

**COUNTY COUNCIL**

**OF**

**TALBOT COUNTY**

2024 Legislative Session, Legislative Day No.: March 12, 2024

Resolution No.: 354

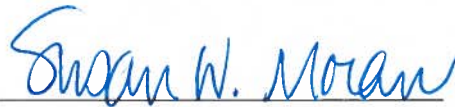
Introduced by: Mr. Callahan, Ms. Haythe, Mr. Leshner, Mr. Stepp

**A RESOLUTION TO AMEND THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN TO RECLASSIFY AND REMAP CERTAIN REAL PROPERTIES LOCATED AT BLUEBERRY ACRES LANE, TAX MAP 32, PARCEL 171, 7634 WALES LANE, TAX MAP 32, PARCEL 156, 7590 WALES LANE, TAX MAP 32, PARCEL 163, AND 7596 WALES LANE, ST. MICHAELS, MARYLAND, TAX MAP 32, PARCEL 179, FROM UNPROGRAMMED TO “S-1” IMMEDIATE PRIORITY STATUS**

By the Council: March 12, 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 TO RECLASSIFY AND REMAP CERTAIN REAL PROPERTIES LOCATED AT BLUEBERRY ACRES LANE, TAX MAP 32, PARCEL 171, 7634 WALES LANE, TAX MAP 32, PARCEL 156, 7590 WALES LANE, TAX MAP 32, PARCEL 163, AND 7596 WALES LANE, ST. MICHAELS, MARYLAND, TAX MAP 32, PARCEL 179, FROM UNPROGRAMMED TO “S-1” IMMEDIATE PRIORITY STATUS**

**WHEREAS**, on October 22, 2002, the County Council of Talbot County (the “County Council”) adopted Resolution No. 100, which updated the Talbot County Comprehensive Water and Sewer Plan (the “CWSP”) through the 2002 Report of the Review and which identified the Region II – St. Michaels Sewer Service area; and

**WHEREAS**, the Maryland Department of the Environment (“MDE”) subsequently approved Resolution No. 100 on February 20, 2003; and

**WHEREAS**, Gerald L. Cramblett and Kathaleen T. Cramblett (the “Cramblett”) are the owners of certain real property located on Blueberry Acres Lane, St. Michaels, Maryland, shown on Tax Map 32 as Parcel 171, consisting of 2.92± acres of land (“Parcel 171”); and

**WHEREAS**, Richard Wales (“Mr. Wales”) is the owner of certain real property located at 7634 Wales Lane, St. Michaels, Maryland, shown on Tax Map 32 as Parcel 156, consisting of 5.04± acres of land and improved with a single-family dwelling (“Parcel 156”); and

**WHEREAS**, Grafton Lee Brown, II and Elizabeth F. Brown (the “Browns”) are the owners of certain real property located at 7590 Wales Lane, St. Michaels, Maryland, shown on Tax Map 32 as Parcel 163, consisting of 9.04± acres of land and improved with a single-family dwelling (“Parcel 163”); and

**WHEREAS**, Alan M. Sleeper and Carol M. Sleeper (the “Sleepers”) are the owners of certain real property located at 7596 Wales Lane, St. Michaels, Maryland, shown on Tax Map 32 as Parcel 179, consisting of 7.87± acres of land and improved with a single-family dwelling (“Parcel 179”); and

**WHEREAS**, the Cramblett, Mr. Wales, the Browns, and the Sleepers are collectively referred to herein as the “Owners”; and

**WHEREAS**, Parcels 171, 156, 163, and 179 are collectively referred to herein as the “Properties”; and

**WHEREAS**, the Owners have submitted an Application for an Amendment to the CWSP for Change of Priority Status to change the Properties’ sewer classification from “Unprogrammed” to “S-1” Immediate Priority Status; and

**WHEREAS**, the County Engineer has evaluated and confirmed the feasibility of extending public sewer to the Properties and requested that the Talbot County Office of Law prepare this amendment to the CWSP to facilitate extension of public sewer thereto; and

**WHEREAS**, in accordance with the requirements of Md. Code Ann., Envir. § 9-506(a)(1)(i), the proposed CWSP amendment set forth herein has been submitted to the Talbot County Planning Commission (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 May 1, 2024, the Planning Commission certified that the proposed CWSP amendment set forth herein 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:** Subject to the terms and conditions herein, the CWSP is amended to reclassify and remap the Properties from “Unprogrammed” to as “S-1,” immediate priority status for sewer service from the Region II WWTP, as shown on the map attached hereto as Exhibit A and incorporated herein by reference as if fully set forth.

**SECTION THREE:** Sewer service for the Properties shall be from the Region II Wastewater Treatment Plant in St. Michaels. The proposed sewer extension shall be constructed in accordance with the current Region II Sewer Service Policy and design guidelines.

**SECTION FOUR:** The proposed use for each of the Properties shall be for a single-family residence with an allocation of one (1) equivalent dwelling unit (“EDU”) of sewer capacity per property. The peak flow sewer allocation to each of the Properties shall be limited to two hundred fifty (250) gallons per day per EDU.

**SECTION FIVE:** Connection to the force main shall not be used to accommodate further subdivision of the Properties as existing when this Resolution is adopted without further amendment of the CWSP duly approved by the County Council.

**SECTION SIX:** Each of the Owners shall be responsible for contracting and paying for all required permits, easements, construction work, and all benefit and connection charges in accordance with a Public Works Agreement (a “PWA”) approved by the County for their respective property. The PWA for each property shall run with and bind the property served and shall be filed among the Land Records of Talbot County, Maryland within sixty (60) days from the date of approval of the building permit.

**SECTION SEVEN:** Each of the Owners shall be responsible for paying a connection fee as defined for the Region II Wastewater System before commencing construction to connect their respective property to the force main. Such connections shall be subject to periodic charges, tariffs, and policies as may be adopted from time to time.

**SECTION EIGHT:** Each of the Owners shall be solely responsible for all costs incurred for design, engineering, construction, inspection, and testing that may be reasonably required, as determined by the County Engineer, to connect their respective property to the force main,

including, without limitation, any material, pumps, saddles, or other equipment, and for all costs incurred for ongoing maintenance and repair.

**SECTION NINE:** No sewer service shall be available to any area beyond the existing Properties to be served. No other properties, lots, or parcels, including any future reconfiguration or recombination of any of the Properties, shall be entitled to service or capacity, unless and until the CWSP is amended to permit such service.

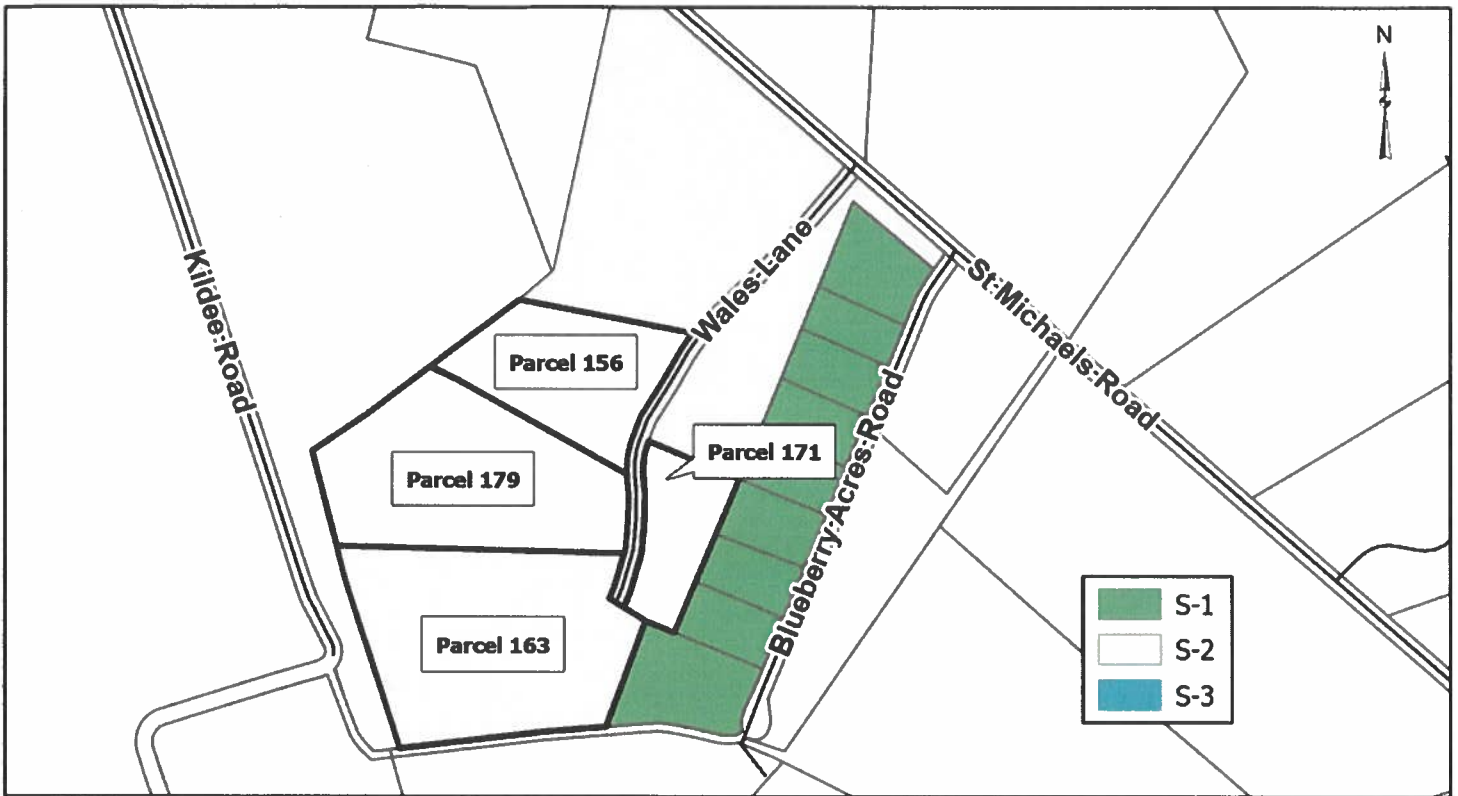
**SECTION TEN:** The design shall be consistent with the design standards for similar projects in the Region II (St. Michaels) Service Area, shall be subject to review and approval by the County Engineer, and shall include design features, components, and materials as the County Engineer or his designee may reasonably require, including the ability to isolate the connection.

**SECTION ELEVEN:** Each of the Owners shall be solely responsible for all remediation, mitigation, damages, charges, fines, penalties, or other costs imposed, levied, or assessed at any time by any federal, State, or local enforcement agency for any environmental damage or violation of law caused by or resulting from their respective property's connection to the force main, and each of the Owners shall indemnify and hold the County harmless from and against all such claims, actions, suits, damages, losses, or expenses, of any kind, nature, or description whatsoever as to their respective property.

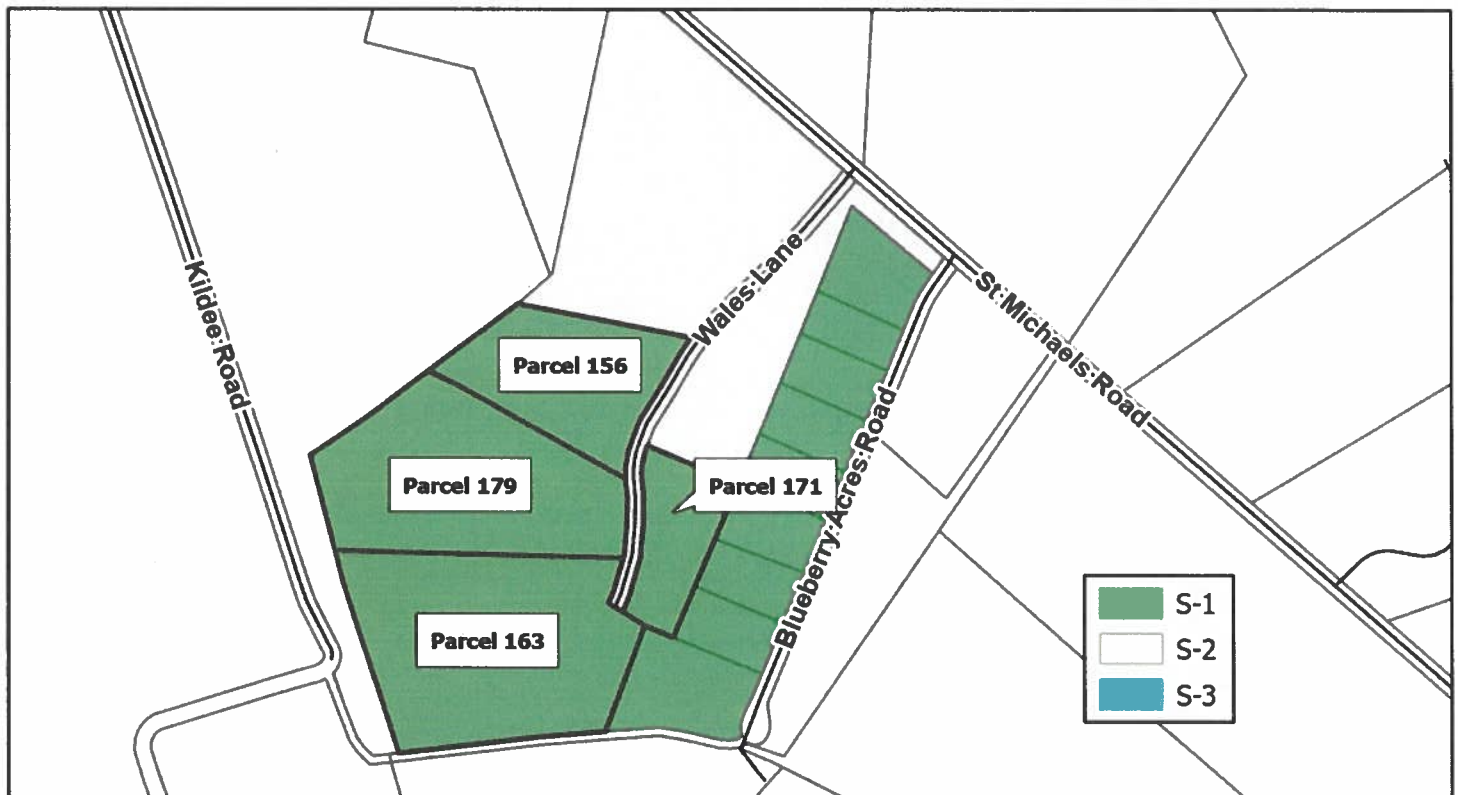
**SECTION TWELVE:** This Resolution shall not modify, excuse, or supersede any other requirements for ongoing compliance with all applicable federal, State, and local statutes, ordinances, rules, or regulations, including without limitation all conditions and requirements of all permits and approvals necessary for connection to the force main.

**SECTION THIRTEEN:** This Resolution shall take effect immediately upon the date of its adoption.

# Existing Sewer Service Area / Tax Map 32, Parcel 156, 163, 171 and 179



# Proposed Sewer Service Area / Tax Map 32, Parcel 156, 163, 171 and 179



**PUBLIC HEARING**

Having been posted and Notice, Time and Place of Hearing, and Title of Resolution No. 354 having been published, a public hearing was held 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.

**BY THE COUNCIL**

Read the second time:

Adopted: May 14, 2024

By Order:   
Susan W. Moran, Secretary

Callahan	-	Aye
Stepp	-	Aye
Leshner	-	Nay
Mielke	-	Aye
Haythe	-	Abstain

Effective: May 14, 2024