

COUNTY COUNCIL

OF

TALBOT COUNTY

2024 Legislative Session, Legislative Day No.: February 27, 2024

Resolution No.: 353

Introduced by: Mr. Leshner and Ms. Mielke

A RESOLUTION TO AMEND THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN (THE "CWSP"): 1) TO CLARIFY AND CONFIRM THE WATER AND SEWER CLASSIFICATIONS OF CERTAIN PARCELS INCORRECTLY SHOWN IN EXHIBITS A AND B TO RESOLUTION NO. 281, AS AMENDED; 2) TO RECLASSIFY AND REMAP THE WATER AND SEWER CLASSIFICATIONS OF TAX MAP 55, PARCEL 83, LOT 1, TAX MAP 59, PARCEL 4, AND PORTIONS OF TAX MAP 55, PARCELS 17 AND 65 AS W-3/S-3; 3) TO PROVIDE THE EQUIVALENT DWELLING UNITS FOR ALL PHASES OF THE LAKESIDE DEVELOPMENT; 4) FOR CONSISTENCY WITH MARYLAND DEPARTMENT OF THE ENVIRONMENT DISCHARGE PERMIT NO. 19-DP-3460; AND 5) TO REQUIRE THAT ANY FUTURE EXPANSION OF THE LAKESIDE WASTEWATER TREATMENT PLANT SHALL REQUIRE AN AMENDMENT TO THE CWSP

By the Council: February 27, 2024

Introduced, read the first time, and ordered posted, with Public Hearing scheduled on Tuesday, April 9, 2024, at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By order: _____



Susan W. Moran, Secretary

A RESOLUTION TO AMEND THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN (THE “CWSP”): 1) TO CLARIFY AND CONFIRM THE WATER AND SEWER CLASSIFICATIONS OF CERTAIN PARCELS INCORRECTLY SHOWN IN EXHIBITS A AND B TO RESOLUTION NO. 281, AS AMENDED; 2) TO RECLASSIFY AND REMAP THE WATER AND SEWER CLASSIFICATIONS OF TAX MAP 55, PARCEL 83, LOT 1, TAX MAP 59, PARCEL 4, AND PORTIONS OF TAX MAP 55, PARCELS 17 AND 65 AS W-3/S-3; 3) TO PROVIDE THE EQUIVALENT DWELLING UNITS FOR ALL PHASES OF THE LAKESIDE DEVELOPMENT; 4) FOR CONSISTENCY WITH MARYLAND DEPARTMENT OF THE ENVIRONMENT DISCHARGE PERMIT NO. 19-DP-3460; AND 5) TO REQUIRE THAT ANY FUTURE EXPANSION OF THE LAKESIDE WASTEWATER TREATMENT PLANT SHALL REQUIRE AN AMENDMENT TO THE CWSP

WHEREAS, in accordance with Md. Code Ann., Envir. § 9-503(a), the County Council of Talbot County (the “County Council”) has adopted a plan that deals with water supply systems and sewerage systems in Talbot County, inclusive of the municipal corporations located therein, which is titled the Talbot County Comprehensive Water and Sewer Plan (the “CWSP”); and

WHEREAS, pursuant to Md. Code Ann., Envir. § 9-503(c)(1), the County Council is authorized to adopt a revision to the CWSP if it considers such an amendment necessary; and

WHEREAS, pursuant to Md. Code Ann., Envir. § 9-503(d), before the County Council adopts an amendment to the CWSP, it shall first conduct a public hearing thereon, which may be conducted jointly with other public hearings or meetings, with notice provided to the principal elected official of any affected municipal corporation at least 14 days in advance; and

WHEREAS, pursuant to Md. Code Ann., Envir. § 9-506(a), before the County Council may adopt an amendment to the CWSP, it shall submit the proposed amendment to the Talbot County Planning Commission (the “Planning Commission”) for review and comment, and the Planning Commission must certify that the proposed amendment is consistent with the Talbot County Comprehensive Plan; and

WHEREAS, pursuant to Md. Code Ann., Envir. §§ 9-503(c) and 9-507(a), once the County Council adopts an amendment to the CWSP, it must then submit the proposed amendment to the Maryland Department of the Environment (“MDE”) for final review and approval; and

WHEREAS, in accordance with the foregoing statutory authority, on August 11, 2020, the County Council adopted Resolution No. 281, as amended (“Resolution No. 281”), for the purposes of amending the CWSP, *inter alia*, to add certain water and sewer capital projects related to the Lakeside Planned Unit Development (“Lakeside”) and existing systems in the Town of Trappe (the “Town”) and to classify certain properties associated therewith, specifically identified therein as Tax Map 54, Parcel 304, Tax Map 55, Parcels 14, 15, 17, 19, 44, 65, 83, Lot 1, and 85, and Tax Map 59, Parcel 4 (the “Lakeside Parcels”), with approximately half of the Lakeside Parcels, specifically, Tax Map 54, Parcel 304, Tax Map 55, Parcels 14, 15, 19, 44, and 85, and portions of Tax Map 55, Parcels 17 and 65 as W-1/S-1, immediate priority status (the

“W-1/S-1 Parcels”), and the remainder of the Lakeside Parcels, specifically, the remaining portions of Tax Map 55, Parcels 17 and 65, as well as Tax Map 55, Parcel 83, Lot 1, and Tax Map 59, Parcel 4, as W-2/S-2 (the “W-2/S-2 Parcels”); and

WHEREAS, on or about November 4, 2020, MDE approved the amendments to the CWSP as set forth in Resolution No. 281; and

WHEREAS, the water and sewer classifications of certain parcels within the Town other than the Lakeside Parcels, which parcels were unrelated to Resolution No. 281 and were not referenced in the text thereof (the “Unrelated Parcels”), were incorrectly shown in Exhibits A and B, though their water and sewer classifications were not changed thereby; and

WHEREAS, pursuant to correspondence from MDE dated April 24, 2023, May 9, 2023, and July 21, 2023, MDE requested, in part, that the County Council address the Unrelated Parcels’ incorrect water and sewer classifications as shown in Exhibits A and B to Resolution No. 281, thus eliminating any confusion or uncertainty regarding the same; and

WHEREAS, the County Council is desirous of addressing the Unrelated Parcels’ incorrect water and sewer classifications as shown in Exhibits A and B to Resolution No. 281 as requested by MDE; and

WHEREAS, prior to Resolution No. 281’s adoption by the County Council and final approval by MDE, Figure 11 of the CWSP depicted Map 54, Parcel 304 and Map 55, Parcel 14 of the Lakeside Parcels as W-1 and the remainder of the Lakeside Parcels as “unprogrammed”; and

WHEREAS, prior to Resolution No. 281’s adoption by the County Council and final approval by MDE, Figure 23 of the CWSP depicted the Lakeside Parcels as “unprogrammed”; and

WHEREAS, Resolution No. 281 did not specifically state that Figures 11 and 23 were being amended to reclassify the W-2/S-2 Parcels from their “unprogrammed” classifications as shown therein; and

WHEREAS, it is unlikely that the W-2/S-2 Parcels will be ready for reclassification as W-1/S-1, immediate priority status, within five years of the date of Resolution No. 281’s approval by MDE, or by November 4, 2025; and

WHEREAS, the County Council is desirous of reclassifying the W-2/S-2 Parcels as W-3/S-3, whereby they would be programmed to progress to W-1/S-1, immediate priority status, through an amendment to the CWSP within five to ten years, thus eliminating any uncertainty or confusion as to the water and sewer classifications of the W-2/S-2 Parcels and adopting water and sewer classifications consistent with reasonable development timeframes thereof; and

WHEREAS, in its November 4, 2020, letter confirming approval of Resolution No. 281, MDE requested that the County provide updated equivalent dwelling units (“EDUs”) for Phases 2 and 3 for Lakeside in a future CWSP amendment; and

WHEREAS, pursuant to the foregoing correspondence from MDE dated April 24, 2023, May 9, 2023, and July 21, 2023, MDE requested, in part, that the County Council amend the CWSP to provide the EDUs for all phases of Lakeside; and

WHEREAS, the County Council is desirous of amending the CWSP to provide the EDUs for all phases of Lakeside as requested by MDE; and

WHEREAS, one capital project added to the CWSP pursuant to Resolution No. 281 was an Enhanced Nutrient Removal 0.54 million gallon per day Membrane Bio-Reactor wastewater treatment plant and collection system to be designed and constructed in phases to serve Lakeside within the Trappe East Sewer District (the “Lakeside WWTP”); and

WHEREAS, on October 27, 2022, MDE issued Discharge Permit No. 19-DP-3460 (the “Discharge Permit”), which authorizes the Town and Trappe East Holding Business Trust to discharge the treated wastewater from the Lakeside WWTP by spray irrigation, subject to certain conditions, limitations, and requirements; and

WHEREAS, the Discharge Permit sets forth certain conditions, limitations, and restrictions that are stricter than those set forth in the CWSP; and

WHEREAS, pursuant to Code of Maryland Regulations (“COMAR”) 26.08.04.02.A(2)(b) and 26.08.04.10.D(3), a discharge permit, including a major modification thereof, shall comply with an approved county water and sewerage plan adopted under Title 9, Subtitle 5 of the Environment Article; and

WHEREAS, the County Council is desirous of amending the CWSP for consistency with the Discharge Permit and to provide that any future expansion of the Lakeside WWTP shall require an amendment to the CWSP; and

WHEREAS, in accordance with the requirements of Md. Code Ann., Envir. § 9-506(a)(1)(i), this Resolution has been submitted to the Planning Commission, as well as the Talbot County Public Works Advisory Board, for review for consistency with planning programs for the area; and

WHEREAS, on _____, 2024, the Planning Commission certified that this Resolution is consistent with the Comprehensive Plan as required by Md. Code Ann., Envir. § 9-506(a)(1)(ii).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND, that the Talbot County Comprehensive Water and Sewer Plan shall be and is hereby amended as follows:

SECTION ONE: The above recitals are hereby incorporated as if fully set forth herein.

SECTION TWO: The CWSP is amended to reclassify and remap the W-2/S-2 Parcels to W-3/S-3, programmed to progress to W-1/S-1, immediate priority status, through an amendment to the CWSP within five to ten years, as shown on Exhibit A, entitled “Talbot County Comprehensive Water and Sewer Plan Town of Trappe Proposed Water Service Area & Water System Facilities” (“Exhibit A”), and Exhibit B, entitled “Talbot County Comprehensive Water and Sewer Plan Town of Trappe Proposed Sewer Service Area & Sewer System Facilities” (“Exhibit B”), both of which attached hereto and incorporated herein by reference as if fully set forth.

SECTION THREE: Exhibit A hereby supersedes and replaces Exhibit A to Resolution No. 281, solely to the extent the water classifications of the Unrelated Parcels as shown on Exhibit A to Resolution No. 281 are inconsistent with those shown on Exhibit A hereto.

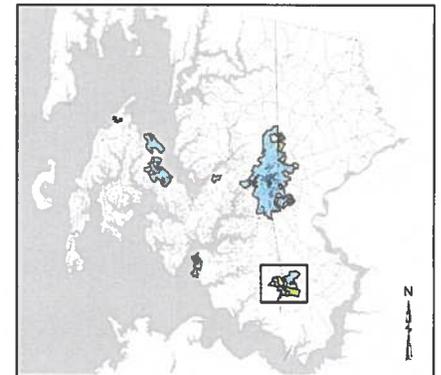
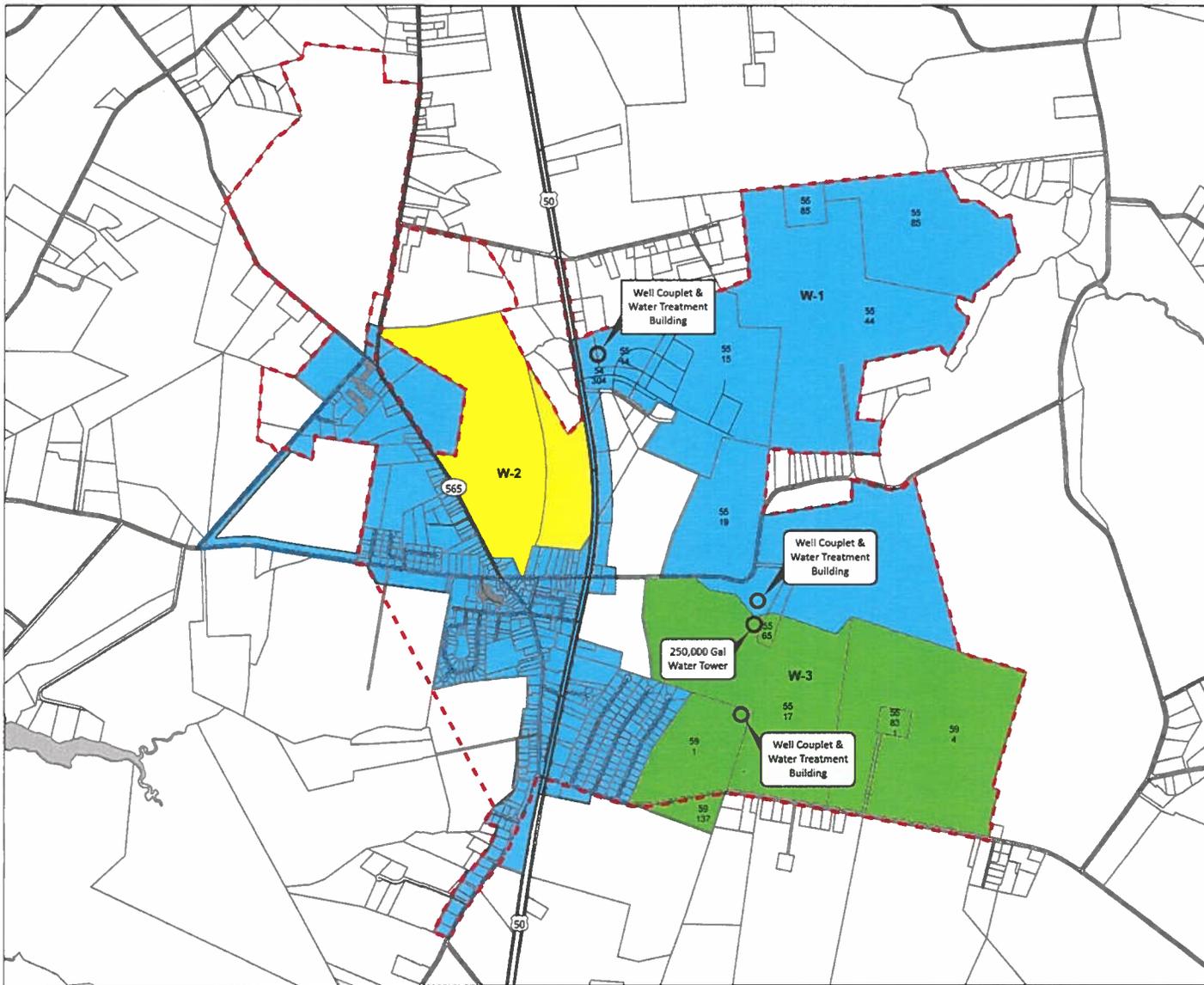
SECTION FOUR: Exhibit B hereby supersedes and replaces Exhibit B to Resolution No. 281, solely to the extent the sewer classifications of the Unrelated Parcels as shown on Exhibit B to Resolution No. 281 are inconsistent with those shown on Exhibit B attached hereto.

SECTION FIVE: The CWSP is hereby amended as shown in Exhibit C attached hereto and incorporated by reference herein as if fully set forth to update the narrative descriptions of the Trappe Area Water and Sewerage Systems – Future Planning to provide the EDUs for all phases of Lakeside and to update the narrative description of the Trappe Area Sewerage System – Future Planning for consistency with the Discharge Permit and to provide that any future expansion of the Lakeside WWTP shall require an amendment to the CWSP.

EXHIBIT "A"

Talbot County
Comprehensive Water and Sewer Plan

Town of Trappe
Proposed Water Service Area
& Water System Facilities

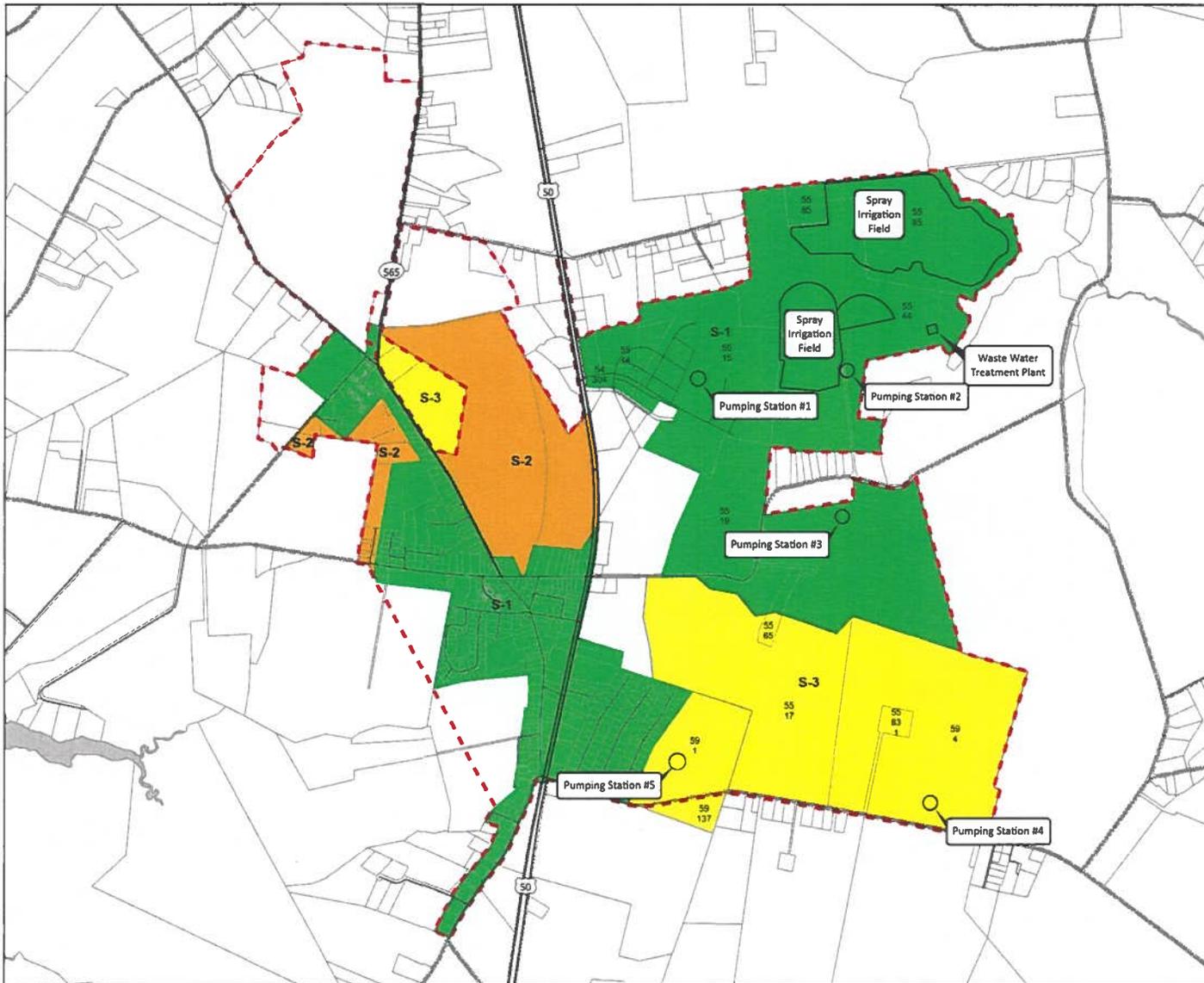
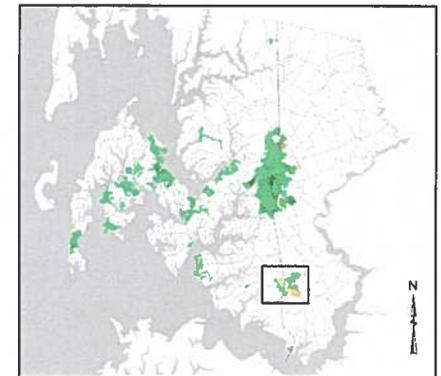


- W-1
- W-2
- W-3
- Municipal Boundary
- Proposed Water System Facility

EXHIBIT "B"

Talbot County Comprehensive Water and Sewer Plan

Town of Trappe Proposed Sewer Service Area & Sanitary System Facilities



- S-1
- S-2
- S-3
- Municipal Boundary
- Proposed Sanitary System Facility

EXHIBIT C

**AMENDMENT TO CHAPTER TWO OF THE TALBOT COUNTY COMPREHENSIVE
WATER AND SEWER PLAN**

KEY	
Boldface	Heading or defined term
<u>Underlining</u>	Added to CWSP by Resolution
Strikethrough	Deleted by amendment
* * *Existing Plan unaffected

* * *

TRAPPE AREA WATER SYSTEM - FUTURE PLANNING

* * *

The initial phase of the Lakeside development will utilize available capacity in the existing Trappe water system. The well pumping capacity will be increased by the development and connection of the Lakeside Piney Point well constructed adjacent to Piney Hill Road. The development of the well will include pumps and water treatment facilities. Water treatment will be a Hypochlorite Disinfection system in a water treatment building. This water treatment building will support the addition of the Matawan well in a future phase. A 10” water main will be extended from the Piney Point well to the existing 10” water main located near the intersection of Piney Hill Road and US Route 50. Adequate chlorine contact time will be achieved in the length of the new main. The existing 10” water main extends north to Timberwind Lane and currently serves the residences on Timberwind Lane. Water service to the first phase of the Lakeside development will be provided by a 10” water main extension of the existing 10” main and will run along the alignment of the proposed Lakeside Boulevard. All areas of development will be fed from the main in the Boulevard. The main in the Boulevard will be extended in future phases and will ultimately loop back to a point in the existing Town water system near the intersection of Barber Road and US Route 50.

The following table shows the equivalent dwelling units (“EDUs”) for all phases of the Lakeside development as confirmed by the Town of Trappe and the developer on June 30, 2023:

<u>Phase 1: Lakeside Village</u>	<u>EDUs</u>
<u>Phase 1, Section A - Residential</u>	<u>94</u>
<u>Phase 1, Section A - Community Use (estimated)</u>	<u>6</u>
<u>Phase 1, Section B – Residential</u>	<u>25</u>
<u>Phase 1, Section B.2 - Residential</u>	<u>6</u>
<u>Phase 1, Section C - Residential</u>	<u>200</u>
<u>Phase 1, Section C - Community Use (estimated)</u>	<u>6</u>
<u>Phase 1, Section D - Residential</u>	<u>180</u>
<u>Total EDUs</u>	<u>517 (12 estimated)</u>

<u>Phase 2: Lakeside Park (all estimated)</u>	<u>EDUs</u>
<u>Residential</u>	<u>153</u>
<u>Residential</u>	<u>340</u>
<u>Commercial</u>	<u>56</u>
<u>Total EDUs</u>	<u>549</u>

<u>Phase 3: Lakeside Commons (all estimated)</u>	<u>EDUs</u>
<u>Residential</u>	<u>500</u>
<u>Total EDUs</u>	<u>500</u>

<u>Phase 4: Lakeside Run (all estimated)</u>	<u>EDUs</u>
<u>Residential</u>	<u>386</u>
<u>Residential</u>	<u>115</u>
<u>Total EDUs</u>	<u>501</u>

<u>Phase 5: Lakeside Center (all estimated)</u>	<u>EDUs</u>
<u>Residential</u>	<u>500</u>
<u>Total EDUs</u>	<u>500</u>

<u>Phase 6: Shops at Lakeside (all estimated)</u>	<u>EDUs</u>
<u>Commercial:</u>	<u>307</u>
<u>Total EDUs</u>	<u>307</u>

Total Number of EDUs for the Lakeside development: 2,874

The foregoing phases and EDUs are based on the June 25, 2021 Phasing Plan approved by the Town of Trappe and are included in this Plan at MDE’s request¹. As noted above, the EDUs for

¹ On November 4, 2020, D. Lee Currey, Director of MDE’s Water and Science Administration, sent a letter to County Council President Chuck Callahan, in which he stated that the EDUs for the different phases of the Lakeside development are “necessary to assess the adequacy of the water and sewer systems to accommodate and serve those EDUs.” Mr. Currey further requested that the County provide “updated EDUs for Phases 2 and 3 in the next Amendment” for the Town of Trappe. On April 24, 2023, Dinorah Dalmasy, Program Manager for MDE’s Water and Science Administration, sent a letter to Council President Callahan, in which she requested that the County provide

the community uses for Phase 1 and Phases 2 through 6 are estimates only. EDUs will ultimately be allocated in accordance with applicable Town laws, policies, and regulations as lots are subdivided and commercial uses are developed and are limited to the permitted capacity as set forth in this Plan, absent an amendment hereto, as well as all permits and other approvals issued by MDE and other authorities having jurisdiction. All phases of the Lakeside development or portions thereof not classified as W-1 must be reclassified as W-1 through an amendment to this Plan before receiving water service from the Town of Trappe. Flows shall be monitored by the Town, with updates provided to the County at least annually, whether at an annual CWSP meeting or by separate letter to the County Engineer. The Town shall also promptly notify the County Engineer of any updates to the Phasing Plan for the Lakeside development, including any changes in the phasing or allocation of EDUs from those set forth hereinabove. Any changes in the phasing or allocation of EDUs from those set forth hereinabove shall not require an update to the CWSP; however, such information shall be incorporated as part of the amendment(s) proposing to reclassify any phases of the Lakeside development to W-1.

* * *

TRAPPE AREA SEWERAGE SYSTEM - FUTURE PLANNING

* * *

As identified within the goals of Chapter One of this Plan, growth of the County is to be encouraged and directed in concentrated centers around existing centers of population that presently have adequate or potentially adequate water and sewer services. To plan sewer service to meet the needs of future growth, the sewer service provider, the Town of Trappe, is proposing to create sanitary sewer service districts. The sewer service presently being provided in the Town of Trappe would be referred to as the Trappe Sewer District. To address the sanitary sewer needs in the growth area around the Town of Trappe, two sewer service districts are being proposed.

The proposed Trappe East Sewer District will serve parcels located in the Town on the east side of Maryland Route 50. On the northern end of Town, a second sewer service district, White Marsh Sewer District, is being proposed to serve parcels annexed into the Town of Trappe.

The delineated development area around the Town of Trappe is shown on Figure 24. The factors that influence the size of the development areas for the Town of Trappe include the growth potential of the Town, the presence of natural growth constraints such as waterways, the Chesapeake Bay Critical Area, and the availability of water and sewer service. As land is annexed into the Town of Trappe, these areas would be designated as S-1 (means areas served or to be served by the Town of Trappe that are either existing, under construction, or have immediate priority status to be served with sewer service) after amending the Talbot County Comprehensive Water and Sewer Plan.

updated EDUs for “all phases” of the Lakeside development in an update to the CWSP. On July 21, 2023, Ms. Dalmasy sent another letter to the County Council President in which she clarified that MDE was seeking the finalized EDUs for Phase 1 of the Lakeside development only and a best estimate of the EDUs for all other phases thereof.

An Enhanced Nutrient Removal ("ENR") 0.54 million gallon per day ("MGD") Membrane Bio-Reactor ("MBR") wastewater treatment plant (the "Lakeside WWTP") and collection system will be designed, constructed in phases and operated to serve the ~~proposed~~ Lakeside development within the Trappe East Sewer District. The ~~proposed MBR-ENR Lakeside WWTP~~ will be is designed such that it can be constructed in phases. This type of design eliminates operating challenges associated with the low flows generated by early phases of development and the inability of a WWTP constructed to full build-out capacity to operate properly at initial low flows.

In accordance with Discharge Permit No. 19-DP-3460 ("Permit 19-DP-3460") issued by MDE on October 27, 2022, the permitted flow for the Lakeside WWTP is 100,000 gallons per day, which will allow approximately 400 residential units to be built. An initial flow of 37,500 gallons per day may be directed from the Lakeside development to the existing Trappe District wastewater treatment plant, with all such flows to be redirected to the Lakeside WWTP once constructed and operational. Such initial flow is part of the 100,000 gallons per day authorized under Permit 19-DP-3460. No other capacity of the existing Trappe District wastewater treatment plant shall be allocated to serve the Trappe East Sewer District. ~~Phase 1 Section 1 of the proposed Lakeside project is expected to include approximately 84 single family residential dwellings and a visitor and sales center. Sanitary sewer capacity for the proposed start up phase will require treatment and disposal of approximately 30,000 to 40,000 gallons per day. The initial treatment and disposal capacity estimate includes consideration of flow equalization and peak flow capacity. Start up wastewater treatment for the Lakeside project may be provided by a modular ENR MBR WWTP, capable of operating at the initial development flow rates or by a direct connection to the existing Trappe wastewater system. Connection to the existing Town of Trappe wastewater system is subject to the approval of the Town of Trappe, available WWTP capacity, and adequate access to the existing collection system. Following the initial section of development, the full capacity Lakeside WWTP will be constructed in phases of approximately 100,000 gallons per day of wastewater. The Lakeside WWTP will be expanded in phases as the capacity of the then-existing Lakeside WWTP approaches 80% of the design hydraulic capacity.~~

Pursuant to Permit 19-DP-3460, ~~Treated~~ treated effluent from the Lakeside WWTP will be disposed of by spray irrigation on lands within the Trappe East Sewer District subject to the limitations and requirements set forth in Table 1 below.

~~If the initial section of the Lakeside project is served by the existing Town of Trappe wastewater system, wastewater flow from that section may be redirected to the full capacity Lakeside WWTP if required by the Town of Trappe. Otherwise, no wastewater capacity of the existing Trappe District wastewater treatment plant will be allocated to serve the Trappe East Sewer District.~~

Table 1 – Lakeside WWTP Permit 19-DP-3460 Limitations and Requirements

<u>Effluent Parameter</u>	<u>Effluent Limitations</u>			<u>Monitoring Requirements</u>	
	<u>Loading</u>		<u>Concentration</u>	<u>Monitoring Frequency</u>	<u>Sample Type</u>
	<u>Yearly Average</u>	<u>Monthly Average</u>	<u>Monthly Average</u>		
<u>Flow⁽¹⁾</u>	<u>100,000 GPD</u>	<u>N/A</u>	<u>N/A</u>	<u>Continuous</u>	<u>Recorded</u>
<u>BOD₅</u>	<u>N/A</u>	<u>N/A</u>	<u>10 mg/l</u>	<u>Weekly</u>	<u>8 hr. Comp</u>
<u>Suspended Solids</u>	<u>N/A</u>	<u>N/A</u>	<u>10 mg/l</u>	<u>Weekly</u>	<u>8 hr. Comp</u>
<u>Nitrite + Nitrate</u>	<u>N/A</u>	<u>N/A</u>	<u>Monitor Only</u>	<u>Weekly</u>	<u>8 hr. Comp</u>
<u>Total Nitrogen (N)</u>	<u>N/A</u>	<u>N/A</u>	<u>3 mg/l</u>	<u>Weekly</u>	<u>8 hr. Comp</u>
<u>Total Phosphorus</u>	<u>N/A</u>	<u>N/A</u>	<u>0.3 mg/l</u>	<u>Weekly</u>	<u>8 hr. Comp</u>
<u>Escherichia coli (E. coli)</u>	<u>N/A</u>	<u>N/A</u>	<u>3 MPN/100ml</u>	<u>Weekly</u>	<u>Grab⁽²⁾</u>

(1) As stated in Permit 19-DP-3460, a major permit modification is required for any future expansion of the Lakeside WWTP. Such expansion shall also require an amendment to this Plan, including a certification by the Talbot County Planning Commission that the amendment is consistent with the Talbot County Comprehensive Plan pursuant to Md. Code Ann., Environment § 9-506(a)(1)(ii).

(2) As stated in Permit 19-DP-3460, grab samples must be obtained from the effluent line as it enters the pump chamber.

~~Based upon the discharge permit previously issued by MDE for the Trappe East Sewer District, treated wastewater from the Lakeside WWTP must meet minimum treatment and flow limitations of BOD₅—10 mg/l, Suspended Solids—10 mg/l, Flow—540,000 gpd (Ultimate Permitted Flow) 37,500 gpd (Permitted Flow at Start Up Phase), Total Nitrogen—8 mg/l, Total Phosphorus—3 mg/l, and Fecal Coliform 3 MPN/100ml. The Trappe East MBR-ENR wastewater treatment plant will be capable of exceeding minimum nutrient effluent standards with effluent nutrient levels of Total Nitrogen—3 mg/l, Total Phosphorus—.3 mg/l.~~

The following table shows the equivalent dwelling units (“EDUs”) for all phases of the Lakeside development as confirmed by the Town of Trappe and the developer on June 30, 2023:

<u>Phase 1: Lakeside Village</u>	<u>EDUs</u>
<u>Phase 1, Section A - Residential</u>	<u>94</u>
<u>Phase 1, Section A - Community Use (estimated)</u>	<u>6</u>
<u>Phase 1, Section B – Residential</u>	<u>25</u>
<u>Phase 1, Section B.2 - Residential</u>	<u>6</u>
<u>Phase 1, Section C - Residential</u>	<u>200</u>
<u>Phase 1, Section C - Community Use (estimated)</u>	<u>6</u>
<u>Phase 1, Section D - Residential</u>	<u>180</u>

<u>Total EDUs</u>	<u>517 (12 estimated)</u>
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<u>Phase 2: Lakeside Park (all estimated)</u>	<u>EDUs</u>
<u>Residential</u>	<u>153</u>
<u>Residential</u>	<u>340</u>
<u>Commercial</u>	<u>56</u>
<u>Total EDUs</u>	<u>549</u>

<u>Phase 3: Lakeside Commons (all estimated)</u>	<u>EDUs</u>
<u>Residential</u>	<u>500</u>
<u>Total EDUs</u>	<u>500</u>

<u>Phase 4: Lakeside Run (all estimated)</u>	<u>EDUs</u>
<u>Residential</u>	<u>386</u>
<u>Residential</u>	<u>115</u>
<u>Total EDUs</u>	<u>501</u>

<u>Phase 5: Lakeside Center (all estimated)</u>	<u>EDUs</u>
<u>Residential</u>	<u>500</u>
<u>Total EDUs</u>	<u>500</u>

<u>Phase 6: Shops at Lakeside (all estimated)</u>	<u>EDUs</u>
<u>Commercial:</u>	<u>307</u>
<u>Total EDUs</u>	<u>307</u>

Total Number of EDUs for the Lakeside development: 2,874

The foregoing phases and EDUs are based on the June 25, 2021 Phasing Plan approved by the Town of Trappe and are included in this Plan at MDE’s request². As noted above, the EDUs for the community uses for Phase 1 and Phases 2 through 6 are estimates only. EDUs will ultimately be allocated in accordance with applicable Town laws, policies, and regulations as lots are subdivided and commercial uses are developed and are limited to the maximum 0.54 MGD capacity set forth hereinabove, absent an amendment to this Plan, as well as all permits and other approvals issued by MDE and other authorities having jurisdiction. All phases of the Lakeside development or portions thereof not classified as S-1 must be reclassified as S-1 through an amendment to this Plan before receiving sewer service from the Town of Trappe. EDUs will be allocated in accordance with applicable Town laws, policies, and regulations as lots are subdivided

² On November 4, 2020, D. Lee Currey, Director of MDE’s Water and Science Administration, sent a letter to County Council President Chuck Callahan, in which he stated that the EDUs for the different phases of the Lakeside development are “necessary to assess the adequacy of the water and sewer systems to accommodate and serve those EDUs.” Mr. Currey further requested that the County provide “updated EDUs for Phases 2 and 3 in the next Amendment” for the Town of Trappe. On April 24, 2023, Dinorah Dalmasy, Program Manager for MDE’s Water and Science Administration, sent a letter to Council President Callahan, in which she requested that the County provide updated EDUs for “all phases” of the Lakeside development in an update to the CWSP. On July 21, 2023, Ms. Dalmasy sent another letter to the County Council President in which she clarified that MDE was seeking the finalized EDUs for Phase 1 of the Lakeside development only and a best estimate of the EDUs for all other phases thereof.

and commercial uses are developed based on actual flows and permitted capacity. Flows shall be monitored by the Town, with updates provided to the County at least annually, whether at an annual CWSP meeting or by separate letter to the County Engineer. The Town shall also promptly notify the County Engineer of any updates to the Phasing Plan for the Lakeside development, including any changes in the phasing or allocation of EDUs from those set forth hereinabove. Any changes in the phasing or allocation of EDUs from those set forth hereinabove shall not require an update to the CWSP; however, such information may be incorporated as part of the amendment(s) proposing to reclassify any phases of the Lakeside development to S-1.

The information presented in Figure 24 is for planning purposes. The Sewer Districts have been defined using a blue line with various colors, shading and hatches defining the areas of existing sewer service and future sewer service areas and the Priority Funding Areas as defined by the Town of Trappe and the County and those Priority Funding Areas approved by the State. This map does not impose an obligation on Talbot County or the Town of Trappe to provide sewer and/or sanitary sewer service to areas not presently being served. Prior to extending sewer service into the growth areas, the Town of Trappe would assure that the existing sewer system has capacity to serve the growth areas and the safety and adequacy of its public sewer supply system in maintained for all its users.

* * *

PUBLIC HEARING

Having been posted and Notice, Time and Place of Hearing, and Title of Resolution No. ___ having been published, a public hearing was held on Tuesday, _____, 2024 at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland.

BY THE COUNCIL

Read the second time:

Adopted: _____

By Order: _____
Susan W. Moran, Secretary

Callahan -

Stepp -

Leshner -

Mielke -

Haythe -

Effective: