



Public Hearing

Amendments to the Comprehensive Plan and
Comprehensive Water and Sewerage Plan and
Resolution for the Expansion of the
St. Clements Shores Wastewater Treatment Plant

December 8, 2020

Purpose for the Request for Public Hearing:

To obtain comments from the public on the three documents –

- Amendments to the Comprehensive Plan,
- the Comprehensive Water and Sewerage Plan, and a
- Resolution for connections

- These documents have been produced to obtain CSMC and State approval for the creation of a
- St. Clements Shores Wastewater Treatment Plant Sewer Service Area that includes a Priority Funding Area Exception Area for 140 constructed houses on OSDs

Where: Sewer Service Area

Figure 2
Location Map
SCS WWTP
Sewer Service Area



Why:

- The SCS WWTP is at capacity
- There are 140 houses on OSDS
- The OSDS cannot be replaced when they fail due to high water table, poor soils, small lot size

Who Is Involved:

This is a cooperative process of

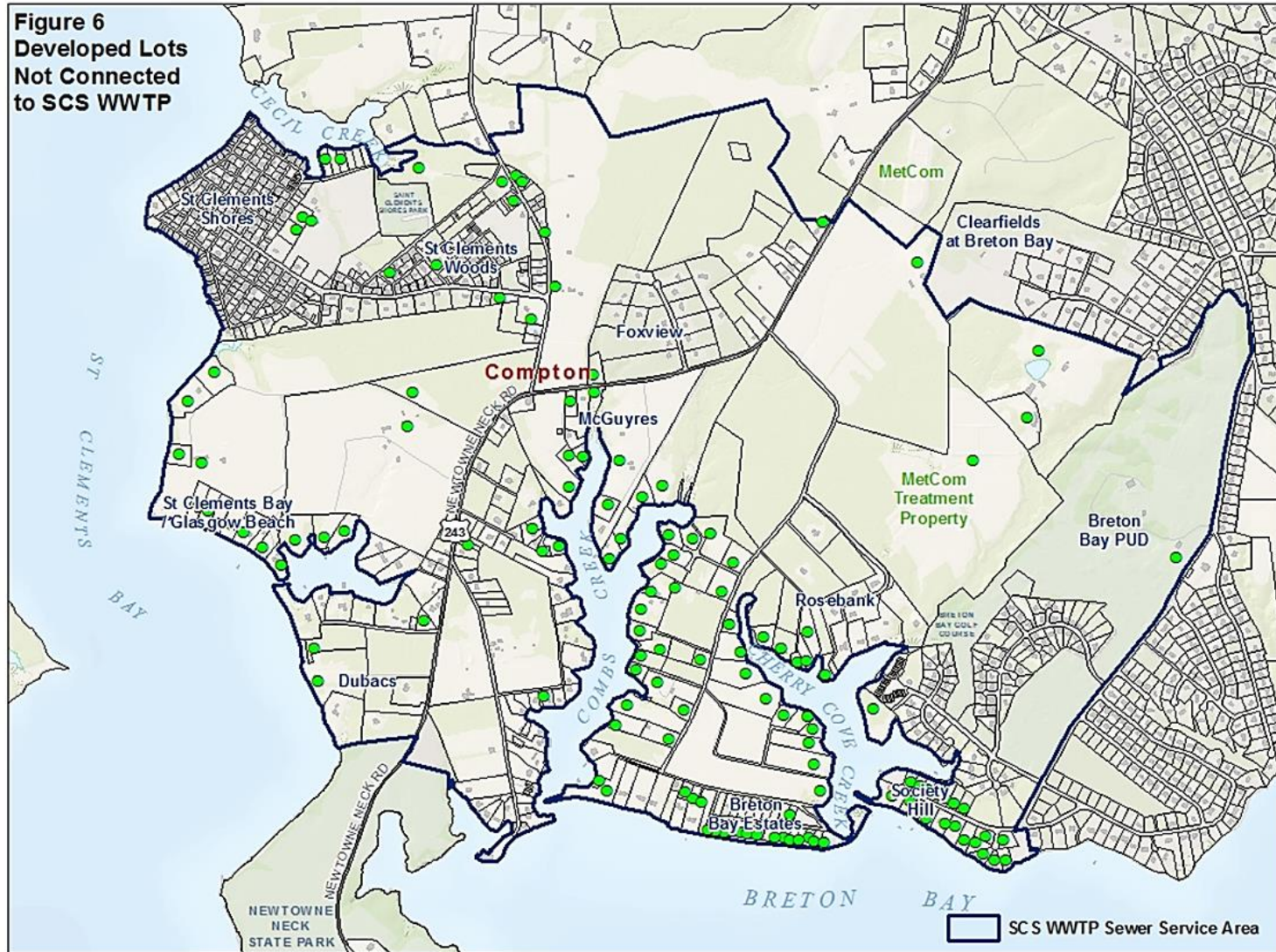
- Commissioners of St. Mary's County
- Health Department
- MetCom
- Land Use and Growth Management
- Department of Information Technology
- County Attorney

- Planning Commission
- Maryland Department of Planning
- Maryland Department of the Environment
- Smart Growth Coordinating Committee

What Are the Results:

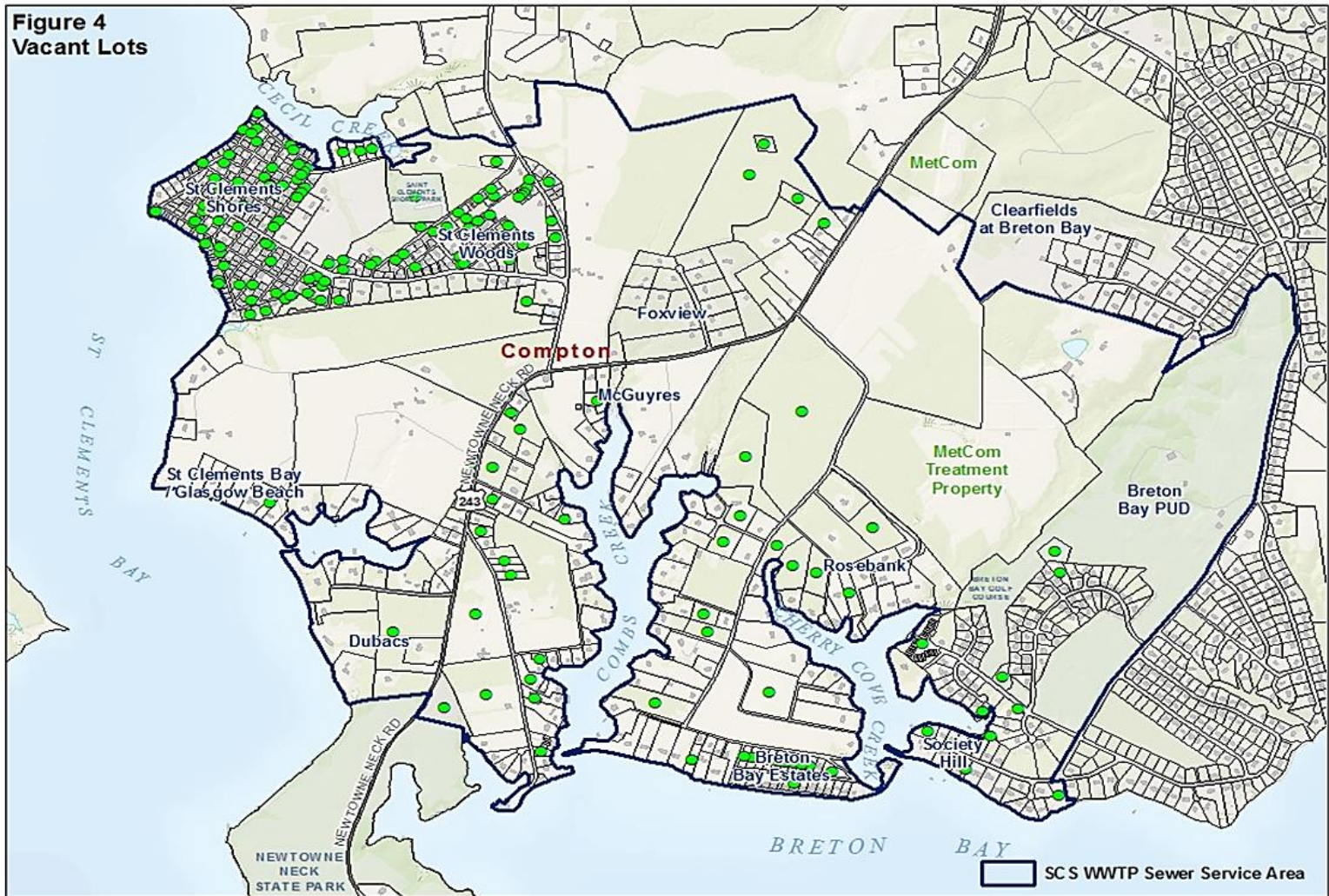
- The 140 houses on OSDS have been approved as a Priority Funding Area Exception Area by the State
- The owners will be eligible to apply for Bay Restoration Funds to help pay for connections

Figure 6
Developed Lots
Not Connected
to SCS WWTP



- Besides 140 houses in the PFA exception area
- There are 158 vacant lots in the Sewer Service Area
- These 158 vacant lots cannot develop on OSDs because of high water table and poor soils

Figure 4
Vacant Lots



- The existing SCS WWTP has a capacity of 100,000 gallons per day (gpd)
- Current flows are approximately 90,000 gpd
- The Plant currently operates under a NPDES Permit that allows the discharge of 175,000 gpd to existing rapid infiltration basins and spray irrigation fields.

- Plant will be upgraded to 200,000 gpd
- This is the Bay Restoration Funding (BRF) flow in the NPDES permit in effect on July 1, 2012.
- Due to capacity limitations at the existing land disposal sites, the upgraded Plant and land disposal system will be limited to a capacity of 180,000 gpd.

- The current NPDES Permit will be modified to reflect the change in discharge capacity to the existing land disposal system
- There will be capacity for 320 new EDUs
- The CWSP is being amended to designate all properties in the Sewer Service Area with reserved EDUs as S-1

Resolution

Assumption: Plant expansion will be 320 EDUs (EDU = 250 gallons per day)

140 houses on OSDS = 140 reserved EDUs

158 vacant, platted lots = 158 reserved EDUs

EDUs for the connection of $140 + 158 = 298$ reserved EDUs

- The 298 EDUs are reserved for a property based on the SDAT number
- Reserved EDU for each property is shown on the County GIS
- EDU cannot be transferred

- Property owner does not pay for the EDU until the EDU is allocated
- EDU is allocated when property owner is ready to connect
- The WWTP expansion project does not include sewer line / main extensions from the plant.

- Property owners pay for extending the sewer line to their property
- Pay connection fees
- For existing houses BRF grant funds may be available to help, and
- MetCom has loan program

- Owners can create special assessment areas
- Voluntary participation of owners to request sewer line extensions to their property
- Pay MetCom back over time –
- Properties are assessed

- 140 houses are in the PFA exception area, and
- there are 158 vacant lots in the Sewer Service Area
- 298 EDUs are reserved

- Remaining EDUs can be used for expansion / subdivision of properties within the sewer service area
- Connection of failing OSDs outside sewer service area is possible

The Comprehensive Plan Amendment and the Comprehensive Water and Sewerage Plan Amendment have been reviewed by the Maryland Departments of Planning and Environment

- The State did not have major comments on the documents
- Staff made the changes requested by the State

- The Smart Growth Coordinating Committee reviewed the information
- The SGCC approved a PFA exception area for the 140 houses that are on OSDS

Planning Commission Public Hearing on the documents:

- October 26 in Leonardtown High School Auditorium
- 900 letters were mailed informing property owners of the project and the public hearing.
- 20 residents attended the public hearing

- Public Hearing was televised
- Public Hearing was Continued to November 9
- Planning Commission voted to recommend the documents to the Commissioners of St. Mary's County

- Staff requests the Public Hearing on December 8, 2020
- Tentative date for decision January 5, 2021
- After approval by CSMC the Amendments to the two plans will be sent to the State for final acceptance