which carried the following five conditions:

LIVE • WORK • PLAY in QA 
POWERED BY QACIM **visitqueenannes.com**
things to do...places to go...ways to grow your business...scan for info

1. *There shall be no more than eight (8) new or existing lots created on the property which shall be configured as set forth on the preliminary subdivision plat displayed to the Commissioners during the public hearing.*
2. *Stormwater management facilities shall be designed and constructed to avoid additional impacts to the surrounding properties.*
3. *Four (4) street lights will be installed by Mr. Kopec, or his successors, along Loblolly Way.*
4. *A light illuminating the "Winchester" community sign will be installed by Mr. Kopec, or his successors.*
5. *The new lots will be included within the Winchester community and be made subject to all recorded restrictive covenants affecting existing lots within Winchester.*

The current amendment application seeks to remove all five conditions in order to allow for up to 14 lots (a minor subdivision of 7-lots on each existing parcel) with a new configuration than previously reviewed. The average anticipated sewer flows for the property would be 3,500 gallons per day. Sewer service is to be provided by Collection Station 'L'.

The second amendment is a request from the Town of Barclay to include four recently annexed lands into the Town's sewer service area.

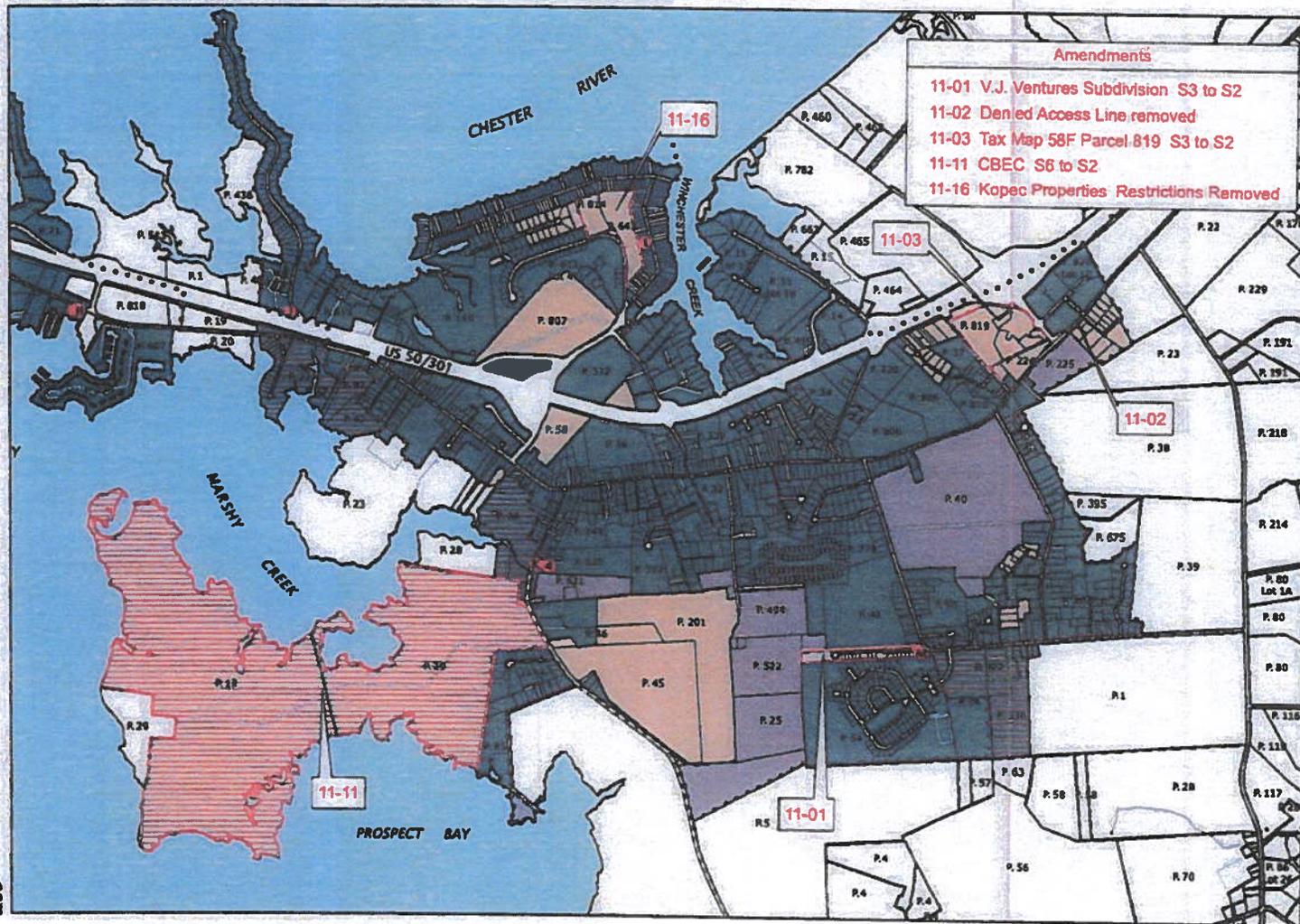
From the advertisement (in italics):

TOWN OF BARCLAY – *The incorporated Town of Barclay is requesting a sewer map amendment to upgrade the service area designation from S-6 to S-2 for the 4 properties listed below (plus the portion of the railroad right of way encompassed by these 4 properties) that were recently annexed into town limits. This amendment will allow the properties to connect to a planned denied access sewer line (as approved previously via Amendment 06-12 – November 25, 2008) which will connect the Town of Barclay to the Town of Sudlersville's sewer treatment plant.*

The properties considered for annexation are predominately vacant agricultural lands and are all located to the east of Md Rt 313 (Goldsboro Road) and north of Md Rt 302 (Barclay Road) and consist of the following properties:

- Tax Map 18 – Parcel – 24 – 51 acres*
- Tax Map 18 - Parcel 57 – 26 acres*
- Tax Map 24 – Parcel 155 – 12 acres*
- Tax Map 24 – Parcel 52 – 1 acre*

Grasonville Growth Area Sewer Service Area



Amendments

- 11-01 V.J. Ventures Subdivision S3 to S2
- 11-02 Denied Access Line removed
- 11-03 Tax Map 58F Parcel 819 S3 to S2
- 11-11 CBEC S6 to S2
- 11-16 Kopec Properties Restrictions Removed

LEGEND

Sewer Service

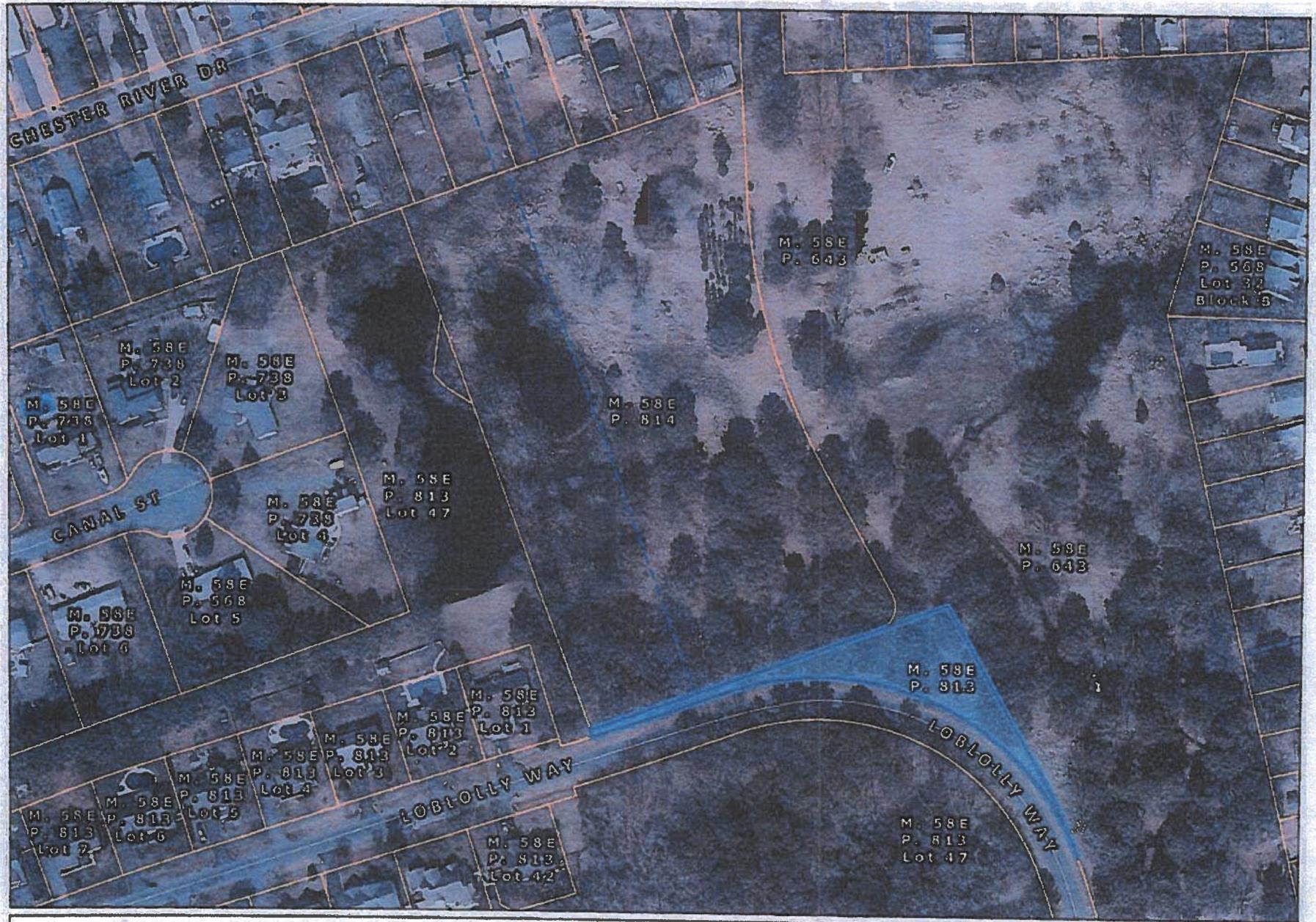
- S1 Current Service Area
- S2 1 to 3 years ('10 - '13)
- S3 4 to 10 years ('14 - '20)
- S4 11 to 20 years ('21 - '30)
- S5 Beyond 20 years
- S6 No Planned Service
- Properties with Limited Sewer Allocation
- Developer Responsible for Providing Treatment Capacity
- Amendments
- County/Town Planning Area
- Incorporated Town Boundary
- Existing Denied Access Line
- Proposed Denied Access Line
- Pump Station
- Wastewater Treatment Plant
- Private Sewer System

NOTES: 1) It is anticipated that all collection transmission and treatment systems to serve planned service areas will be entirely funded by private developers.
2) Service Area Maps should be used for planning purposes only.



9916

File No: 012821 - 03402



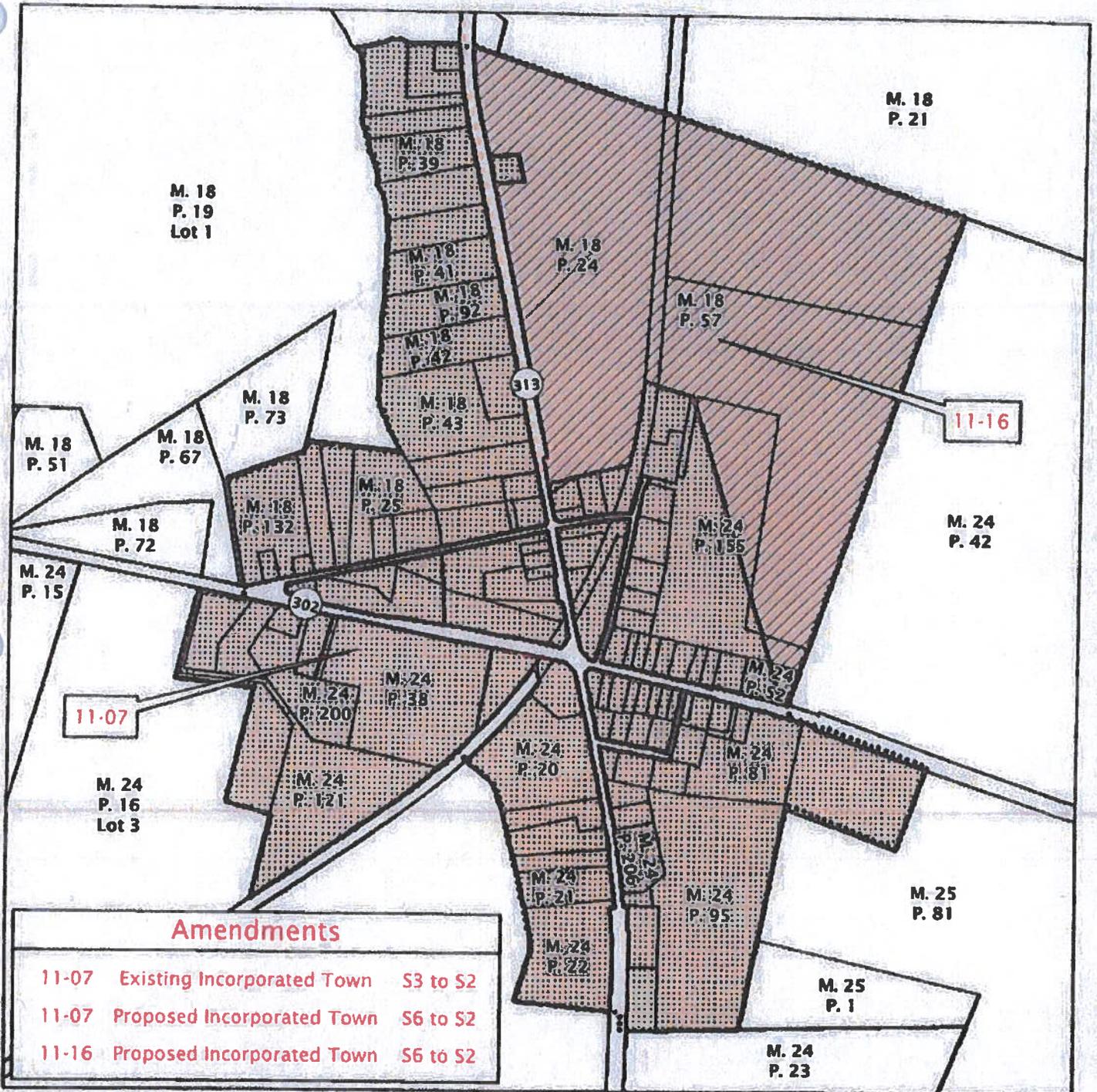
1: 1,878



DISCLAIMER: Property information contained on this map is for reference purposes only and is NOT to be construed as a "legal description". The map scale displayed is not accurate and serves as a general representation only.

Town of Barclay

Proposed Sewer Service Area/Public Health Service Area



Amendments

- 11-07 Existing Incorporated Town S3 to S2
- 11-07 Proposed Incorporated Town S6 to S2
- 11-16 Proposed Incorporated Town S6 to S2

LEGEND

Sewer Service

- S2 1 to 3 years ('10 - '13)
- S6 No Planned Service
- P Public Health Concern
- Map Amendment

- Proposed Incorporated Town Annexation
- Incorporated Town Boundary
- Proposed Denied Access Line



NOTES:

- 1) It is anticipated that this service area will be funded via the special benefit assessment process.
- 2) Service Area Maps should be used for planning purposes only.

File No.: 012521 - SAN01