

***Staff Report***  
Department of Planning

**Fall 2021 Amendment**  
***Carroll County Water and Sewer Master Plan***

**Re: Freedom Sewer Service Area**

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This request will amend the 2019 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Projected Sewer Supply Demands and Projected Capacity table (32), and the Freedom Sewer Service Area map (21).

**Request**

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1. Add 5715 Meyerfield Court to the Freedom Sewer Service Area map (21) for Priority Service (S-3). Also add 250 gpd to Priority Planning for residential demand (Table 32) to accommodate this lot.

**Background Information**

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The owner of 5715 Meyerfield Court submitted an application for the property's inclusion in the Freedom Sewer Service area. The property is shown as lot 4A on the Augusts Meadow plat, Resubdivision of Lots 3, 4 & 5, recorded on June 24, 1998. A 20' sewer easement was for lot 4A, through lot 12, was recorded with the plat. The owner has decided to connect to sewer, in lieu of replacing the current septic system.

**Agency Comments**

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The Department of Planning has heard back from two different stakeholders and none of them have had any comment regarding this amendment.

**Staff Analysis**

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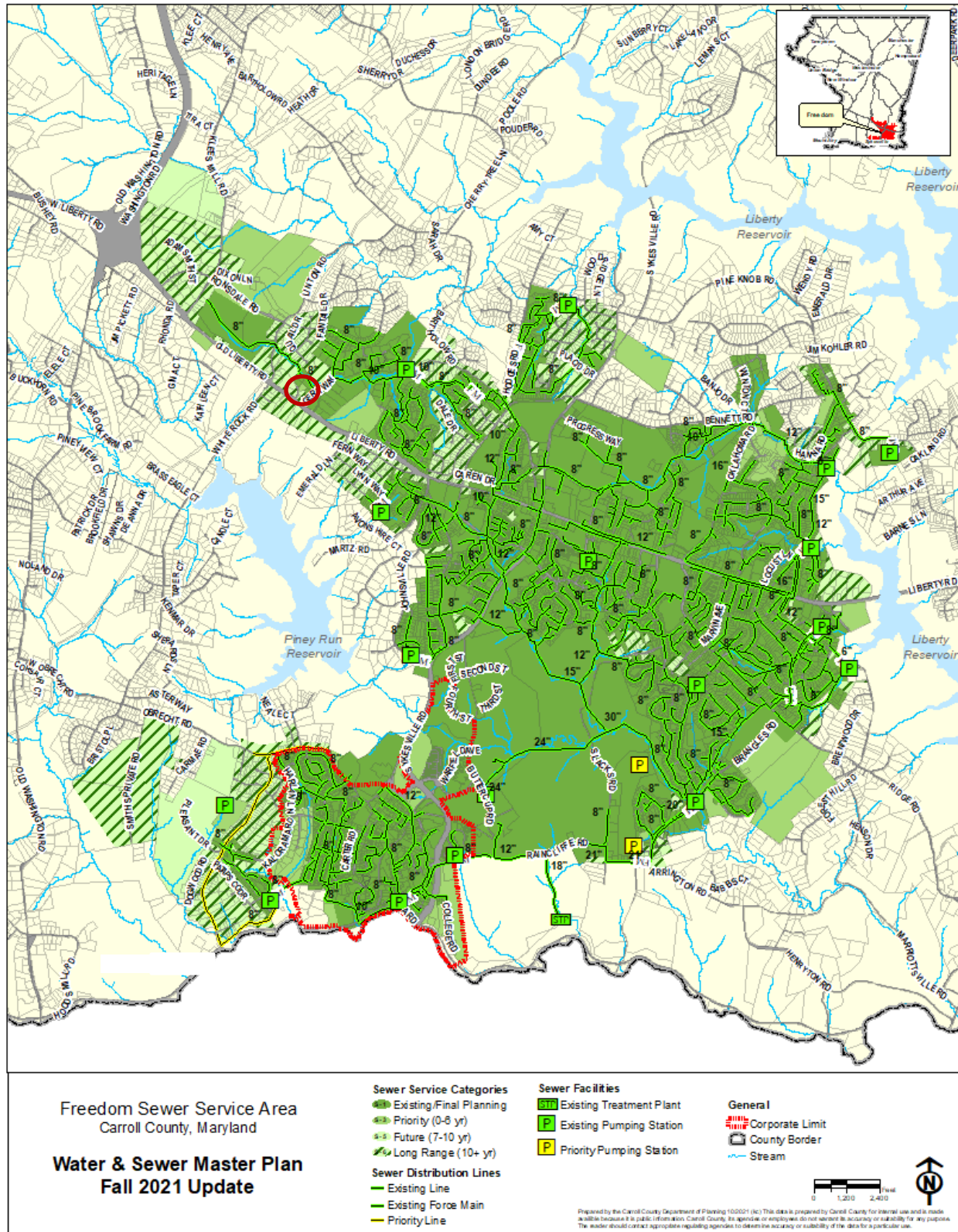
The addition of 5715 Meyerfield Court to the Freedom Sewer service area map and inclusion in Table 32 aligns with the surrounding properties, which are within the existing service area. In addition, an existing 20' easement is shown on the record plat for access to sewer lines running though lot 12. The additional demand projected for this subdivision totals 250 gpd.

## **Staff Recommendation**

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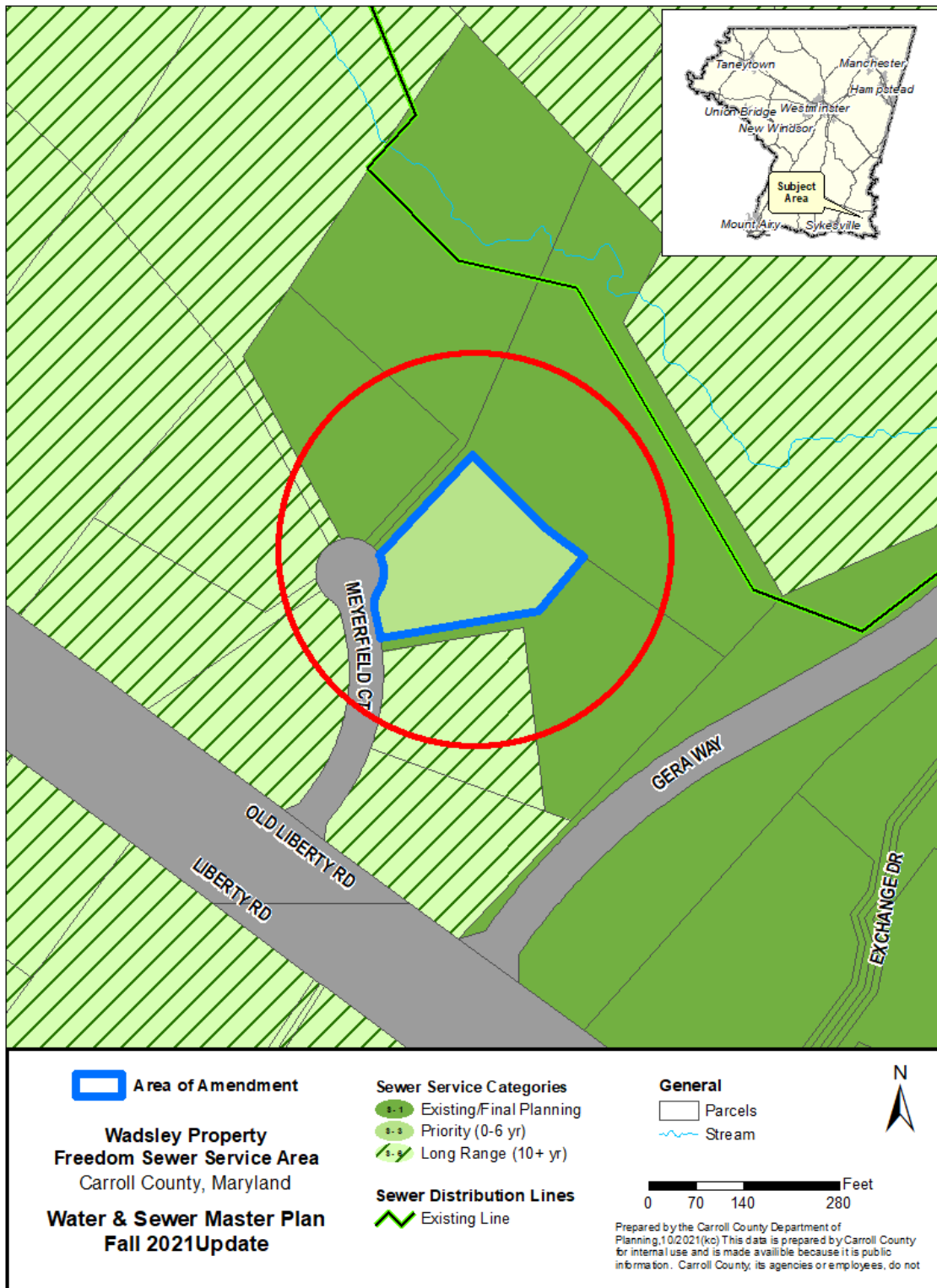
County staff recommends approval of the table and map amendments. County staff is recommending that the Carroll County Planning Commission certify this request as consistent with the 2014 Carroll County Master Plan, Amended 2019 and the 2018 Freedom Community Comprehensive Plan.

# Fall 2021 Amendment Carroll County Water and Sewer Master Plan



**Fall 2021 Amendment**  
**Carroll County Water and Sewer Master Plan**

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**Fall 2021 Amendment**  
**Carroll County Water and Sewer Master Plan**

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**Projected Sewer Supply Demands and Projected Capacity**

The following table summarizes projected sewer demand over the next ten years. It incorporates planned capacity improvements that respond to the demand projections.

Table 32 <sup>11</sup> Projected Sewerage Demands and Planned Capacity*																		
<u>Service Area</u>	<u>Present Year</u>						<u>Priority Planning</u> (0-6 Year)						<u>Future Planning</u> (7-10 Year)					
	<u>Res. Pop. Ser.<sup>1</sup></u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)				<u>Res. Pop. Ser.<sup>2</sup></u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)				<u>Res. Pop. Ser.<sup>3</sup></u>	<u>G P C D</u>	<u>Capacity</u> Million Gal. Daily (MGD)			
			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Ex. Cap.</u>			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Pl. Cap.</u>			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Pl. Cap.</u>
Freedom/Sykesville	22,867	80	1.837	.097	1.934	2.74 <sup>12</sup>	29,175	84	2.439 <sup>12</sup>	0.489 <sup>12</sup>	2.928	3.500	29,180	91	2.653	.549	3.202	3.500

***Staff Report***  
Department of Planning

**Fall 2021 Amendment**  
***Carroll County Water and Sewer Master Plan***

**Re: Manchester Sewer Service Areas**

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This request will amend the 2019 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Projected Sewer Supply Demands and Projected Capacity table (32), and the Manchester Sewer Service Area map (23).

## **Request**

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1. Remove the portion of Three Russells LLC, 0 Locust Lane, property (Acct. ID 0706053165) within the Town limits from the Projected Sewer Supply Demands and Planned Capacity table (32) and update the Manchester Sewer Service Area map (23), placing the property in Long Range.
2. Add both Woodhaven Building and Development properties (formerly Lippy and Old Towne) (Acct. ID 0706010547) demand for 32 lots to Priority and move demand for 8 lots from Future to Priority in the Projected Sewer Supply Demands and Planned Capacity table (32) and update the Manchester Water Service Area map (23), placing these properties in Priority.
3. Add portions of PV Manchester LLC (Patriots Overlook) (Acct IDs 0706069592 & 0706069606) demand for 11 lots to Priority and move demand for 26 lots from Future to Priority in the Projected Sewer Supply Demands and Planned Capacity table (32) and update the Manchester Sewer Service Area map (23), placing them in Priority.

## **Background Information**

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The Town of Manchester requested the removal of the Three Russells LLC from the Future Sewer Service area and placed in Long Range. The property is currently vacant. The Town also requested the inclusion of the Woodhaven Building and Development properties, along with the PV Manchester LLC properties, as these properties are shown within the service area in the 2018 Manchester Comprehensive Plan. These properties are currently in the subdivision process. Portions of the properties are included in the Sewer Service Area.

## **Agency Comments**

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The Department of Planning has heard back from two different stakeholders and both do not have any objection to this amendment.

## **Staff Analysis**

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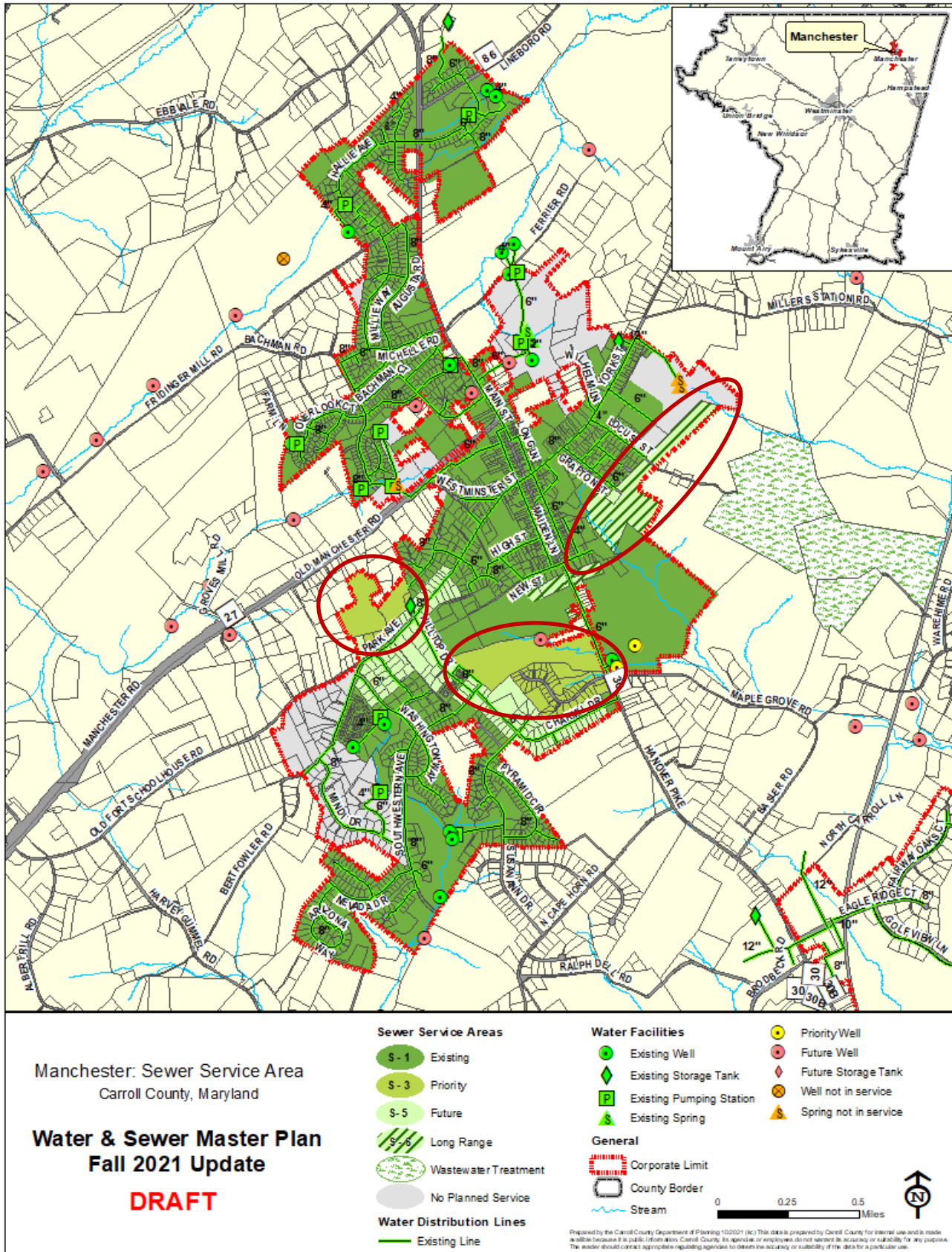
The placement of the Three Russells LLC property into Long Range and adding portions of the Woodhaven Building and Development, and PV Manchester LLC to the Sewer Service Area adheres to the request from the Town and is consistent to the 2018 Manchester Comprehensive Plan.

## **Staff Recommendation**

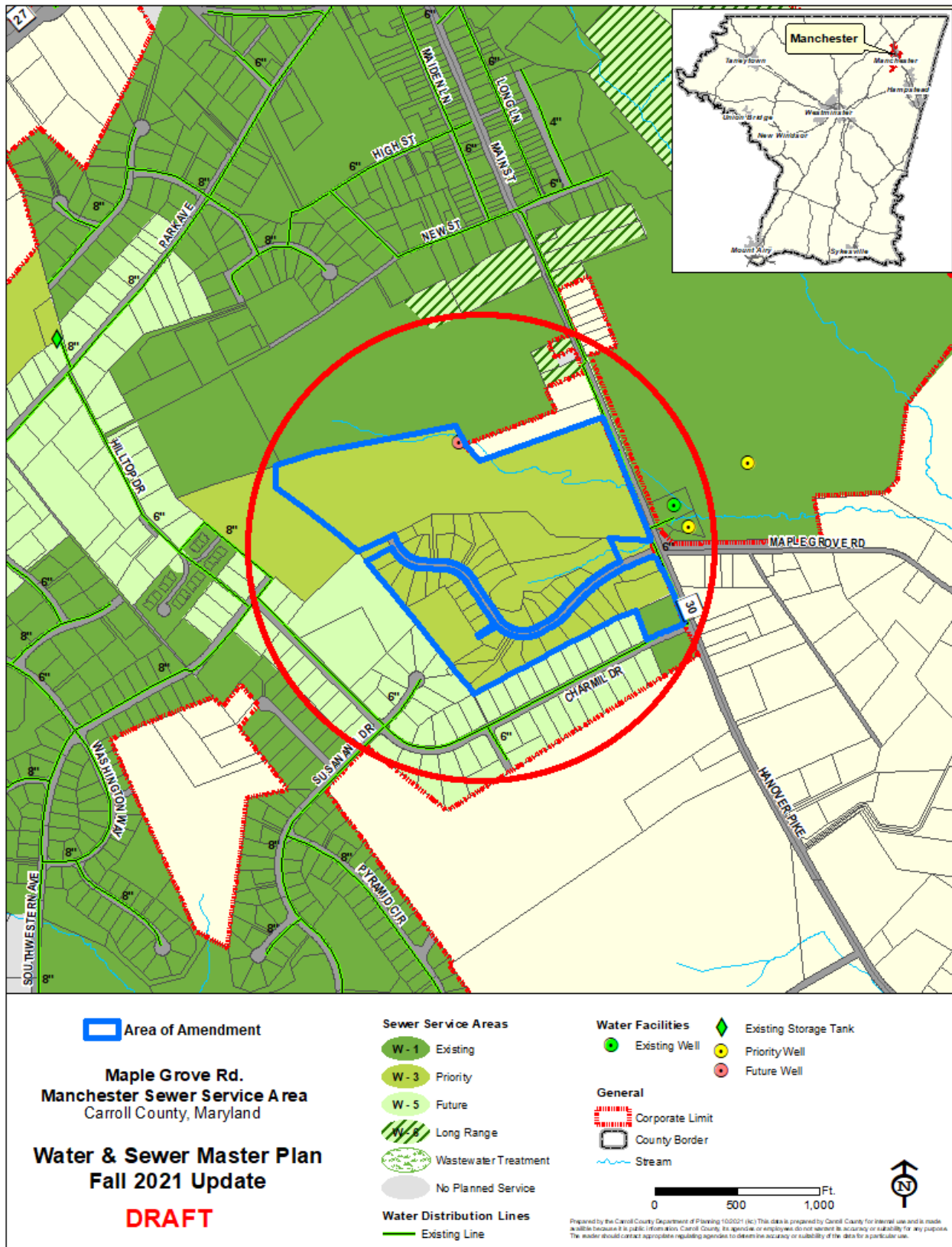
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County staff recommends approval of the table and map amendments. County staff is recommending that the Carroll County Planning and Zoning Commission certify this request as consistent with the 2014 Carroll County Master Plan, Amended 2019.

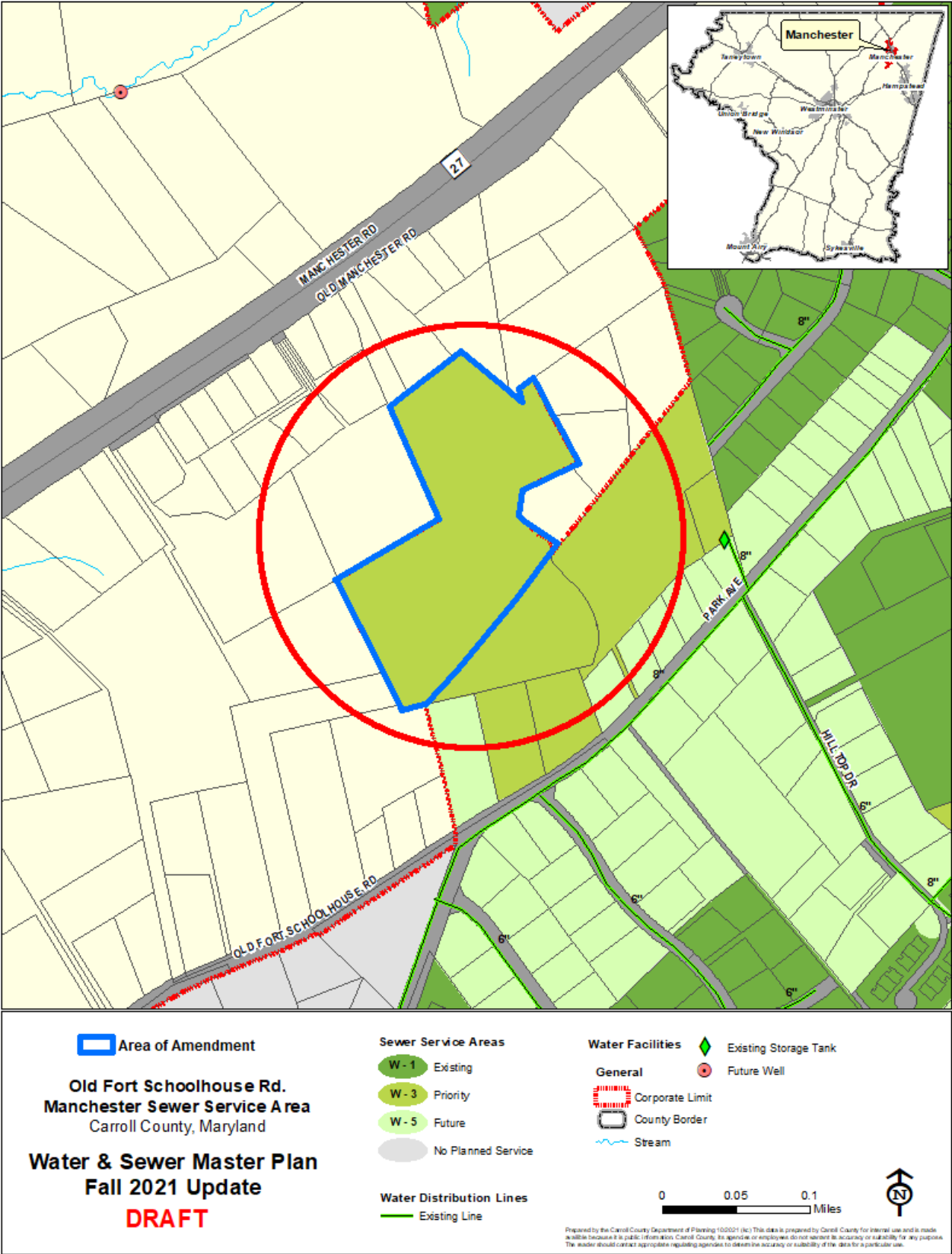
**Fall 2021 Amendment  
Carroll County Water and Sewer Master Plan**



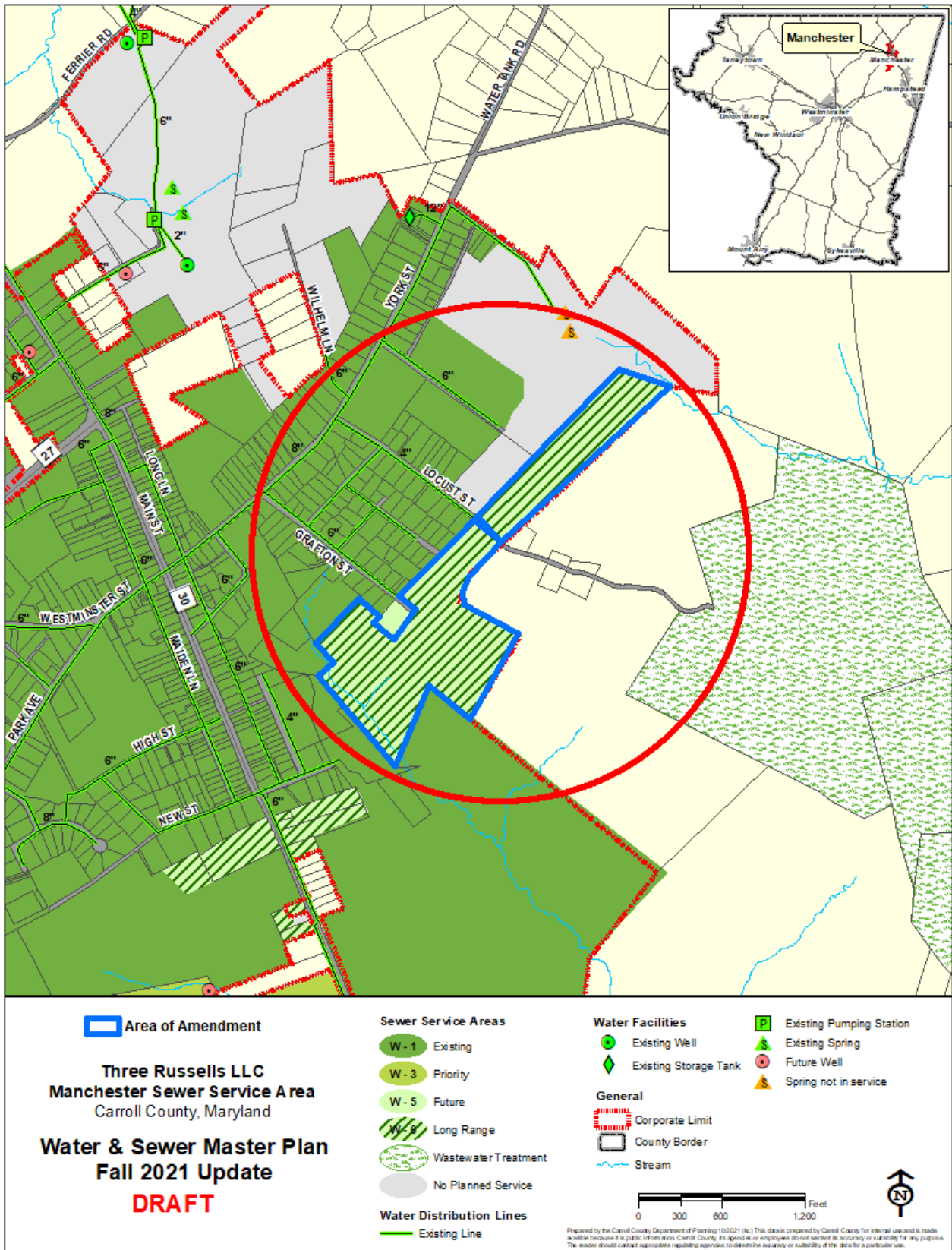
**Fall 2021 Amendment**  
**Carroll County Water and Sewer Master Plan**



**Fall 2021 Amendment**  
**Carroll County Water and Sewer Master Plan**



**Fall 2021 Amendment**  
**Carroll County Water and Sewer Master Plan**



**Fall 2021 Amendment  
Carroll County Water and Sewer Master Plan**

Table 32 <sup>11</sup>																		
Projected Sewerage Demands and Planned Capacity*																		
<u>Service Area</u>	<u>Present Year</u>						<u>Priority Planning</u> (0-6 Year)						<u>Future Planning</u> (7-10 Year)					
	<u>Res. Pop. Ser.<sup>1</sup></u>	G P C D	Capacity Million Gal. Daily (MGD)				<u>Res. Pop. Ser.<sup>2</sup></u>	G P C D	Capacity Million Gal. Daily (MGD)				<u>Res. Pop. Ser.<sup>3</sup></u>	G P C D	Capacity Million Gal. Daily (MGD)			
			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Ex. Cap.</u>			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Pl. Cap.</u>			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Pl. Cap.</u>
Manchester	3,512	77	0.271	0.036	0.307	0.500	4,425	82	0.362	0.048	0.41	0.595	4,669	81	0.376	0.048	0.424	0.845

***Staff Report***  
Department of Planning

**Fall 2021 Amendment**  
***Carroll County Water and Sewer Master Plan***

**Re: Manchester Water Service Areas**

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This request will amend the 2019 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Projected Water Supply Demands and Projected Capacity table (15), and the Manchester Water Service Area map (14).

**Request**

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1. Remove the portion of Three Russells LLC, 0 Locust Lane, property (Acct. ID 0706053165) within the Town limits from the Projected Water Supply Demands and Planned Capacity table (15) and update the Manchester Water Service Area map (14), placing the property in Long Range.
2. Remove the Thomas Tree Farm, 3501 Hanover Pike,(Acct ID 0706017444) from the Projected Water Supply Demands and Planned Capacity table (15) and update the Manchester Water Service Area map (14), placing the property in Long Range/No Planned Service.
3. Add both Woodhaven Building and Development properties (formerly Lippy and Old Towne) (Acct. ID 0706010547) demand for 32 lots to the Projected Water Supply Demands and Planned Capacity table (15) and update the Manchester Water Service Area map (14), placing these properties in Priority.
4. Add portions of PV Manchester LLC (Patriots Overlook) (Acct IDs 0706069592 & 0706069606) to the Projected Water Supply Demands and Planned Capacity table (15) and update the Manchester Water Service Area map (14), placing them into Priority.

**Background Information**

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The Town of Manchester requested the removal of the Three Russells LLC from the Priority Water Service area and placed in Long Range. The property is currently vacant. The Town also requested the removal of Thomas Tree Farm from the Water Service area, as the owner is preparing to place the property into Ag. Preservation. The Town also requested the inclusion of the Woodhaven Building and Development properties, along with the PV Manchester LLC properties, as these properties are shown within the service area in the 2018 Manchester Comprehensive Plan. These properties are currently in the subdivision process. Portions of the properties are included in the Sewer Service Area.

## **Agency Comments**

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The Department of Planning has heard back from two different stakeholders and both do not have any objection to this amendment.

## **Staff Analysis**

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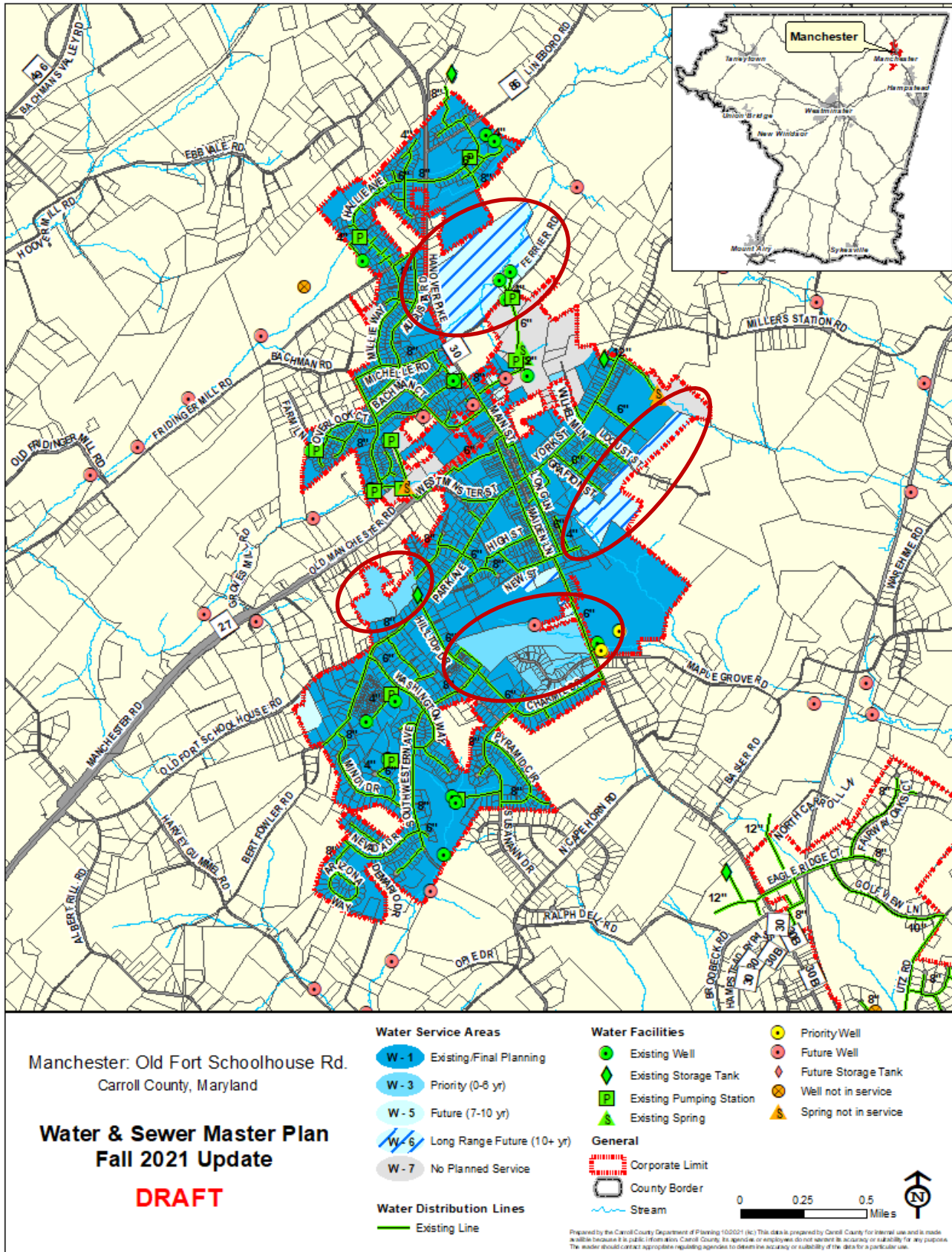
The removal of the Wayne Thomas property, the placement of the Three Russells LLC property into Long Range and adding portions of the Woodhaven Building and Development, and PV Manchester LLC to the Water Service Area adheres to the request from the Town and is consistent to the 2018 Manchester Comprehensive Plan.

## **Staff Recommendation**

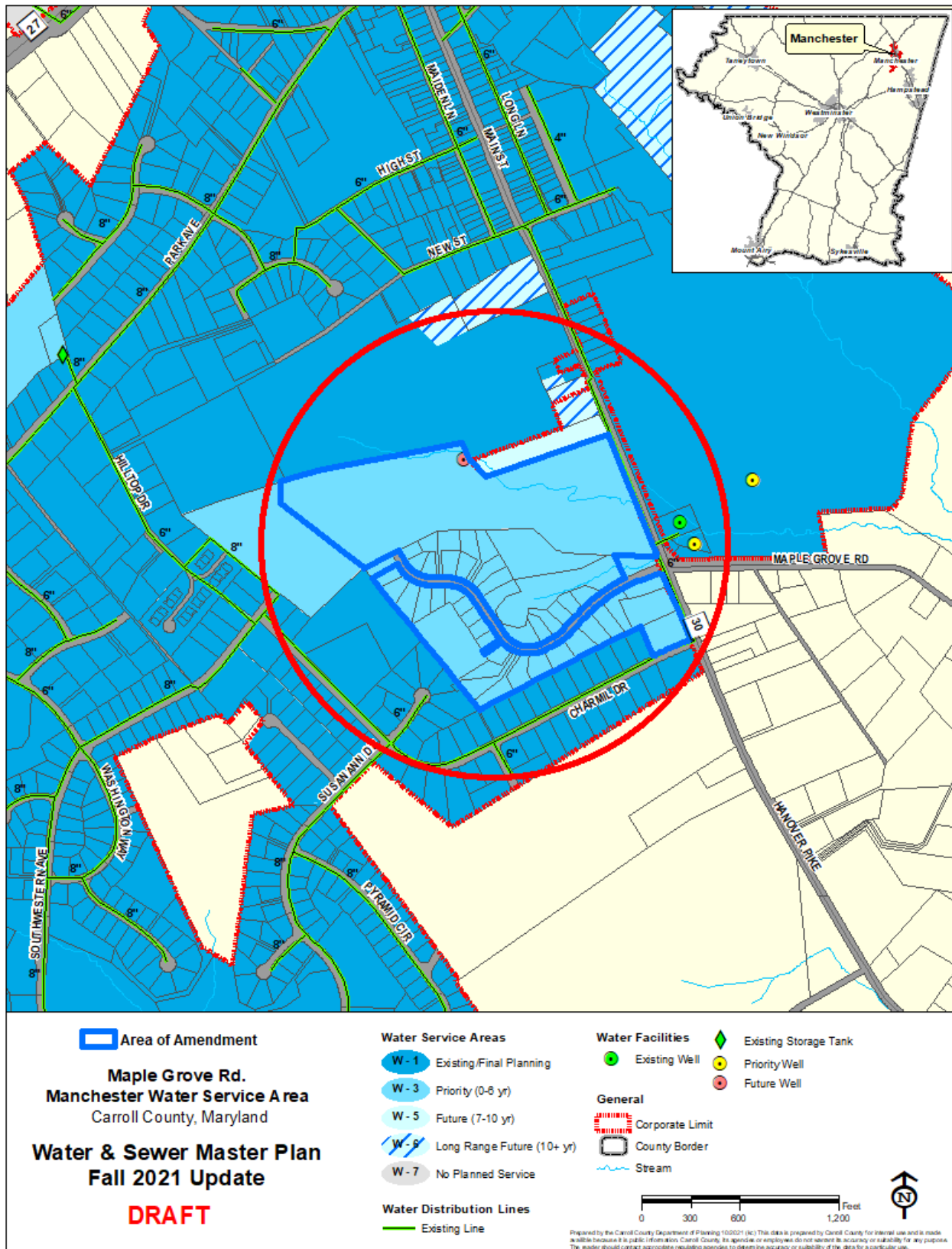
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County staff recommends approval of the table and map amendments. County staff is recommending that the Carroll County Planning and Zoning Commission certify this request as consistent with the 2014 Carroll County Master Plan, Amended 2019.

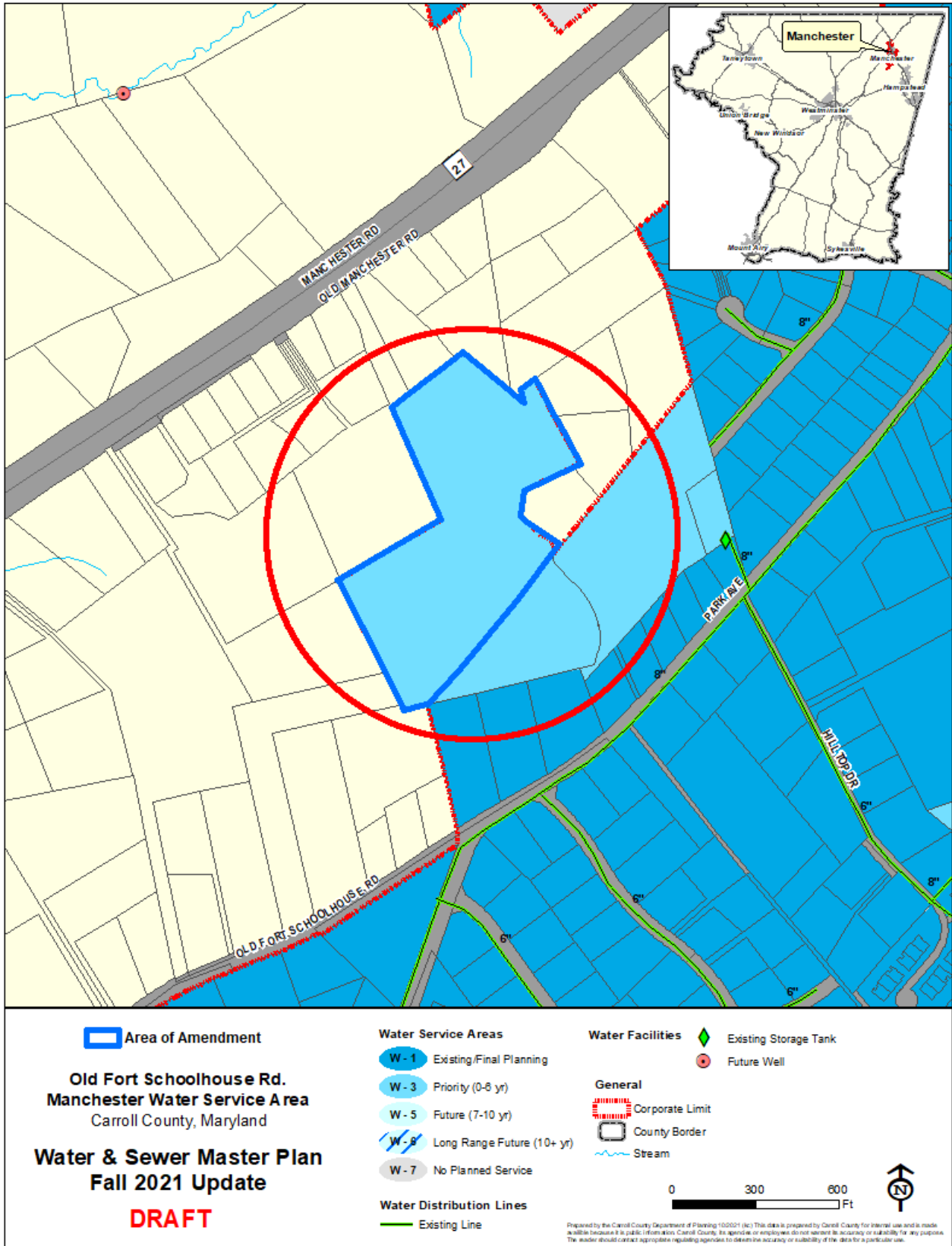
**Fall 2021 Amendment  
Carroll County Water and Sewer Master Plan**



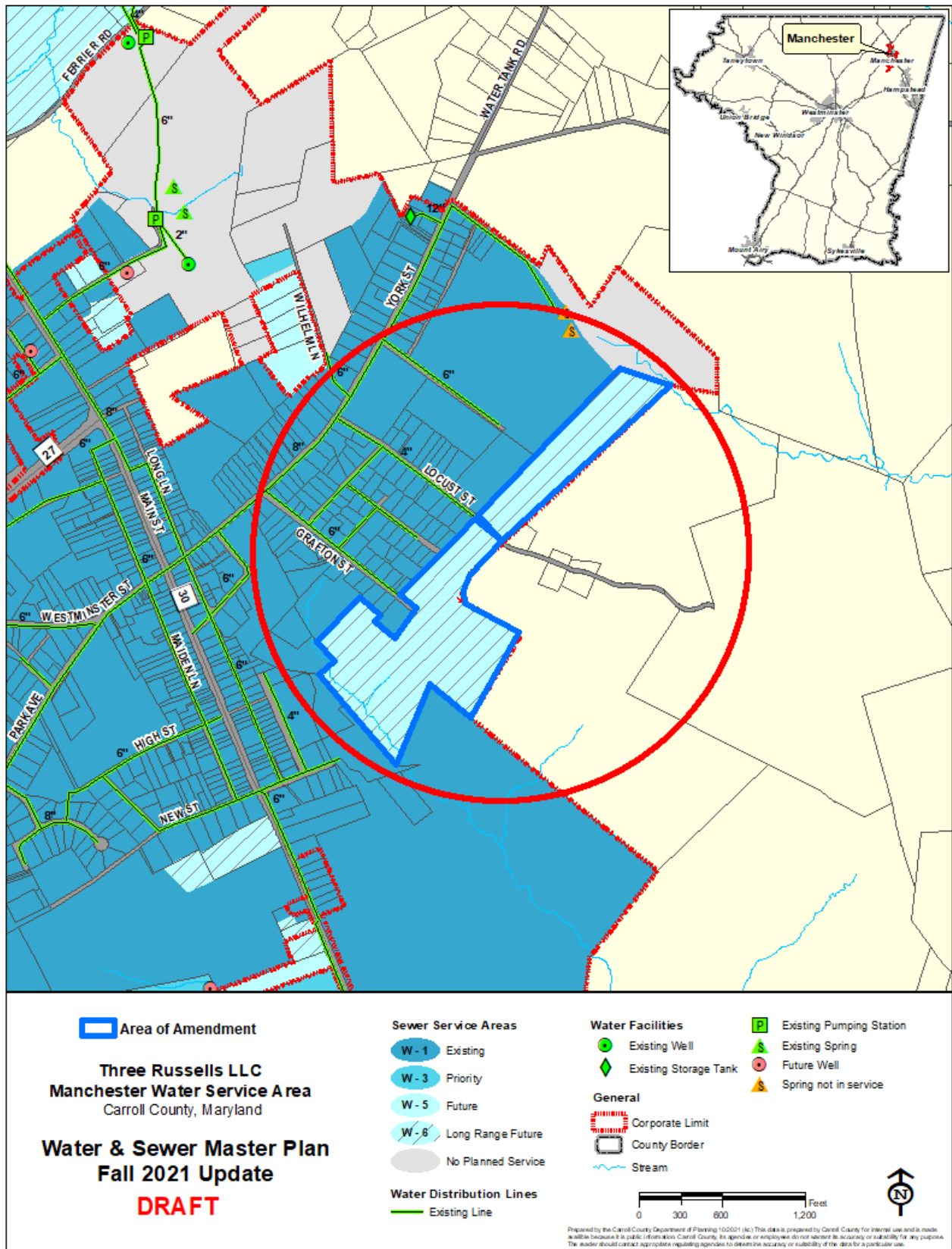
Fall 2021 Amendment  
Carroll County Water and Sewer Master Plan



**Fall 2021 Amendment**  
**Carroll County Water and Sewer Master Plan**



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**Carroll County Water and Sewer Master Plan**



**Fall 2021 Amendment**  
**Carroll County Water and Sewer Master Plan**

Table 15 <sup>2</sup> Projected Water Supply Demands and Planned Capacity																		
Service Area	Present Year						Priority Planning (0-6 Year)						Future Planning (7-10 Year)					
	Res. Pop. Ser.	G P C D	Capacity Million Gal. Daily (MGD)				Res. Pop. Ser.	G P C D	Capacity Million Gal. Daily (MGD)				Res. Pop. Ser.	G P C D	Capacity Million Gal. Daily (MGD)			
			Res. Dem.	Oth. Dem.	Tot. Dem	Ex. Cap.			Res. Dem.	Oth. Dem	Tot. Dem.	Pl. Cap.			Res. Dem.	Oth. Dem.	Tot. Dem.	Pl. Cap
Manchester	5,370	47	0.256	0.036	0.292	0.581	6,671	56	0.372	0.048	0.420	0.606	6,705	56	0.378	0.048	0.426	0.606

## Manchester W/S Fall Amendment

### Demand changes

Locust Lane (move to long range S-6))

33 lot potential

Priority water (33x250) 8,250 gpd

Future sewer (33x250) 8,250 gpd

Lippy Brothers (add to service area)

40 lots planned

Demand for 8 lots already in service area. (move demand for sewer to priority)

Add 32 lots to Priority Water and Sewer (32x250) 8,000 gpd

Patriots Overlook (add to service area)

38 lots planned

Demand for 26 lots already in service area (move demand for sewer to priority)

Add 11 lots to Priority Water and Sewer (11x250) 2,750 gpd

Thomas Tree Farm (remove from service area)

107 lot potential

Future water (106x250) 26,250 gpd



# TOWN OF MANCHESTER

(410) 239-3200

FAX (410) 239-6430

RYAN M. WARNER, MAYOR

## 2019 CARROLL COUNTY WATER AND SEWER MASTER PLAN

### 2021 FALL AMENDMENT

October 19, 2021

The Manchester Planning Commission hereby Certifies that the 2021 Fall Amendment to the 2019 Carroll County Water and Sewer Master Plan as it pertains to the Town of Manchester is consistent with the 2018 Manchester Comprehensive Plan.

Alexander J. Perricone, Chairperson

Manchester Planning and Zoning Commission

***Staff Report***  
Department of Planning

**Fall 2021 Amendment**  
***Carroll County Water and Sewer Master Plan***

**Re: Westminster Water Chapter and Water Service Areas**

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This request will amend the 2019 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Projected Water Supply Demands and Projected Capacity table (15), Westminster Water Service Area map (20).

### **Request**

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1. Remove the Clifford A. Dull property (Acct. ID 0707001223) from the Existing Service Area (W-1) and place in No Planned Service of the Westminster Water Service Area Map (20). Remove 7,285 GPD (based on a BLI of 31 units x 235 GPD/unit) from Priority Planning in the Projected Water Supply Demands and Projected Capacity table (15).

### **Background Information**

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The City received the request from Mr. Dull, asking for his property's removal from the water service area via the included letter.

### **Agency Comments**

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The Department of Planning has heard back from two different stakeholders and none of them have had any comment regarding this amendment.

### **Staff Analysis**

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At this time, the owner does not intend to develop the property. The removal of the property helps reduce the overall water demand and in turn works in favor of the allocation policy for the City.

### **Staff Recommendation**

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County staff recommends approval of this amendment. County staff is recommending that the Westminster Planning and Zoning Commission certify this request as consistent with the City of Westminster 2009 Comprehensive Plan.



**Fall 2021 Amendment  
Carroll County Water and Sewer Master Plan**

***Projected Water Supply Demands and Projected Capacity***

The following table summarizes projected water demand over the next ten years. It incorporates planned capacity improvements that respond to the demand projections.

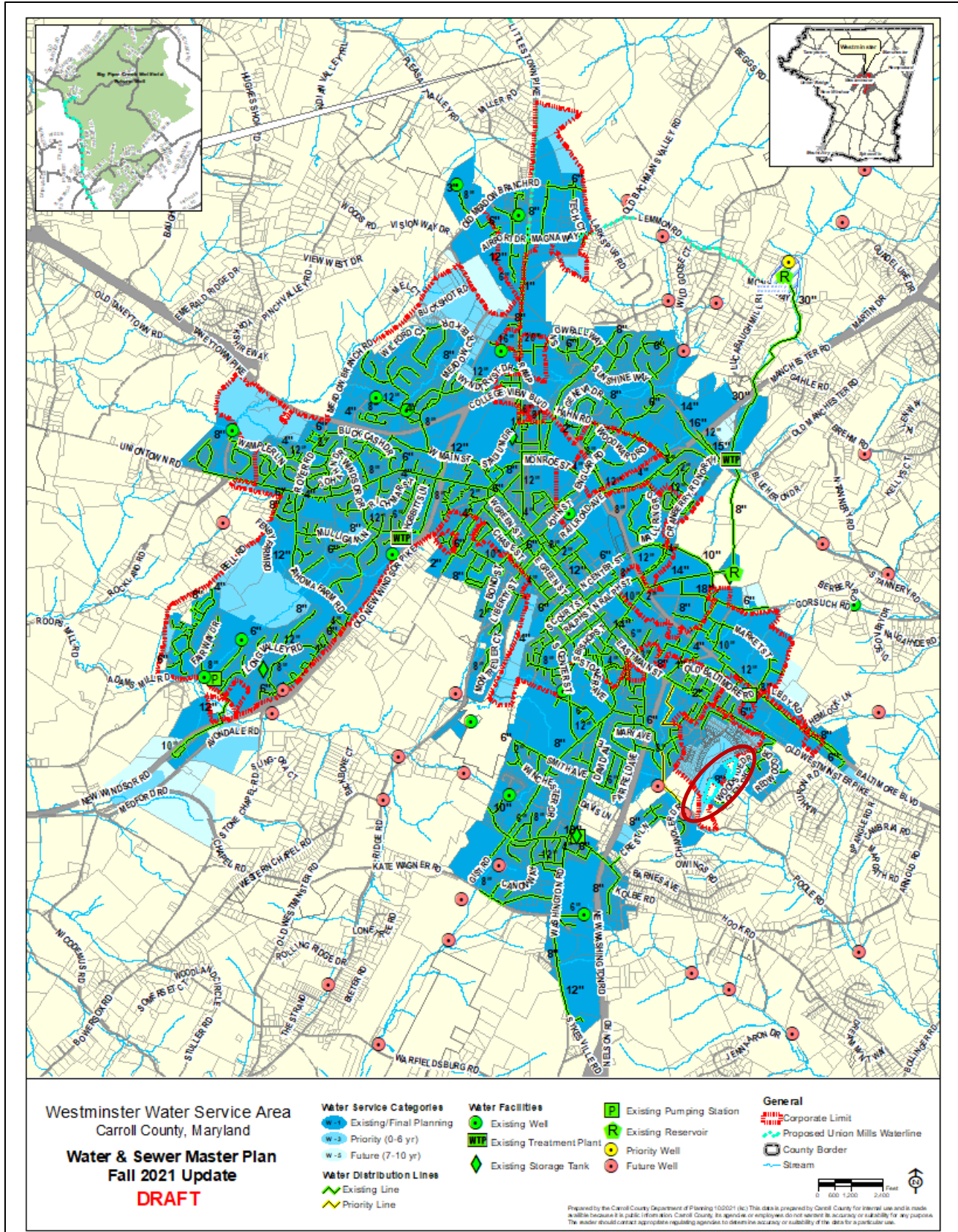
Table 15 <sup>2</sup>																		
Projected Water Supply Demands and Planned Capacity																		
Service Area	Present Year						Priority Planning (0-6 Year)						Future Planning (7-10 Year)					
	Res. Pop. Ser.	G P C D	Capacity Million Gal. Daily (MGD)				Res. Pop. Ser.	G P C D	Capacity Million Gal. Daily (MGD)				Res. Pop. Ser.	G P C D	Capacity Million Gal. Daily (MGD)			
			Res. Dem.	Oth. Dem.	Tot. Dem	Ex. Cap.			Res. Dem.	Oth. Dem	Tot. Dem.	Pl. Cap.			Res. Dem.	Oth. De m.	Tot. Dem.	Pl. Cap.
Westminster <sup>7 8</sup>	29,308	91	2.66	0.396	3.056	4.231	30,392	91	2.761	0.479	3.247	4.731	30,392	91	2.761	.554	3.322	5.231

<sup>8</sup> Westminster's Priority and Future calculations are based on 235 gal per unit for residential demand and 55 gallons/1,000 sf. other demand.

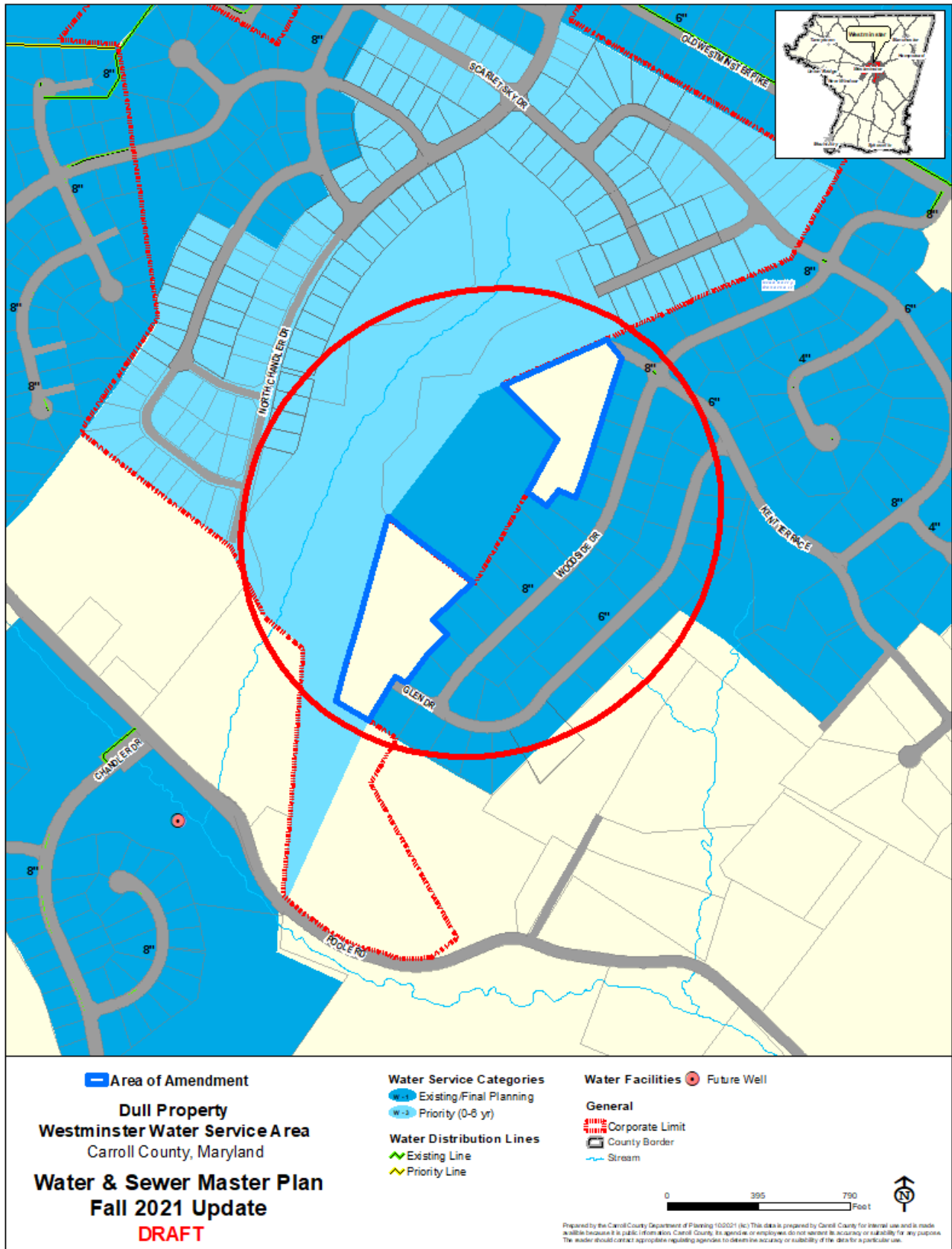
<sup>9</sup> Westminster does not have any residential properties in the Future Planning Category



# Fall 2021 Amendment Carroll County Water and Sewer Master Plan



**Fall 2021 Amendment**  
**Carroll County Water and Sewer Master Plan**



**Fall 2021 Amendment  
Carroll County Water and Sewer Master Plan**

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July 14, 2021

Re. 9.007 Acres  
Walnut Ridge Subdivision  
Westminster, mt 21157

Mr. Depo.

As per your request, please find enclosed a letter requesting that the above referenced property be removed from the city of Westminster water take area.

Also, please find enclosed a copy of the tax bill for your convenience.

I have been working and paying taxes on this property for twenty (20) years and would like to get this problem resolved, as I am not getting any younger.

Any help from you and your office is greatly appreciated.

Respectfully,  
Geraldine Dull