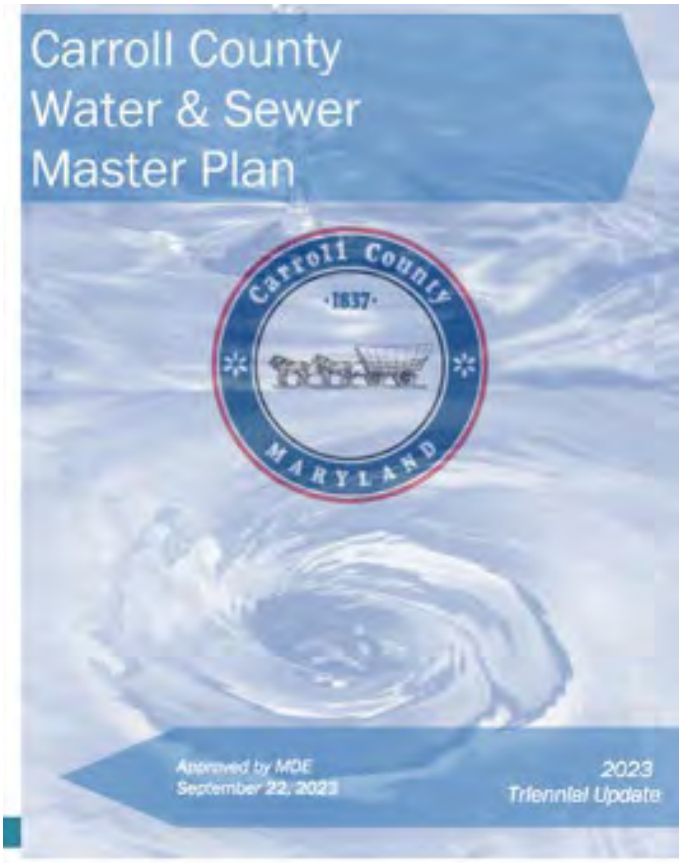
2023 Water and Sewer Master Plan
Spring 2025 Amendment



1. Carroll County Planning Commission Letter
2. Union Bridge Water and Sewer Amendment Staff Report
3. Hampstead Water and Sewer Amendment Staff Report
4. New Windsor Water and Sewer Amendment Staff Report
5. Taneytown Sewer Amendment Staff Report
6. MDE/MDP May 28, 2025, Comments

Board of County Commissioners

Kenneth A. Kiler, President
Joseph A. Vigliotti, Vice President
Thomas S. Gordon III
Michael R. Guerin
Edward C. Rothstein

Planning & Zoning Commission

Janice R. Kirkner, Chair
Michael Kane, Vice Chair
Peter Lester
Matthew Hoff
Steven Smith
Ralph Robertson
Richard Soisson, Alternate
Thomas S. Gordon III, Ex-officio
Daphne Daly, AICP, Secretary

2023 Carroll County Water and Sewer Master Plan
Spring 2025 Amendment Cycle

June 17, 2025

In accordance with §1-303 and 1-304 of the Land Use Article and §9-505 of the Environment Article, the Planning & Zoning Commission finds the spring 2025 amendments to the 2023 Water & Sewer Master Plan consistent with the 2014 Carroll County Master Plan (as amended in 2019), based on the following:

1. Chapter 2 of the Carroll County Master Plan (Interjurisdictional Coordination, Planning Process and Community Involvement) has a goal to "promote communication and coordination between and among the County, the municipalities, and state and regional jurisdictions on projects and issues of mutual concern." Water and sewer planning is an issue of mutual concern for multiple jurisdictions because it is instrumental in achieving the timing, patterns, and intensities of growth envisioned in local and regional plans. Coordination between the municipalities, County, and State on these amendments has achieved this goal.
2. Chapter 5 of the Carroll County Master Plan (Water Resources) has a goal to "protect and enhance the water quality of Carroll County's rivers, streams, reservoirs, and aquifers; comply with applicable state and federal requirements related to water quality and quantity; and maintain and protect adequate water supplies to serve current and planned development." Water and sewer planning ensures that development is appropriately located and timed to respond to existing and future water supply and water quality protections. These amendments reflect careful study of the need for water and sewer service that will serve planned development and the ability to meet these demands in a way that protects the county's water resources.
3. Chapter 6 of the Carroll County Master Plan (Public Facilities & Services) notes that the Water & Sewer Master Plan enables the County and its municipalities to plan for and fund improvements to public water and sewer systems in a way that is consistent with and implements local plans. The Planning & Zoning Commissions for each of the affected municipalities have certified that the amendments are consistent with their

comprehensive plans. Because the County Master Plan recognizes that the municipal plans and County Master Plan are "vitally linked together to help implement the overall vision for each plan," (p. 137), actions such as these amendments that implement and are consistent with local plans also implement and are consistent with the County Master Plan.

4. Chapter 16 of the Carroll County Master Plan (Land Use & Growth Management) contains goals to "facilitate a development pattern that is consistent with the fabric of our communities" and to "pursue policies that facilitate development in appropriate areas." It also contains a recommendation to "work with the municipalities to incorporate ways to achieve the County's goal to pursue policies that facilitate development in appropriate areas." Planning for public water and sewer service in accordance with local plans facilitates development in appropriate areas. These amendments will support the pattern of development envisioned in local plans and the County Master Plan, namely to direct growth to the designated growth areas where public water and sewer service is available or planned.

Therefore, the Planning & Zoning Commission recommends the Board of County Commissioners adopt and submit to Maryland Department of the Environment the spring 2025 amendments to the 2023 Water & Sewer Master Plan as presented on June 17, 2025 by staff and summarized on the attached pages.

Janice R. Kirkner, Chair
Carroll County Planning and Zoning Commission

Daphne Daly, AICP, Secretary
Carroll County Planning and Zoning Commission

c. Andrew Gray, AICP, Comprehensive Planner

Spring 2025 Water Amendment:

Town of Union Bridge:

- Many changes were made to the Union Bridge Water Service Area maps resulting in a recalculation of the entire water service area. Water calculations were based off current flows of 90,304 GPD (Residential) and 75,696 GPD (Other) for a total of 166,000 GPD. For the Priority and Future Water Service Areas, the Buildable Land Inventory (BLI) was obtained for the service areas and used for calculations. The resulting recalculations of Table 15 are shown below:

	Table 15 Projected Water Supply Demands and Planned Capacity* **Present Year**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	936	52	0.049	0.041	0.090	0.208
Amendment 1	1,025	88	0.090	0.076	0.166	0.208

	Table 15 Projected Water Supply Demands and Planned Capacity* **Priority Planning (0-6 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	1,767	74	0.131	0.048	0.179	0.250
Amendment 1	1,551	110	0.170	0.082	0.252	0.208

	Table 15 Projected Water Supply Demands and Planned Capacity* **Future Capacity (7-10 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	1,767	74	0.131	0.048	0.179	0.250
Amendment 1	2,310	74	0.170	0.082	0.252	0.208

- Text edits as contained in the staff report were made.

Town of Hampstead:

- Move Property with SDAT No. 0706-062269 from *Recharge* to *Existing (W-1)*. The **North Carroll Farms Water Treatment Plant** was not indicated as needing demand table (Table 15) modifications

since water usage will be "*very minimal for periodic wash down of equipment and mixing of water treatment chemicals*".

- Move Property with SDAT No. 0708-033609 and 0708-064024 from *Recharge* to *Priority (W-3)*. The new **Hampstead Valley Water Treatment Plant** was not indicated as needing demand table (Table 15) modifications since water usage will be very minimal (35 GPD).
- Move Property with SDAT No. 0708-071322 and 0708-071314 from *Priority (W-3)* to *Existing W-1*. The rebuilt **Dairy Water Treatment Plant** was not indicated as needing demand table modifications since water usage will be very minimal (81 GPD).

Town of New Windsor:

- Changes were made by the Town to the Town's Buildable Land Inventory (BLI) and GPD calculation multiplier resulting in a recalculation of the entire water service area. Water calculations were based off current flows of 81,336.98 GPD (Residential) and 14,806.02 GPD (Other) for a total of 96,143 GPD. For the Priority and Future Water Service Areas, the BLI was obtained and used for calculations. The resulting recalculations of Table 15 are shown below:

	Table 15 Projected Water Supply Demands and Planned Capacity* **Present Year**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	1,441	53	0.077	0.014	0.091	0.196
Amendment 1	1,748	47	0.081	0.015	0.096	0.196

	Table 15 Projected Water Supply Demands and Planned Capacity* **Priority Planning (0-6 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	1,703	55	0.094	0.055	0.149	0.376
Amendment 1	1,885	51	0.096	0.056	0.151	0.275

	Table 15 Projected Water Supply Demands and Planned Capacity* **Future Capacity (7-10 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	1,703	55	0.094	0.075	0.169	0.626
Amendment 1	1,888	51	0.096	0.076	0.172	0.480

- Text edits as contained in the staff report were made.

Spring 2025 Sewer Amendment

Town of Union Bridge:

- Many changes were made to the Union Bridge Sewer Service Area maps resulting in a recalculation of the entire sewer service area. Sewer calculations were based off current flows of 98,192 GPD (Residential) and 82,308 GPD (Other) for a total of 180,500 GPD. For the Priority and Future Sewer Service Areas, the Buildable Land Inventory (BLI) was obtained for the service areas and used for calculations. The resulting recalculations of Table 32 are shown below:

	Table 32 Projected Sewerage Demands and Planned Capacity* **Present Year**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	936	47	0.044	0.090	0.134	0.200
Amendment 1	1,023	96	0.098	0.082	0.181	0.200

	Table 32 Projected Sewerage Demands and Planned Capacity* **Priority Planning (0-6 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	1,792	71	0.128	0.097	0.225	0.246
Amendment 1	1,589	116	0.184	0.088	0.272	0.246

	Table 32 Projected Sewerage Demands and Planned Capacity* **Future Planning (7-10 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	2,767	81	0.224	0.097	0.321	0.315
Amendment 1	2,566	102	0.262	0.088	0.350	0.315

Town of Hampstead:

- Move Property with SDAT No. 0708-433472 from *Future (S-5)* to *Priority (S-3)*. The rebuilt Dairy Water Treatment Plant will be transferring minimal flow to the County's **N Main ST Sewer Pump Station.** Flow rates are minimal (81 GPD), and thus demand table modifications are not needed.
- Move Property with SDAT No. 0708-071322 from *Future (S-5)* to *Priority (S-3)*. The rebuilt **Dairy Water Treatment Plant** will be transferring minimal flow to the County's N Main ST Sewer Pump Station. Flow rates are minimal (81 GPD), and thus demand table modifications are not needed.

Town of New Windsor:

- Changes were made by the Town to the Town's Buildable Land Inventory (BLI) and GPD calculation multiplier resulting in a recalculation of the entire sewer service area. Sewer calculations were based off current flows of 62,604 GPD (Residential) and 11,396 GPD (Other) for a total of 74,000 GPD. For the Priority and Future Sewer Service Areas, the BLI was obtained and used for calculations. The resulting recalculations of Table 32 are shown below:

	Table 32 Projected Sewerage Demands and Planned Capacity* **Present Year**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	1,441	46	0.067	0.012	0.079	0.115
Amendment 1	1,719	36	0.063	0.011	0.074	0.115

	Table 32 Projected Sewerage Demands and Planned Capacity* **Priority Planning (0-6 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	1,701	49	0.084	0.029	0.113	0.115
Amendment 1	1,881	41	0.077	0.028	0.105	0.125

	Table 32 Projected Sewerage Demands and Planned Capacity* **Future Planning (7-10 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	1,701	49	0.084	0.073	0.157	0.250
Amendment 1	1,883	41	0.077	0.073	0.150	0.165

- Text edits as contained in the staff report were made.

City of Taneytown:

- Move one single-family dwelling unit on property with SDAT No. 0701-000136, from Long Range Sewer Service (S-6) to Priority Sewer Service (S-3) and add 250 GPD of *Residential Demand* to Priority, in Table 32.

- This amendment will also correct a calculation error for total demand, in Table 32, for Priority and Future Planning, from 0.989 to 0.986.

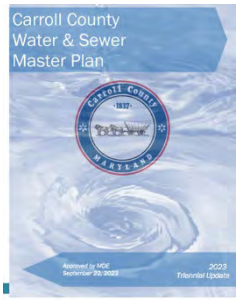
	Table 32 Projected Sewerage Demands and Planned Capacity*					
	Priority Planning **(0-6 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	8,801	81	0.714	0.272	0.986	1.100
Amendment 1	8,804	81	0.714	0.272	0.986	1.100

	Table 32 Projected Sewerage Demands and Planned Capacity*					
	Future Planning **(7-10 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	8,801	81	0.714	0.272	0.986	1.100
Amendment 1	8,804	81	0.714	0.272	0.986	1.100

2023 Water and Sewer Master Plan – Spring 2025 Amendment
Staff Report

To:	Board of County Commissioners
From:	Andrew R. Gray, AICP, Planner
Meeting Date:	July 3, 2025
System Change:	Union Bridge Water and Sewer Amendment No. 1
Requestor:	Town of Union Bridge
GPD Transferred:	See descriptions below
Current Service Area:	See descriptions below
Proposed Service Area:	See descriptions below
Request Summary:	To change the Water and Sewer Maps to coincide with the new Town Plan update.
Requested Action:	**Adopt**

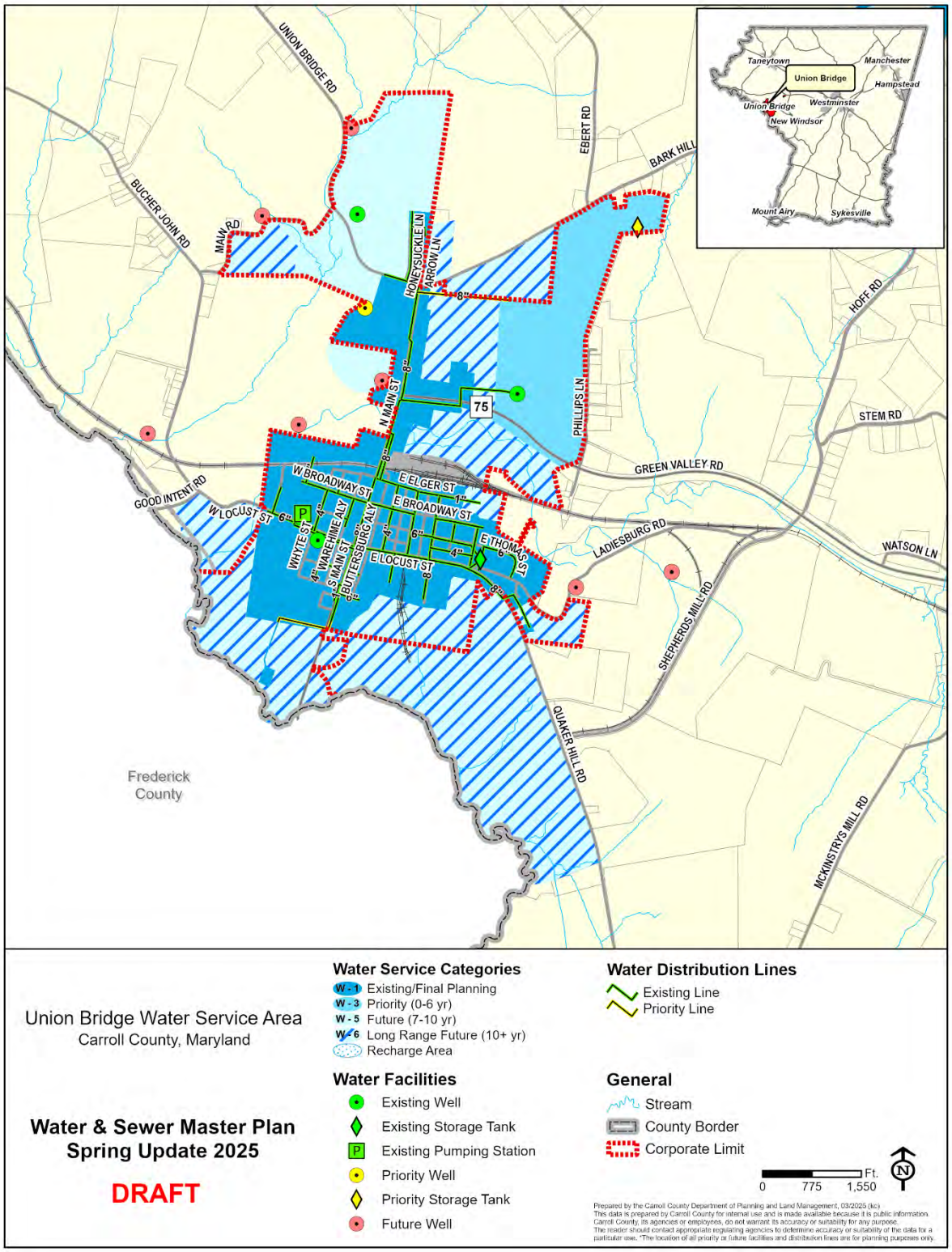
Bureau of Comprehensive Planning

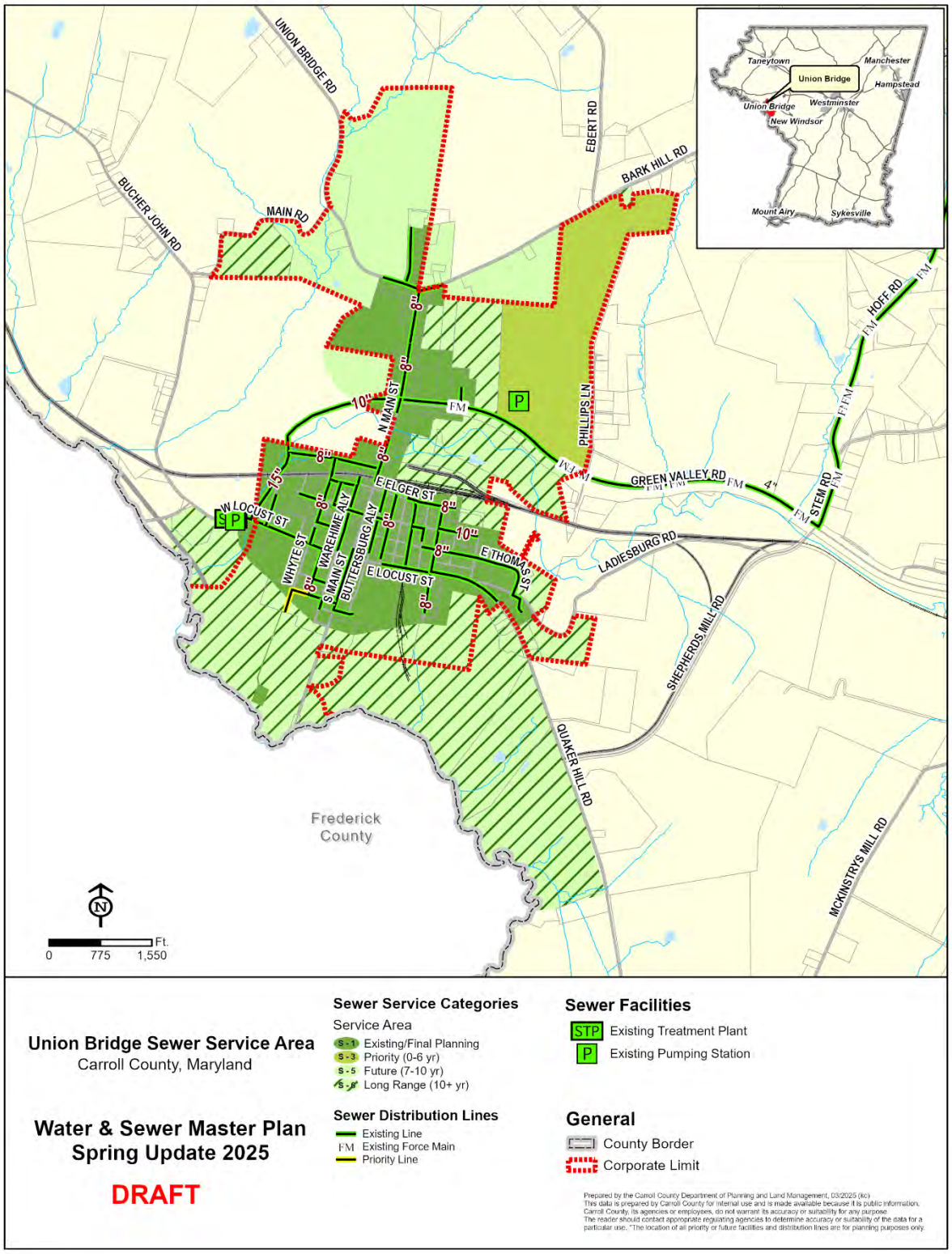


Summary

On July 29, 2024, the Carroll County Bureau of Comprehensive Planning received a request from the Town of Union Bridge (Town) to amend the Water and Sewer Maps to correspond with the updated revision of the *2024 Town Plan Review* of the *2008 Union Bridge & Environs Community Comprehensive Plan* (Town Plan) including removing properties from the newly adopted growth area. After review, it was decided to wait until the Town Plan was approved by the Town Mayor and Council so the Water and Sewer Master Plan Amendments would be consistent with the updated Town Plan, as approved in 2025.

Maps


UNION BRIDGE RD
BUCHER JOHN RD
MAIN RD
EBERT RD
BARK HILL
HONEYSUCKLE LN
ARROW LN
8"
N MAIN ST
8"
75
PHILLIPS LN
HOFF RD
STEM RD
GREEN VALLEY RD
W BROADWAY ST
E ELGER ST
1"
E BROADWAY ST
GOOD INTENT RD
W LOCUST ST
6"
4"
WHYTE ST
WAREHIME ALY
S MAIN ST
BUTTERSBURG ALY
6"
4"
E THOMAS ST
E LOCUST ST
8"
LADIESBURG RD
WATSON LN
SHEPHERDS MILL RD
QUAKER HILL RD
MCKINSTRYS MILL RD
Frederick
County
Taneytown
Manchester
Union Bridge
Hampstead
Union Bridge
Westminster
New Windsor
Mount Airy
Sykesville
Union Bridge Water Service Area
Carroll County, Maryland
Water & Sewer Master Plan
Spring Update 2025
DRAFT
Water Service Categories
W - 1 Existing/Final Planning
W - 3 Priority (0-6 yr)
W - 5 Future (7-10 yr)
W - 6 Long Range Future (10+ yr)
Recharge Area
Water Facilities
Existing Well
Existing Storage Tank
Existing Pumping Station
Priority Well
Priority Storage Tank
Future Well
Water Distribution Lines
Existing Line
Priority Line
General
Stream
County Border
Corporate Limit
0
775
1,550
Ft.
N
Prepared by the Carroll County Department of Planning and Land Management, 03/2025 (kc)
This data is prepared by Carroll County for internal use and is made available because it is public information.
Carroll County, its agencies or employees, do not warrant its accuracy or suitability for any purpose.
The reader should contact appropriate regulating agencies to determine accuracy or suitability of the data for a particular use. *The location of all priority or future facilities and distribution lines are for planning purposes only.



Union Bridge Sewer Service Area
Carroll County, Maryland

Water & Sewer Master Plan
Spring Update 2025

DRAFT

Sewer Service Categories

Service Area
- S-1 Existing/Final Planning
- S-3 Priority (0-6 yr)
- S-5 Future (7-10 yr)
- S-8 Long Range (10+ yr)

Sewer Distribution Lines
- Existing Line
- FM Existing Force Main
- Priority Line

Sewer Facilities
- STP Existing Treatment Plant
- P Existing Pumping Station

General
- County Border
- Corporate Limit

Prepared by the Carroll County Department of Planning and Land Management, 03/2025 (kc)
This data is prepared by Carroll County for internal use and is made available because it is public information. Carroll County, its agencies or employees, do not warrant its accuracy or suitability for any purpose. The reader should contact appropriate regulating agencies to determine accuracy or suitability of the data for a particular use. *The location of all priority or future facilities and distribution lines are for planning purposes only.

Comprehensive and Master Plan Goals

The Town Plan mentions "*The Town of Union Bridge Vision and Goals are, as set forth in the 2008 Plan, as amended, and remain the same*". Staff identified applicable goals that support providing properties with public water and sewer in the Town Plan, as follows:

Chapter 8: Community Facilities, Goal 1

> *To monitor and address as appropriate the capacity of community facilities before they reach crisis levels.*

Chapter 8: Community Facilities, Goal 3

> *To ensure availability of all needed community facilities within or close to the community.*

Chapter 10: Economic Development & Activity, Goal 1

> *To fund the necessary infrastructure expansion to attract and support the commercial and industrial development needed and desired within the community and to increase the tax base.*

The **2014 Carroll County Master Plan, as amended in 2019**, identifies applicable goals that are related to providing properties with public water and sewer as follows:

Chapter 3: Vision Statement & Goals

> Promote communication and coordination between and among the County, the municipalities, and state and regional jurisdictions on projects and issues of mutual concern. Encourage the involvement of the community in developing, amending, and implementing the Master Plan.

Chapter 3: Vision Statement & Goals

> Protect and enhance the water quality of Carroll County's rivers, streams, reservoirs, and aquifers; comply with applicable state and federal requirements related to water quality and quantity; and maintain and protect adequate water supplies to serve current and planned development.

Analyzing Changes to Projected Water and Sewer Supply

Union Bridge Water Service Area Map (Map 19):

Union Bridge Sewer Service Area Map (Map 28):

Many changes were made to the Union Bridge Water and Sewer Service Area maps resulting in a recalculation of the entire water and sewer service area. Water calculations were based off current flows of 90,304 GPD (Residential) and 75,696 GPD (Other) for a total of 166,000 GPD. Sewer calculations were based off current flows of 98,192 GPD (Residential) and 82,308 GPD (Other) for a total of 180,500 GPD. For the Priority and Future Water and Sewer Service Areas, the Buildable Land Inventory (BLI) was obtained for the service areas and used for calculations as follows:

Water - BLI				
Service Area	**Category**	**GPD**	**Units/Acres**	**Total**
Residential				
Existing	Residential	250	136	34,000.00
Priority	Residential	250	183	45,750.00
Future	Residential	250	0	0
Non-Residential				
Existing	Commercial	700	0.6	420.00
Existing	Industrial	800	7.2	5,760.00
Priority	Commercial	700	0	0
Priority	Industrial	800	0	0
Future	Commercial	700	0	0
Future	Industrial	800	0	0

Sewer - BLI				
Service Area	**Category**	**GPD**	**Units/Acres**	**Total**
Residential				
Existing	Residential	250	155	38,750.00
Priority	Residential	250	190	47,500.00
Future	Residential	250	309	77,250.00
Non-Residential				
Existing	Commercial	700	0.6	420.00
Existing	Industrial	800	6.4	5,120.00
Priority	Commercial	700	0	0
Priority	Industrial	800	0	0
Future	Commercial	700	0	0
Future	Industrial	800	0	0

Factoring in current demand with the BLI Numbers will change Table 15 and Table 32 as follows:

	Table 15 Projected Water Supply Demands and Planned Capacity*					
	Present Year					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	936	52	0.049	0.041	0.090	0.208
Amendment 1	1,025	88	0.090	0.076	0.166	0.208

	Table 15 Projected Water Supply Demands and Planned Capacity*					
	Priority Planning **(0-6 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	1,767	74	0.131	0.048	0.179	0.250
Amendment 1	1,551	110	0.170	0.082	0.252	0.208

	Table 15 Projected Water Supply Demands and Planned Capacity*					
	Future Capacity **(7-10 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	1,767	74	0.131	0.048	0.179	0.250
Amendment 1	2,310	74	0.170	0.082	0.252	0.208

Please note, after review of information in the Triennial Report, the Planned Capacity numbers were double counted and thus the numbers are 208,000 GPD for Existing, Priority, and Future.

	Table 32 Projected Sewerage Demands and Planned Capacity*					
	Present Year					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	936	47	0.044	0.090	0.134	0.200
Amendment 1	1,023	96	0.098	0.082	0.181	0.200

	Table 32 Projected Sewerage Demands and Planned Capacity*					
	Priority Planning **(0-6 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	1,792	71	0.128	0.097	0.225	0.246
Amendment 1	1,589	116	0.184	0.088	0.272	0.246

	Table 32 Projected Sewerage Demands and Planned Capacity*					
	Future Planning **(7-10 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	2,767	81	0.224	0.097	0.321	0.315
Amendment 1	2,566	102	0.262	0.088	0.350	0.315

Definitions

Definitions for service area categories can be found on pages 23 and 24 of the 2023 Water and Sewer Master Plan.

Agency Comments

The Bureau of Comprehensive Planning had sent out the staff report and information to the review agencies on the listed dates below, for their preliminary review:

Department of Natural Resources (DNR) – April 17, 2025
Carroll County Health Department (CCHD) – April 17, 2025
Maryland Department of the Environment (MDE) – April 17, 2025
Maryland Department of Planning (MDP) – April 17, 2025
Carroll County Bureau of Utilities (Utilities) – April 17, 2025

Carroll County Bureau of Comprehensive Planning received MDE and MDP comments dated May 28, 2025, and discussed these comments with MDE and subsequently Union Bridge on June 18, 2025. MDE/MDP Comments are attached to this report. Union Bridge's responses are as follows:

MDE Comment - *In Table 15 - Projected Water Supply Demands and Planned Capacity - Priority Planning (0-6 Years) and Future Capacity (7-10 Years), the Total Demand is 0.044 Million Gallons Per Day (MGD) higher than the Planned Capacity (0.208 MGD). How will the Town address this water shortage?*

Union Bridge Response: *The identified increase in demand is driven by the projected addition of two planned communities (Jackson Ridge and Wormald). There are two additional wells, one designated for each new community, that will come online if/when the communities proceed with being built.*

In email correspondence with Union Bridge, the additional wells are proposed to yield:

Wormald Well - 130 GPM equals 187,000 GPD.
Jackson Ridge Well - A daily average of 42,300 gallons on a yearly basis and, a daily average of 82,000 gallons for the month of maximum use.

MDE Comment - *In Table 32 - Projected Sewerage Demands and Planned Capacity - Present Year, the Total Demand is 90.5% of the Planned Capacity. A Capacity Management Plan will be required because the WWTP is currently above 80% capacity.*

Union Bridge Response: *See attached Capacity Management Plan which should be on file with MDE.* (This attachment will be provided to MDE)

MDE Comment - *In Table 32 - Projected Sewerage Demands and Planned Capacity - Priority Planning (0-6 Years) and Future Planning (7-10 Years) the Total Demand is more than the Planned Capacity. How will the Town address this sewer shortage?*

Union Bridge Response: *The Town has been working with our engineer and MDE to develop a PER for an ENR study for a new WWTP, which will address the demand when completed. The Town has also been working on identifying sewerage inflow and infiltration (I&I) issues since 2017. The Town is currently working with our engineer to complete a preliminary engineering report to identify remediation areas and strategies, which is required to apply for funding any identified initiatives. Both courses of action are crucial to address demand vs capacity.*

Staff Recommendation

County Planning Staff recommends the Board of County Commissioners of Carroll County adopt the request to amend Map 19 (Union Bridge Water Service Area) and Map 28 (Union Bridge Sewer Service Area) as described above, amending the demand calculations in Tables 15 and 32 as described above, and the text revisions as shown in the attached Master Plan excerpt, and as certified consistent with the *2024 Town Plan Review of the 2008 Union Bridge & Environs Community Comprehensive Plan*.

Attachments:

1. Water Text Edits
2. Union Bridge Planning and Zoning Commission Consistency Letter
3. MDE/MDP May 28, 2025, Comments

Union Bridge Water Service Area

Current Conditions

The Town of Union Bridge owns and operates the community water supply system, which serves approximately 977 people residing within the Town's corporate limits. The existing and planned service area is situated in the west-central portion of the County and encompasses approximately 1,352 acres. See Map 19: Union Bridge WSA. Permitted average daily use is 0.208 MGD. Average daily use from 2018 – 2020 was 0.0897 MGD.

The Town is supplied by two wells used for drinking water. The Town's primary well (Well #1), located on West Locust Street, drilled in 1913 and purchased from the Union Bridge Water Company in 1963, is estimated to have a safe yield of 0.576 MGD. A second well (Well #2), which became operational in 2003, is located near Whyte Street on property owned by the Union Bridge Fire Company. The Town has secured an easement from the fire company for the well and a buffer area surrounding the wellhead. This well has an estimated safe yield of 0.101 MGD.

A third well (Phillips Property – Well #3) was drilled north of MD 75 on property annexed by the Town in 1992. This property is proposed for residential and commercial development. Well #3 is housed in a wellhouse and is equipped with filtration and nitrate removal technologies. It has an estimated yield of 144,000 gpd. The well is connected by an 8-inch water main extension into the Town's system. This well is currently not in service.

The water supply system uses one glass-lined steel tank for storage. This elevated tank has storage capacity of 0.3 million gallon and reserves a two- to three-day supply for residents in the event of a well failure. This elevated tank was constructed in 2003 and replaced a 0.29-million-gallon ground level tank. The elevated tank significantly improves water pressure for residential use and fire protection. See Table 13A for Union Bridge WSA appropriations; Table 13B for Union Bridge WSA average daily use; and Table 13C for Union Bridge storage tank.

The County does not support the large Long Range service area, as the Town has unserved areas within the current corporate limits.

Map 19

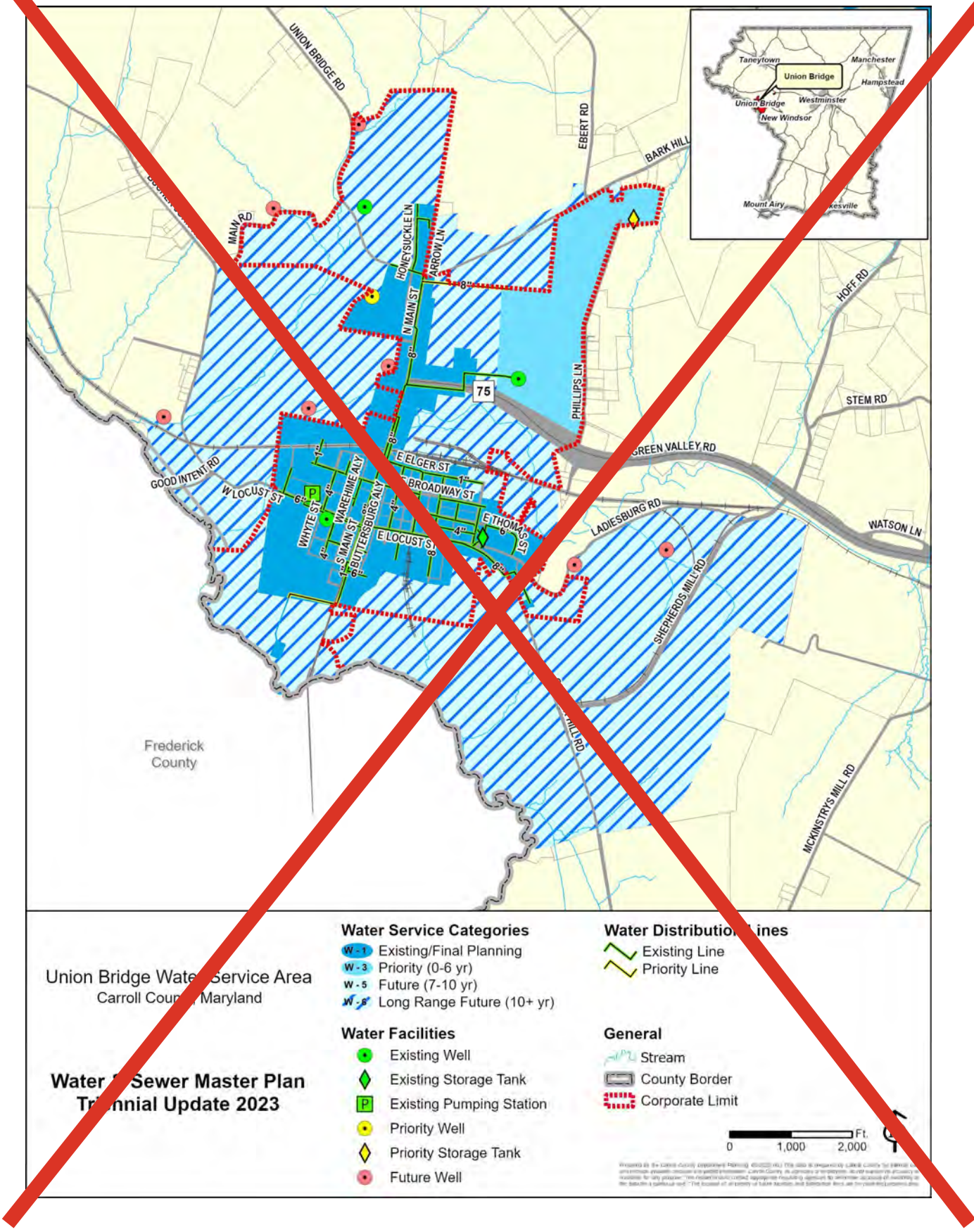

UNION BRIDGE RD
EBERT RD
BARK HILL
MAIN RD
HONEYSUCKLE LN
ARROW LN
N MAIN ST
8"
HOFF RD
PHILLIPS LN
75
STEM RD
GREEN VALLEY RD
GOOD INTENT RD
W LOCUST ST
E ELGER ST
BROADWAY ST
WHYTE ST
WAREHIME ALY
S MAIN ST
BUTTERSBURG ALY
E LOCUST ST
E THOMAS ST
LADIESBURG RD
WATSON LN
SHEPHERDS MILL RD
MILL RD
MCKINSTRYS MILL RD
Frederick County
Taneytown
Manchester
Union Bridge
Hampstead
Westminster
New Windsor
Mount Airy
Union Bridge Water Service Area
Carroll County, Maryland
Water & Sewer Master Plan
Triennial Update 2023
Water Service Categories
W-1 Existing/Final Planning
W-3 Priority (0-6 yr)
W-5 Future (7-10 yr)
W-8 Long Range Future (10+ yr)
Water Facilities
Existing Well
Existing Storage Tank
Existing Pumping Station
Priority Well
Priority Storage Tank
Future Well
Water Distribution Lines
Existing Line
Priority Line
General
Stream
County Border
Corporate Limit
0
1,000
2,000
Ft.

Table 13A: Union Bridge WSA Appropriations

6-Digit Watershed	Water Source	Permit Number	Permitted Daily Average Use (gpd)	Average Day Demand Month of Maximum Use (gpd)
Middle Potomac	Locust St. and Whyte St. Wells (Wells #1 and #2)	CL1979G048 (08)	166,000	200,000
Middle Potomac	Phillips Well (Well #3) (not in use)	CL1979G148 (05)	42,300	82,000
Total			*208,300*	*282,000*

Table 13B: Union Bridge WSA Average Daily Use

Water Source	Max. Safe Yield (mgd)	Avg. Daily Use (mgd)	Max. Peak Flow (mgd)
Well (Locust Street) #1	0.576	0.133	unknown
Well (Whyte Street) #2	0.101	0.033	unknown
Well (Phillips Lane) #3	0.144	Pending	unknown
Total	*0.821*	*0.166*	*unknown*

Table 13C: Union Bridge WSA Storage Tank

Water Source	Storage Capacity (mg)
Elevated Storage Tank	0.300

Allocation Procedure

A lack of new subdivision activity in Union Bridge has resulted in a first come, first served allocation procedure for Town water services, subject to specific provisions in annexation agreements. Any new development activity that necessitates an expansion of the existing water system will be required to provide the additional water at the sole financial responsibility of the developer; no burden for the expansion will be borne by the existing residents of Union Bridge. No reservations or set aside policies are provided for business or industrial users. However, the Town reserves the right to adopt a policy to reserve a portion of its water and sewerage capacity for commercial and industrial uses. A water benefit assessment fee is charged for all new residential and commercial users.

Needs Analysis

To plan for and secure needed public drinking water to meet the demand generated by the approved Union Bridge Community Comprehensive Plan, the Town may consider working with the County to secure water recharge credits on properties covered by land preservation easements. MDE would need to approve deed restriction language to achieve the goal of allocability transference.

Once the Jackson Ridge (Phillips property) subdivision begins construction, the Phillips Well (Well #3) will need to be brought online to serve the development.

The West Locust Street Well #1 (the Town's primary well) is under the influence of surface water and needs to be rehabilitated. However, work on this well cannot proceed until additional wells are

in service that could provide the necessary capacity while the Town's primary well is down. See Table 13D for Union Bridge WSA water problem areas.

Table 13D: Union Bridge WSA Water Problem Areas

Location	Population	Nature of Problem	Status
Locust Street Well (Well#1)	1,049	influence of surface water	cannot proceed until add'l wells are online

Planned Projects and Recommendations

See Table 13E for Union Bridge priority projects.

Table 13E: Union Bridge WSA Priority Projects

Project Name	Planning Category	Description	Location	Added Capacity
Phillips Well (Well #3)	Priority (W-3) 5 years	Developer driven project to bring the well on line	Phillips Lane	.042 mgd*
Bowman Well	Future (W-5)	Developer driven project to bring the well on line		.187 mgd**

* Capacity adding project is driven by the demand generated from the Jackson Ridge Development
* *Bowman Well Estimated yield based on 2004 Advanced Land and Water, Inc. Report. The Bowman well appears to have a sustainable yield in excess of 130 gpm, but is subject to MDE water allocation procedures, which could result in a final appropriation permit for a lesser amount.

Long-Term Recommendations (10+ years)

- Investigate the potential to withdraw water from the existing Lehigh pond to treat and use as potable water.
- Drill and develop additional groundwater wells (based on the average MDE appropriation of existing Union Bridge wells) to meet projected additional demand within the service area.
- Build 300,000 gallon water storage tank on the Northeast quadrant of the Phillips property.
- Re-line and rehabilitate Well #1 to address surface water influence.
- County recommends reduction of Long-Range service Area.
- Obtain more property for recharge to address additional demand.
- Work with MDE to revise Own/Control Policy to recognize larger part of sustainable yield of the wells.

Union Bridge Sewer Service Area

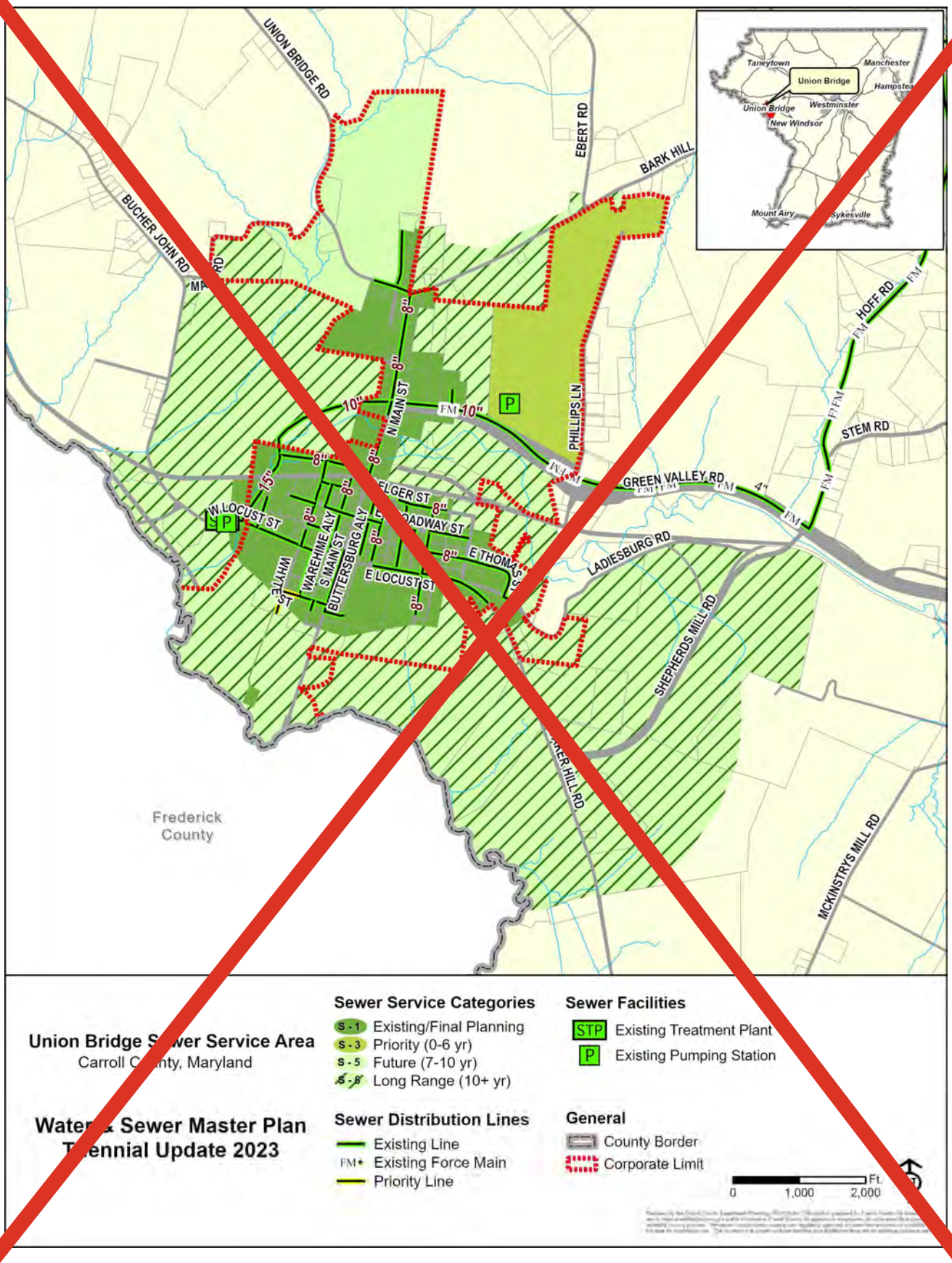
Current Conditions

The Town of Union Bridge owns and operates the community sewer system. The service area is in western Carroll County and covers approximately 1,406 acres and serves 410 EDUs. See Map 29: Union Bridge SSA. The Union Bridge WWTP discharges into Little Pipe Creek, which is in the Double Pipe Creek watershed. The Union Bridge sewer system consists of a collection system, one pumping station, and a WWTP. The WWTP has a design capacity of 0.200 MGD, with a three-year average flow from 2018-2020 of approximately 0.1805 MGD, including I&I. Individual service is not metered. Much of the system is gravity fed to a wet well from which all sewage is pumped into the plant.

The Town has a policy of only serving properties within its corporate limits, except for Francis Scott Key High School, which is served with public sewer from the town to address on-site waste disposal problems.

The County does not support the large Long Range service area, as the Town has unserved areas within the current corporate limits.

Map 28


UNION BRIDGE RD
EBERT RD
BARK HILL
BUCHER JOHN RD
HOFF RD
STEM RD
PHILLIPS LN
N MAIN ST
GREEN VALLEY RD
W LOCUST ST
E LOCUST ST
WAREHIME ALY
BUTTERSBURG ALY
S MAIN ST
LADIESBURG RD
SHEPHERDS MILL RD
MCKINSTRYS MILL RD
Frederick County
Taneytown
Manchester
Union Bridge
Hampstead
Westminster
New Windsor
Mount Airy
Sykesville
Union Bridge Sewer Service Area
Carroll County, Maryland
Water & Sewer Master Plan
Triennial Update 2023
Sewer Service Categories
S-1 Existing/Final Planning
S-3 Priority (0-6 yr)
S-5 Future (7-10 yr)
S-6 Long Range (10+ yr)
Sewer Distribution Lines
Existing Line
Existing Force Main
Priority Line
Sewer Facilities
STP Existing Treatment Plant
P Existing Pumping Station
General
County Border
Corporate Limit
0 1,000 2,000 Ft.

Inventory of Existing Wastewater Treatment Plants, Interceptors, Sewage Pumping Stations, and Force Mains

See Tables 24A-24C for Union Bridge SSA infrastructure.

Table 24A: Union Bridge SSA Treatment Plant

Service Area and/or WWTP Name	WWTP Treatment Type	Points of Discharge	WWTP Design Capacity (MGD)	Average Flows (MGD)	Method of Sludge Disposal
Union Bridge	Activated sludge	Little Pipe Creek	0.200	0.166	Transported to other WWTP
Discharge Permit Number: 00DP0774 NPDES Number: MD0022454					

Table 24B: Union Bridge SSA Pumping Stations

Pumping Station	Coordinate Location*	# of Pumps	Capacity of Each Pump (MGD)	Normal Pumping Capacity (MGD)	Average Day Pumping (MGD)
WWTP (Locust Street)	N 1260314.15 E 692726.85	2	0.375 (total)	0.140	0.140
Francis Scott Key High School	N1274660.91 E701504.92	2	0.025	n/a	n/a
Total		*4*	*0.400*	*0.140*	*0.140*

*Coordinate locations are Maryland State Plane 1983 Datum.

Table 24C: Union Bridge SSA Force Mains

Force Main	Maximum Day Pumpage (MGD)	Diameter (inches)	Design Flow (MGD)
Locust Street	0.325	8	0.200
(FSK force main)	n/a	3 &4	0.025
Total	*0.325*		*0.225*

*Provided Design Average Daily Flow for Design Flow.

Sludge Management

The Town's sludge is disposed of by transporting it to the County-owned sludge facility at the Westminster Wastewater Treatment Plant. The Town transports 640.2 tons of wet sludge and 15.36 tons of dry sludge. See Table 24D for Union Bridge SSA sludge management.

Table 24D: Union Bridge SSA Sludge Management

Quantity (tons/yr)	Quality	Method of Disposal/Use	Permit #	Future Disposal Method	Problems
640.2 wet 15.36 dry	3% solids removed from digesters, no metal excess	Transported to another WWTP	2012-STR-3055	-	None

Allocation Procedure

The allocation policy for available sewer capacity in Union Bridge is first come, first served allocation procedure for Town water services, subject to specific provisions in annexation agreements. Costs for expansion of sewer capacity due to new development are the responsibility of the developer. The Town also charges a sewer benefit-assessment fee for every new unit.

The Town of Union Bridge will only allocate capacity to within 0.020 mgd of the design and permitted capacity, which is 0.200 mgd. The purpose for this policy is to avoid planning to the limits of the wastewater treatment plant's capacity. If system use reaches within 0.020 mgd of the plant's capacity, developers will be responsible for providing and/or paying for the needed system improvements. No reservations or set-aside policies for businesses or residential developers are currently provided. However, such a policy may be considered by the Town.

Needs Analysis

Current estimates, based on MDE formulas used in the WRE for estimating I&I, suggest that 26 percent of flows in Union Bridge may be attributable to this problem. Projects aimed at reducing I&I could recapture this capacity. Union Bridge is aware that work to recapture I&I throughout its system is needed. In January 2017, the Town filed an application with MDE for a project that would locate and repair most of the I&I problems within town.

A preliminary expansion study was completed in February 2005. The study recommends that a new WWTP be constructed at a different location to locate the plant out of the floodplain. The next phase of this project will be final design of a new treatment plant with a design capacity of 0.800 mgd. This phase of the project currently is not funded.

In addition, the Town may conduct a flow monitoring program to determine peak hourly flows and the amount of inflow to the sewer main along Little Pipe Creek. The Town is also reviewing the feasibility of and need to replace and enlarge this sewer main to serve new development. The cost of these improvements will be borne primarily by developers. See Table 24E for Union Bridge sewage problem areas.

Table 24E: Union Bridge SSA Sewage Problem Areas

Area Name	Location	Population (Where Applicable)	Nature Of Problem	Status
Town of Union Bridge	Throughout the system	1,042	I&I	Currently being studied

Planned Projects and Recommendations

See Table 24F for Union Bridge SSA priority projects

Table 24F: Union Bridge SSA Priority Projects

Project Name	Planning Category	Description	Location	Capacity Added
Infiltration/Inflow Reduction	Priority (S-3) Immediate	Begin an expanded program of infiltration/inflow reduction program	Throughout the system	TBD
WWTP Expansion 1	Priority (S-3) 5 Years	Developer driven expansion of the WWTP	Current WWTP	.046 MGD*
WWTP Expansion 2	Future (S-5) 10 Years	Developer driven expansion of the WWTP	Current WWTP	.069 MGD*
*WWTP Expansion 1 is driven by the demand generated from the Jackson Ridge Development *WWTP Expansion 2 is driven by the demand generated from the Villages of Union Bridge				

Long-Term Recommendations (10+ years)

- Conduct a video survey of sewer lines to detect areas of infiltration/inflow or other problems.
- In the event the current WWTP cannot be expanded, acquire land for and construct new 0.8 mgd WWTP.
- Improvements to meet Enhanced Nutrient Removal goal at the existing WWTP.
- Replace existing 10” sewer with a new 15-inch sanitary interceptor sewer from the WWTP to Manhole No. 6
- Construct 8” collector sewer lines North of MD 75 on the Phillips property.
- Explore options for using spray irrigation to create capacity at the WWTP if it is expanded.
- Investigate the potential to use WWTP treated effluent for Lehigh cooling operations.
- Projects may be contingent on Public Works Agreements and private sector development activity.
- County recommends reducing the Long-Range service Area.

2023 CARROLL COUNTY WATER AND SEWER MASTER PLAN

2025 SPRING AMENDMENT

April 17, 2025

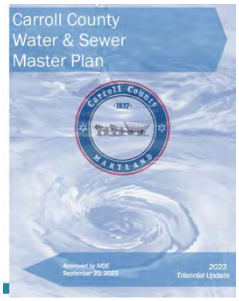
The Union Bridge Planning and Zoning Commission hereby certifies the 2025 Spring Amendment to the 2023 Carroll County Water and Sewer Master Plan, as it pertains to the Town of Union Bridge, is consistent with the 2024 Town Plan Review of the 2008 Union Bridge & Environs Community Comprehensive Plan (Town Plan), as presented in the attached staff report.

Chair of the Union Bridge Planning and Zoning Commission

2023 Water and Sewer Master Plan – Spring 2025 Amendment
Staff Report

To:	Board of County Commissioners
From:	Andrew R. Gray, AICP, Planner
Meeting Date:	July 3, 2025
System Change:	Hampstead Water Amendment No. 1 Hampstead Sewer Amendment No. 3
Requestor:	Town of Hampstead
GPD Transferred:	NA
Current Service Area:	See descriptions below
Proposed Service Area:	See descriptions below
Request Summary:	To make several edits to the Water and Sewer Master Plan maps as detailed below related to the PFAS Treatment/ Centralization Project.
Requested Action:	**Adopt**

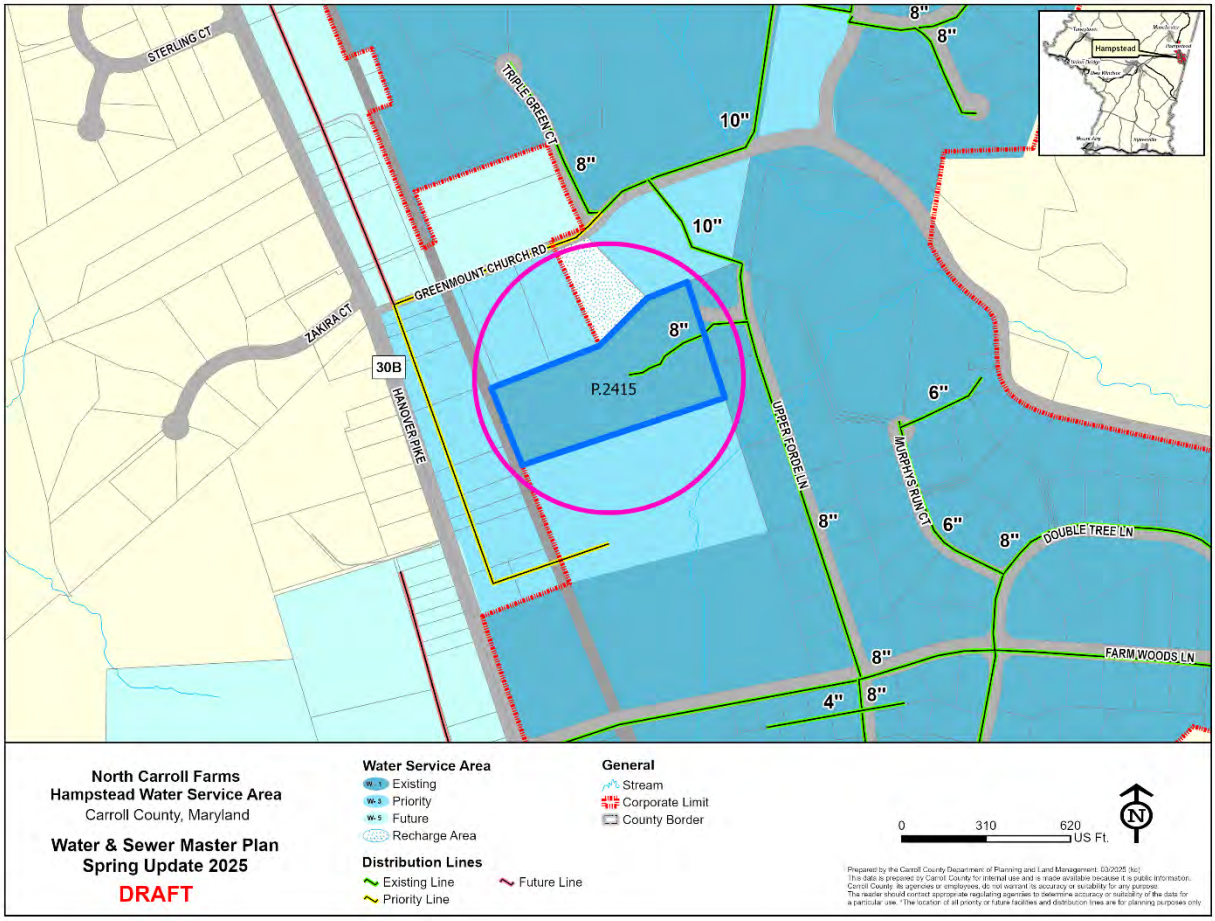
Bureau of Comprehensive Planning

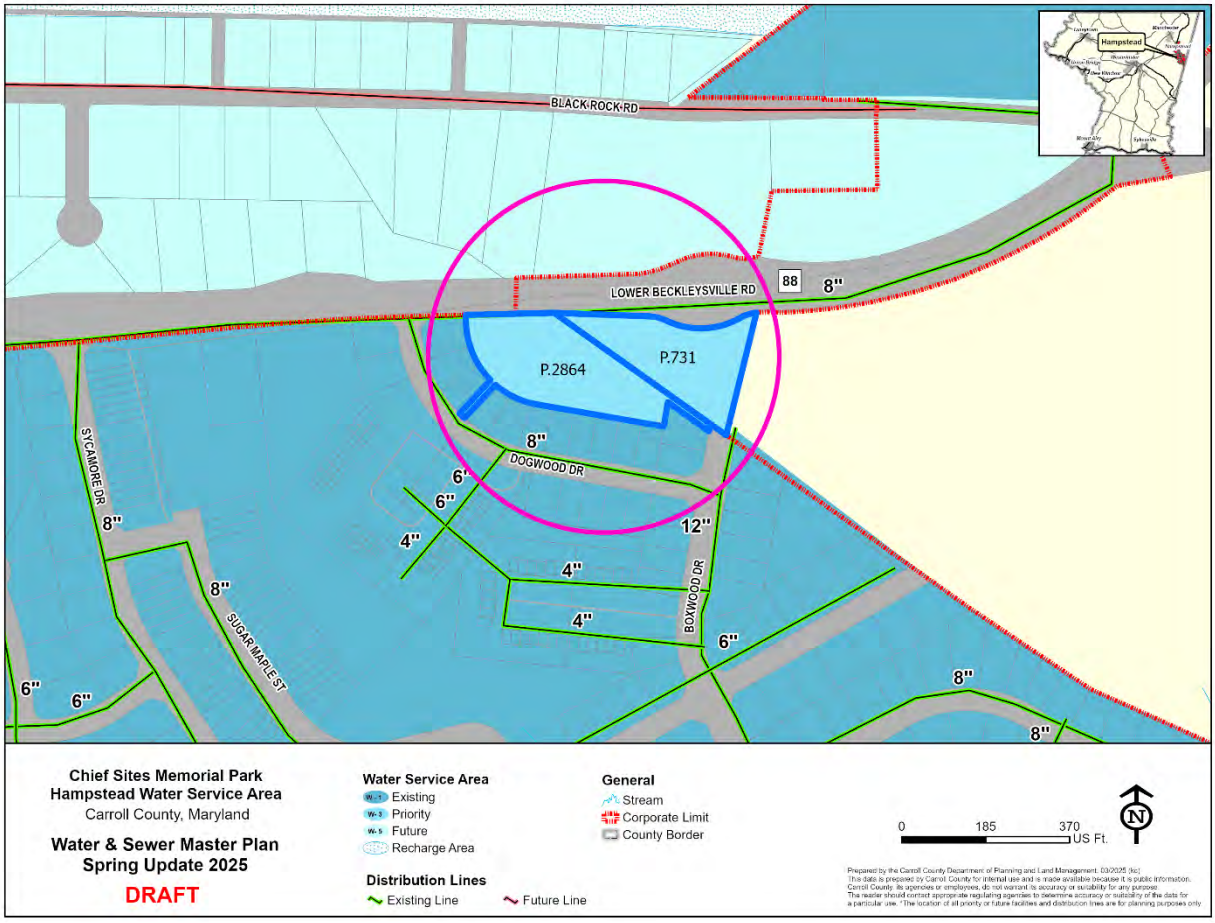


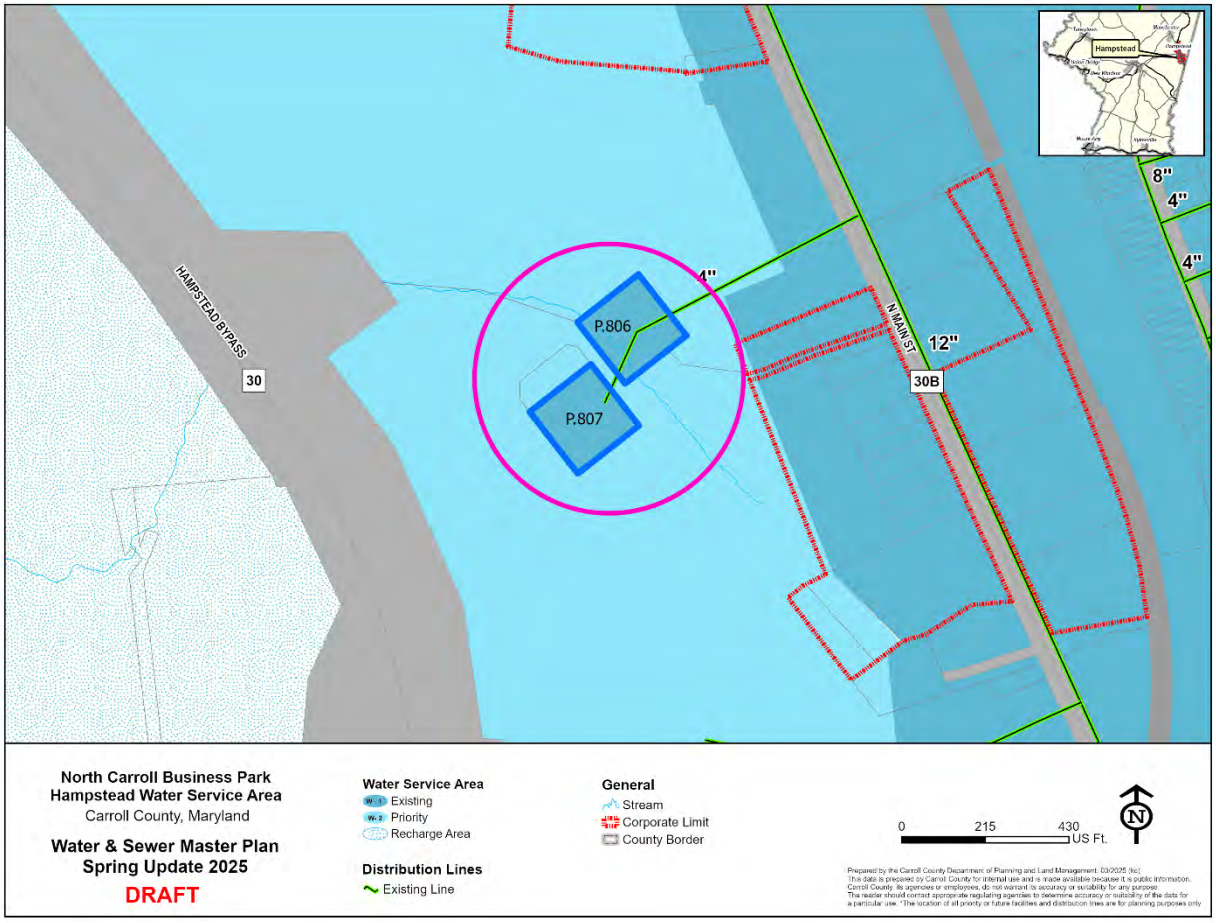
Summary

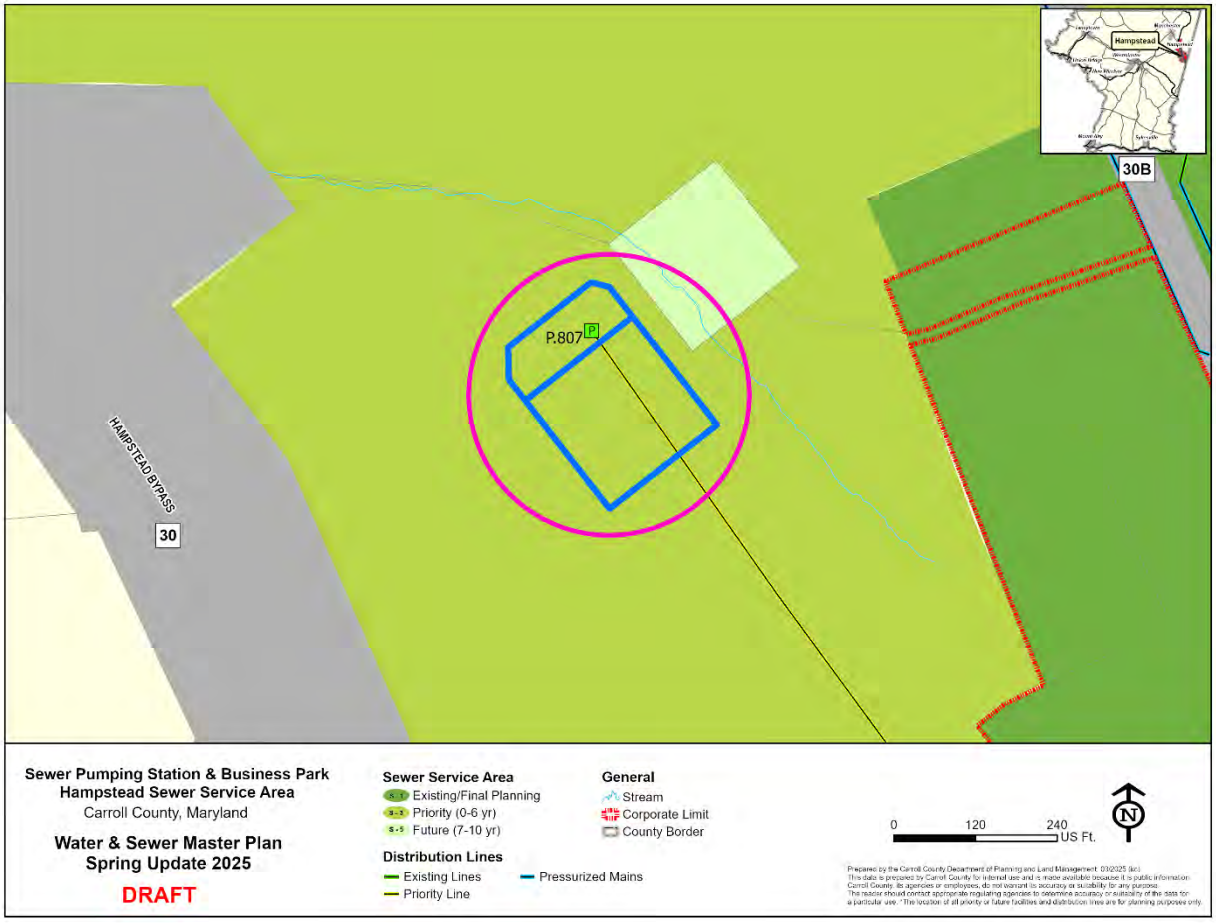
On December 5, 2024, the Carroll County Bureau of Comprehensive Planning received a request from the Town of Hampstead (Town) to amend their water and sewer service areas to clear up any potential concerns with MDE review of the Hampstead *PFAS Treatment and Centralization Project*. As part of this amendment, water demand is very minimal and thus no demand changes in Table 15 and 32 are proposed.

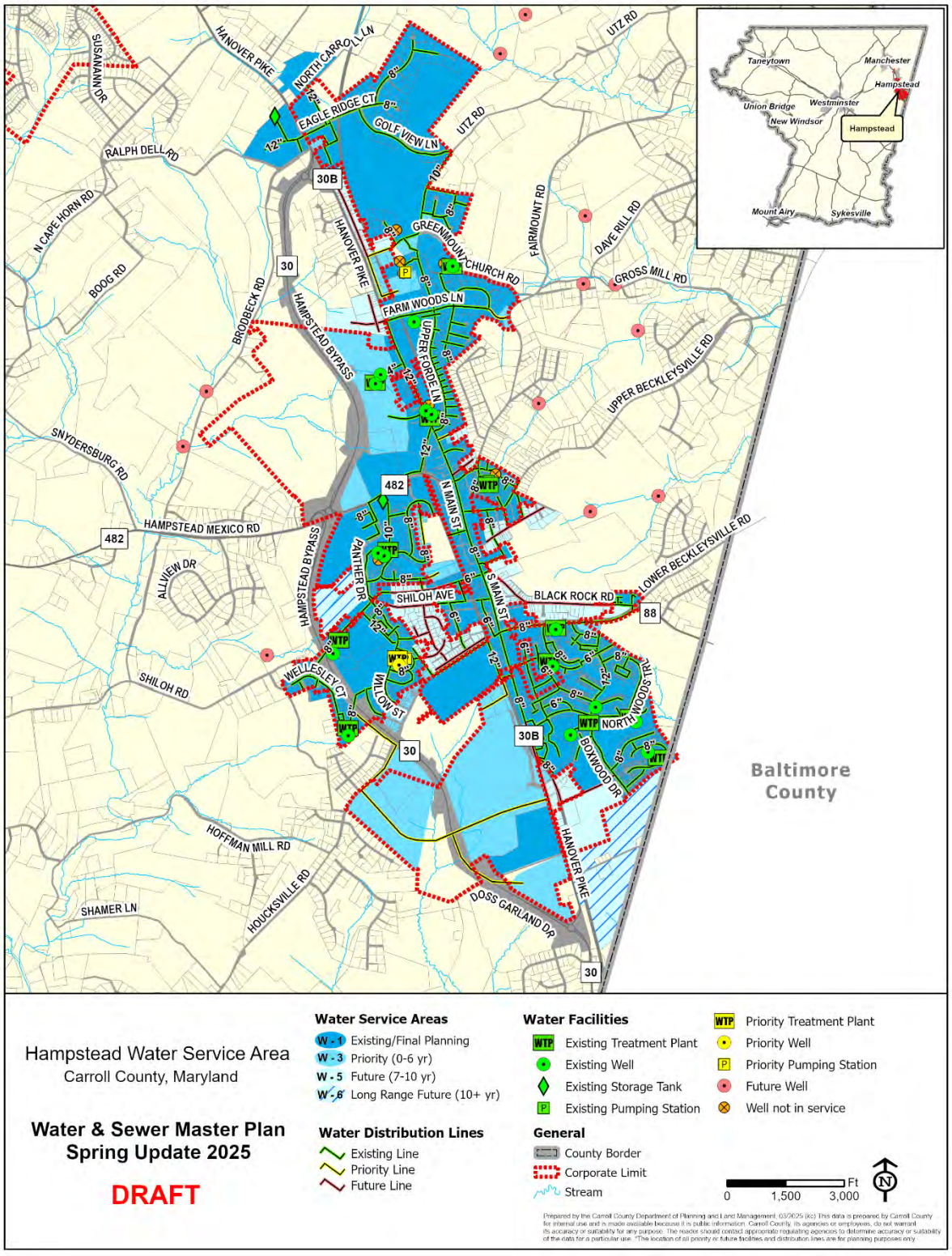
Maps

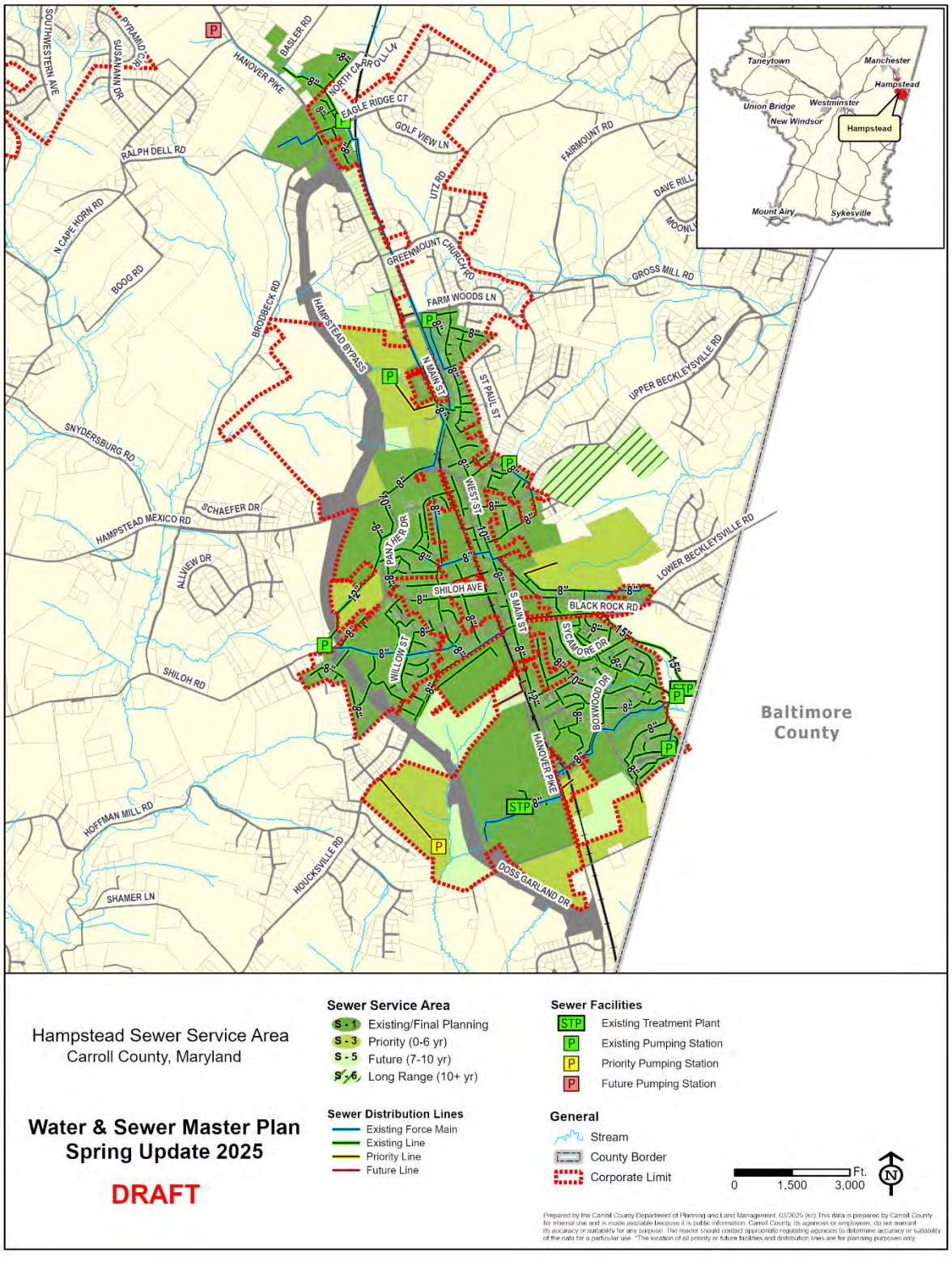

STERLING CT
TRIPLE GREEN CT
GREENMOUNT CHURCH RD
ZAKIRA CT
30B
HANOVER PIKE
P.2415
UPPER FORDE LN
MURPHYS RUN CT
DOUBLE TREE LN
FARM WOODS LN
8"
10"
6"
4"
Hampstead
North Carroll Farms
Hampstead Water Service Area
Carroll County, Maryland
Water & Sewer Master Plan
Spring Update 2025
DRAFT
Water Service Area
Existing
Priority
Future
Recharge Area
Distribution Lines
Existing Line
Priority Line
Future Line
General
Stream
Corporate Limit
County Border
0
310
620
US Ft.
N


BLACK ROCK RD
LOWER BECKLEYSVILLE RD
88
8"
P.2864
P.731
8"
DOGWOOD DR
6"
6"
4"
12"
4"
4"
BOXWOOD DR
6"
8"
8"
SYCAMORE DR
8"
8"
SUGAR MAPLE ST
6"
6"
Hampstead
Chief Sites Memorial Park
Hampstead Water Service Area
Carroll County, Maryland
Water & Sewer Master Plan
Spring Update 2025
DRAFT
Water Service Area
Existing
Priority
Future
Recharge Area
Distribution Lines
Existing Line
Future Line
General
Stream
Corporate Limit
County Border
0
185
370
US Ft.
N


Hampstead
8"
4"
4"
4"
12"
HAMPSTEAD BYPASS
30
N MAIN ST
30B
P.806
P.807
North Carroll Business Park
Hampstead Water Service Area
Carroll County, Maryland
Water & Sewer Master Plan
Spring Update 2025
DRAFT
Water Service Area
Existing
Priority
Recharge Area
Distribution Lines
Existing Line
General
Stream
Corporate Limit
County Border
0
215
430
US Ft.
N


Hampstead
30B
P.807
HAMPSTEAD BYPASS
30
Sewer Pumping Station & Business Park
Hampstead Sewer Service Area
Carroll County, Maryland
Water & Sewer Master Plan
Spring Update 2025
DRAFT
Sewer Service Area
Existing/Final Planning
Priority (0-6 yr)
Future (7-10 yr)
Distribution Lines
Existing Lines
Priority Line
Pressurized Mains
General
Stream
Corporate Limit
County Border
0
120
240
US Ft.
N


Taneytown
Manchester
Hampstead
Union Bridge
Westminster
New Windsor
Hampstead
Mount Airy
Sykesville
HANOVER PIKE
NORTH CARROLL LN
EAGLE RIDGE CT
GOLF VIEW LN
UTZ RD
SUSANNAH DR
RALPH DELL RD
N CAPE HORN RD
BOOG RD
30B
30
482
88
GREENMOUNT CHURCH RD
FAIRMOUNT RD
DAVE RILL RD
GROSS MILL RD
FARM WOODS LN
UPPER FORDE LN
BRODBECK RD
HAMPSTEAD BYPASS
UPPER BECKLEYSVILLE RD
SNYDERSBURG RD
HAMPSTEAD MEXICO RD
ALLVIEW DR
PANTHER DR
N MAIN ST
S MAIN ST
SHILOH AVE
BLACK ROCK RD
LOWER BECKLEYSVILLE RD
WELLESLEY CT
WILLOW ST
SHILOH RD
NORTH WOODS TRL
BOXWOOD DR
HOFFMAN MILL RD
HOUCKSVILLE RD
SHAMER LN
DOSS GARLAND DR
Baltimore County
Hampstead Water Service Area
Carroll County, Maryland
Water & Sewer Master Plan
Spring Update 2025
DRAFT
Water Service Areas
W-1 Existing/Final Planning
W-3 Priority (0-6 yr)
W-5 Future (7-10 yr)
W-6 Long Range Future (10+ yr)
Water Distribution Lines
Existing Line
Priority Line
Future Line
Water Facilities
Existing Treatment Plant
Existing Well
Existing Storage Tank
Existing Pumping Station
Priority Treatment Plant
Priority Well
Priority Pumping Station
Future Well
Well not in service
General
County Border
Corporate Limit
Stream
0
1,500
3,000
Ft
N


Taneytown
Manchester
Hampstead
Union Bridge
Westminster
New Windsor
Hampstead
Mount Airy
Sykesville
SOUTHWESTERN AVE
PYRAMID CIR
SUSANNAH DR
HANOVER PIKE
BASLER RD
NORTH CARROLL LN
EAGLE RIDGE CT
GOLF VIEW LN
RALPH DELL RD
UTZ RD
FAIRMOUNT RD
DAVE RILL
N CAPE HORN RD
BOOG RD
GREENMOUNT CHURCH RD
GROSS MILL RD
BROADBECK RD
HAMPSTEAD BYPASS
FARM WOODS LN
N MAIN ST
ST PAUL ST
UPPER BECKLEYSVILLE RD
SNYDERSBURG RD
WEST ST
SCHAEFER DR
HAMPSTEAD MEXICO RD
PANTHER DR
ALLVIEW DR
SHILOH AVE
S MAIN ST
BLACK ROCK RD
LOWER BECKLEYSVILLE RD
SYCAMORE DR
WILLOW ST
BOXWOOD DR
SHILOH RD
HANOVER PIKE
HOFFMAN MILL RD
HOUCKSVILLE RD
DOSS GARLAND DR
SHAMER LN
Baltimore County
Hampstead Sewer Service Area
Carroll County, Maryland
Water & Sewer Master Plan
Spring Update 2025
DRAFT
Sewer Service Area
S - 1 Existing/Final Planning
S - 3 Priority (0-6 yr)
S - 5 Future (7-10 yr)
S - 6 Long Range (10+ yr)
Sewer Distribution Lines
Existing Force Main
Existing Line
Priority Line
Future Line
Sewer Facilities
STP Existing Treatment Plant
P Existing Pumping Station
P Priority Pumping Station
P Future Pumping Station
General
Stream
County Border
Corporate Limit
0
1,500
3,000
Ft.
N
Prepared by the Carroll County Department of Planning and Land Management, 03/2025 (kc) This data is prepared by Carroll County for internal use and is made available because it is public information. Carroll County, its agencies or employees, do not warrant its accuracy or suitability for any purpose. The reader should contact appropriate regulating agencies to determine accuracy or suitability of the data for a particular use. *The location of all priority or future facilities and distribution lines are for planning purposes only.

Comprehensive and Master Plan Goals

The **2010 Hampstead Community Comprehensive Plan, as amended in 2023** identifies applicable goals that support providing properties with public water and sewer as follows:

Chapter 8: Community Facilities, Goal 1

> To allow new development only when all community facilities are available or can be expanded to serve that development.

Chapter 9: Natural and Agricultural Resources, Goal 4

> To protect the aquifer and manage the use of groundwater.

The **2014 Carroll County Master Plan, as amended in 2019**, identifies applicable goals that are related to providing properties with public water and sewer as follows:

Chapter 3: Vision Statement & Goals

> Promote communication and coordination between and among the County, the municipalities, and state and regional jurisdictions on projects and issues of mutual concern. Encourage the involvement of the community in developing, amending, and implementing the Master Plan.

Chapter 3: Vision Statement & Goals

> Protect and enhance the water quality of Carroll County's rivers, streams, reservoirs, and aquifers; comply with applicable state and federal requirements related to water quality and quantity; and maintain and protect adequate water supplies to serve current and planned development.

Analyzing Changes to Projected Water and Sewer Supply

Hampstead Water Service Area Map (Map 13):

This is the first amendment to the *2023 Water & Sewer Master Plan* for the *Hampstead Water Service Area*. Amendment No. 1 consists of the following:

1. Move Property with Parcel Account ID. 0708-062269 from *No Planned Service* to *Existing (W-1)*. The **North Carroll Farms Water Treatment Plant** was not indicated as needing demand table (Table 15) modifications since water usage will be "*very minimal for periodic wash down of equipment and mixing of water treatment chemicals*" (5 GPD).

2. Move Property with Parcel Account ID's. 0708-033609 and 0708-064024 from *No Planned Service* to *Priority (W-3)*. The new **Hampstead Valley Water Treatment Plant** was not indicated as needing demand table (Table 15) modifications since water usage will be very minimal (35 GPD).
3. Move Property with Parcel Account ID's 0708-071322 and 0708-071314 from *Priority (W-3)* to *Existing W-1.* The rebuilt **Dairy Water Treatment Plant** was not indicated as needing demand table modifications since water usage will be very minimal (81 GPD).

Hampstead Sewer Service Area Map (Map 22):

This is the third amendment to the *2023 Water & Sewer Master Plan* for the *Hampstead Sewer Service Area*. Amendment No. 3 consists of the following:

1. Move Property with Parcel Account ID. 0708-433472 from *Future (S-5)* to *Priority (S-3).* The rebuilt Dairy Water Treatment Plant will be transferring minimal flow to the County's **N Main ST Sewer Pump Station.** Flow rates are minimal (81 GPD), and thus demand table modifications are not needed.

2. Move Property with Parcel Account ID's. 0708-071322 from *Future (S-5)* to *Priority (S-3)*. The rebuilt **Dairy Water Treatment Plant** will be transferring minimal flow to the County's N Main ST Sewer Pump Station. Flow rates are minimal (81 GPD), and thus demand table modifications are not needed.

Definitions

Definitions for service area categories can be found on pages 23 and 24 of the 2023 Water and Sewer Master Plan.

Agency Comments

The Bureau of Comprehensive Planning had sent out the staff report and information to the review agencies on the listed dates below, for their preliminary review:

Department of Natural Resources (DNR) – April 17, 2025
Carroll County Health Department (CCHD) – April 17, 2025
Maryland Department of the Environment (MDE) – April 17, 2025
Maryland Department of Planning (MDP) – April 17, 2025
Carroll County Bureau of Utilities (Utilities) – April 17, 2025

Carroll County Bureau of Comprehensive Planning received MDE and MDP comments dated May 28, 2025, and discussed these comments with MDE and subsequently Hampstead on June 18, 2025. MDE/MDP Comments are attached to this report.

Staff Recommendation

County Planning Staff recommends the Board of County Commissioners of Carroll County adopt the request to amend Map 13 (Hampstead Water Service Area) and Map 22 (Hampstead Sewer Service Area) as described above, and as certified consistent with the *2010 Hampstead Community Comprehensive Plan, as amended in 202*3.

Attachments:

1. Hampstead Planning and Zoning Commission Consistency Letter
2. MDE/MDP May 28, 2025, Comments

Council Members:
Diane Barrett
Deborah Painter
Wayne H. Thomas
David Unglesbee
Benjamin Zolman

Christopher M. Nevin
Mayor

Jim Roark
Town Manager

1034 S. Carroll Street
Hampstead, MD 21074
410-239-7408 Tel
410-239-6143 Fax
Hampstead@carr.org
www.hampsteadmd.gov

2023 CARROLL COUNTY WATER AND SEWER MASTER PLAN

2025 SPRING AMENDMENT

April 23, 2025

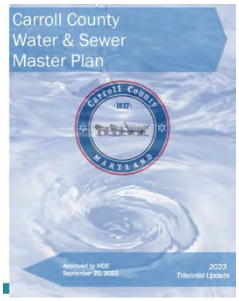
The Hampstead Planning and Zoning Commission hereby certifies the 2025 Spring Amendment to the 2023 Carroll County Water and Sewer Master Plan, as it pertains to the Town of Hampstead, is consistent with the 2010 Hampstead Community Comprehensive Plan, amended in 2023, as presented in the attached staff report.

Chair of the Hampstead Planning and Zoning Commission

2023 Water and Sewer Master Plan – Spring 2025 Amendment
Staff Report

To:	Board of County Commissioners
From:	Andrew R. Gray, AICP, Planner
Meeting Date:	July 3, 2025
System Change:	New Windsor Water and Sewer Amendment No. 1
Requestor:	Town of New Windsor
GPD Transferred:	See descriptions below
Current Service Area:	NA
Proposed Service Area:	NA
Request Summary:	Revise Water and Sewer multipliers and calculations to coincide with updated BLI numbers for the Town Wastewater Treatment Plant ENR Upgrade and make needed text revisions.
Requested Action:	**Adopt**

Bureau of Comprehensive Planning



Summary

On January 30, 2025, the Carroll County Bureau of Comprehensive Planning received a request from the Town of New Windsor (Town) to amend the Water and Sewer calculations to determine updated and more accurate future water and sewer demand numbers for the ENR upgrade to the Town Wastewater Treatment Plant. During review, Town and County Staff identified needed text changes that are identified.

Maps

No map changes have been requested by the Town.

Comprehensive and Master Plan Goals

The ***2007 (Amended 2010) New Windsor Community Comprehensive Plan***, identifies applicable goals that support providing properties with public water and sewer as follows:

Chapter 5: Land Use and Growth Management, Goal 1

> *Manage the rate of growth so that it keeps pace with the provision of public facilities and services;*

Chapter 8: Community Facilities, Goal 1

> *Ensure that all public facilities and services can properly accommodate new development in addition to serving the current population.*

Chapter 9: Natural and Agricultural Resources, Goal 1

> *Preserve and make wise use of environmental resources;*

The **2014 Carroll County Master Plan, as amended in 2019**, identifies applicable goals that are related to providing properties with public water and sewer as follows:

Chapter 3: Vision Statement & Goals

> Promote communication and coordination between and among the County, the municipalities, and state and regional jurisdictions on projects and issues of mutual concern. Encourage the involvement of the community in developing, amending, and implementing the Master Plan.

Chapter 3: Vision Statement & Goals

> Protect and enhance the water quality of Carroll County's rivers, streams, reservoirs, and aquifers; comply with applicable state and federal requirements related to water quality and quantity; and maintain and protect adequate water supplies to serve current and planned development.

Analyzing Changes to Projected Water and Sewer Supply

Changes were made by the Town to the Town's Buildable Land Inventory (BLI) and GPD calculation multiplier resulting in a recalculation of the entire water and sewer service area. Water calculations were based off current flows of 81,336.98 GPD (Residential) and 14,806.02 GPD (Other) for a total of 96,143 GPD. Sewer calculations were based off current flows of 62,604 GPD (Residential) and 11,396 GPD (Other) for a total of 74,000 GPD. For the Priority and Future Water and Sewer Service Areas, the BLI was obtained and used for calculations as follows:

Water - BLI				
Service Area	**Category**	**GPD**	**Units/Acres**	**Total**
Residential				
Existing	Residential	250	48	12,000
Priority	Residential	250	6	1,500
Future	Residential	250	0	0
Existing-Outside	Residential	250	1	250
Priority-Outside	Residential	250	3	750
Future-Outside	Residential	250	0	0
Non-Residential				
Existing	Commercial	700	16.1	11,270
Existing	Industrial	800	32.4	25,920
Priority	Commercial	700	5.2	3,640
Priority	Industrial	800	0	0
Future	Commercial	700	0	0
Future	Industrial	800	25.4	20,320

Sewer - BLI				
Service Area	**Category**	**GPD**	**Units/Acres**	**Total**
Residential				
Existing	Residential	250	27	6,750
Priority	Residential	250	27	6,750
Future	Residential	250	0	0
Existing–Outside	Residential	250	1	250
Priority–Outside	Residential	250	3	750
Future–Outside	Residential	250	0	0
Non-Residential				
Existing	Commercial	700	16.1	11,270
Existing	Industrial	800	2.3	1,840
Priority	Commercial	700	5.2	3,640
Priority	Industrial	800	0	0
Future	Commercial	700	0	0
Future	Industrial	800	55.5	44,400

Factoring in current demand with the BLI Numbers will change Table 15 and Table 32 as follows:

	Table 15 Projected Water Supply Demands and Planned Capacity*					
	Present Year					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	1,441	53	0.077	0.014	0.091	0.196
Amendment 1	1,748	47	0.081	0.015	0.096	0.196

	Table 15 Projected Water Supply Demands and Planned Capacity*					
	Priority Planning **(0-6 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	1,703	55	0.094	0.055	0.149	0.376
Amendment 1	1,885	51	0.096	0.056	0.151	0.275

	Table 15 Projected Water Supply Demands and Planned Capacity*					
	Future Capacity **(7-10 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	1,703	55	0.094	0.075	0.169	0.626
Amendment 1	1,888	51	0.096	0.076	0.172	0.480

	Table 32 Projected Sewerage Demands and Planned Capacity*					
	Present Year					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	1,441	46	0.067	0.012	0.079	0.115
Amendment 1	1,719	36	0.063	0.011	0.074	0.115

	Table 32 Projected Sewerage Demands and Planned Capacity*					
	Priority Planning **(0-6 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	1,701	49	0.084	0.029	0.113	0.115
Amendment 1	1,881	41	0.077	0.028	0.105	0.125

	Table 32 Projected Sewerage Demands and Planned Capacity*					
	Future Planning **(7-10 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	1,701	49	0.084	0.073	0.157	0.250
Amendment 1	1,883	41	0.077	0.073	0.150	0.165

Definitions

Definitions for service area categories can be found on pages 23 and 24 of the 2023 Water and Sewer Master Plan.

Agency Comments

The Bureau of Comprehensive Planning had sent out the staff report and information to the review agencies on the listed dates below, for their preliminary review:

Department of Natural Resources (DNR) – April 17, 2025
Carroll County Health Department (CCHD) – April 17, 2025
Maryland Department of the Environment (MDE) – April 17, 2025
Maryland Department of Planning (MDP) – April 17, 2025
Carroll County Bureau of Utilities (Utilities) – April 17, 2025

Carroll County Bureau of Comprehensive Planning received MDE and MDP comments dated May 28, 2025, and discussed these comments with New Windsor and MDE. MDE/MDP Comments are attached to this report.

Staff Recommendation

County Planning Staff recommends the Board of County Commissioners of Carroll County adopt the request to amend Table 15 (Water) and Table 32 (Sewer) as described above, and the text revisions as shown in the attached Master Plan excerpt, and as certified consistent with the *2007 (Amended 2010) New Windsor Community Comprehensive Plan.*

Attachments:

1. Water and Sewer Text Edits
2. New Windsor Planning and Zoning Commission Consistency Letter
3. MDE/MDP May 28, 2025, Comments

New Windsor Water Service Area

Current Conditions

The community water supply system in New Windsor is owned by the Town and is operated by the Maryland Environmental Service (MES). The system serves 828 existing connected EDUs within the corporate limits of the municipality. The existing and planned service area is in the west-central portion of the County and encompasses approximately 848 acres. See Map 16: New Windsor WSA. Permitted average daily use is 196,000 gpd and average daily demand of maximum use 184,000 gpd.

The New Windsor Municipal Water System is supplied by a network of connected springs and wells. Dennings well, Main Spring; Hillside Wells; and Dickerson Run. Water travels from Dennings Well through a 1 mile, 4 inch-diameter gravity waterline to Main Spring; from Main Spring through a 3-mile, 8 inch-diameter waterline to a 150,000 gallon Chlorine Contact Tank, to a booster station before entering the town distribution system. The two Hillside wells located at the south side of Hillside Drive pump water directly into the Town's water distribution system. Roops Meadow Spring and Dennings Spring, additional longstanding water sources for the system, are currently not utilized due to MDE's findings that the springs are under the influence of surface water. Treatment plants would be required if they were to resume as water sources. The Town has an agreement with Lehigh Cement Company to use water pumped from the Lehigh New Windsor Quarry as a future water source.

The water from the Main Spring at Bowersox and the Dennings Well flows by gravity through a pipeline to a 150,000-gallon chlorine contact tank for treatment. From there the water flows through a booster pump station and pumped into the distribution system and ultimately into two water storage tanks located on Rowe Rd.

The Hillside wells are also pumped into the distribution system. Tank storage consists of a 250,000-gallon finished water standpipe and a 375,000-gallon elevated pedestal water storage tank located next to the first tank. Both water tanks are located on Rowe Rd.

Even though Roops Meadow Spring is currently not in use, a contingency plan remains in effect with the Lehigh Heidelberg Cement Group providing water in the event that quarry operations were to adversely affect Roops Meadow Spring. The Town is presently permitted for an average daily total demand of 196,000 gpd from the system's multiple sources. Actual average daily use is 96,143 gpd. See Table 10A for New Windsor WSA appropriations; see Table 10B New Windsor average daily use; and see Table 10C for New Windsor WSA Storage Tanks.

Table 10A: New Windsor WSA Appropriations

6-Digit Watershed	Water Source	Permit Number	Permitted Daily Average Use (gpd)	Average Day Demand Month of Maximum Use (gpd)
Middle Potomac	Dennings Well/Main Spring Roops Meadow Spring	CL1978G022 (06)	143,000	202,000
Middle Potomac	Hillside Wells (No. 1 & 2)	CL1992G049 (03)	53,000	80,000
Total			*196,000*	*282,000*

Table 10B: New Windsor WSA Average Daily Use

Water Source	Max. Safe Yield (MGD)	Avg. Daily Use (MGD)	Max. Peak Flow (MGD)
Well/Spring Network (Dennings Well, Main Spring, Roops Meadow Spring)	0.170	0.061	0.148
Hillside Wells (Nos. 1 & 2)	0.068	0.046	0.036
Total	*0.238*	*0.107*	*0.184*

Table 10C: New Windsor WSA Storage Tank

Storage Tank	Storage Capacity (mg)
Chlorine Contact Tank	0.15
Standpipe	0.250
Standpipe	0.375
Total	*0.775*

Allocation Procedure

New Windsor follows a "first come, first served" policy for the allocation of available water service. Subdivision or development activity is a developer or new-user expense. Currently there are no "set-aside" policies for business or industrial users. "Adequacy" of all public facilities, including the water supply system is a requirement of the Planning Commission and is a prerequisite to executing public works agreements or making new connections for water service to new customers (*New Windsor Code* §*175-17*).

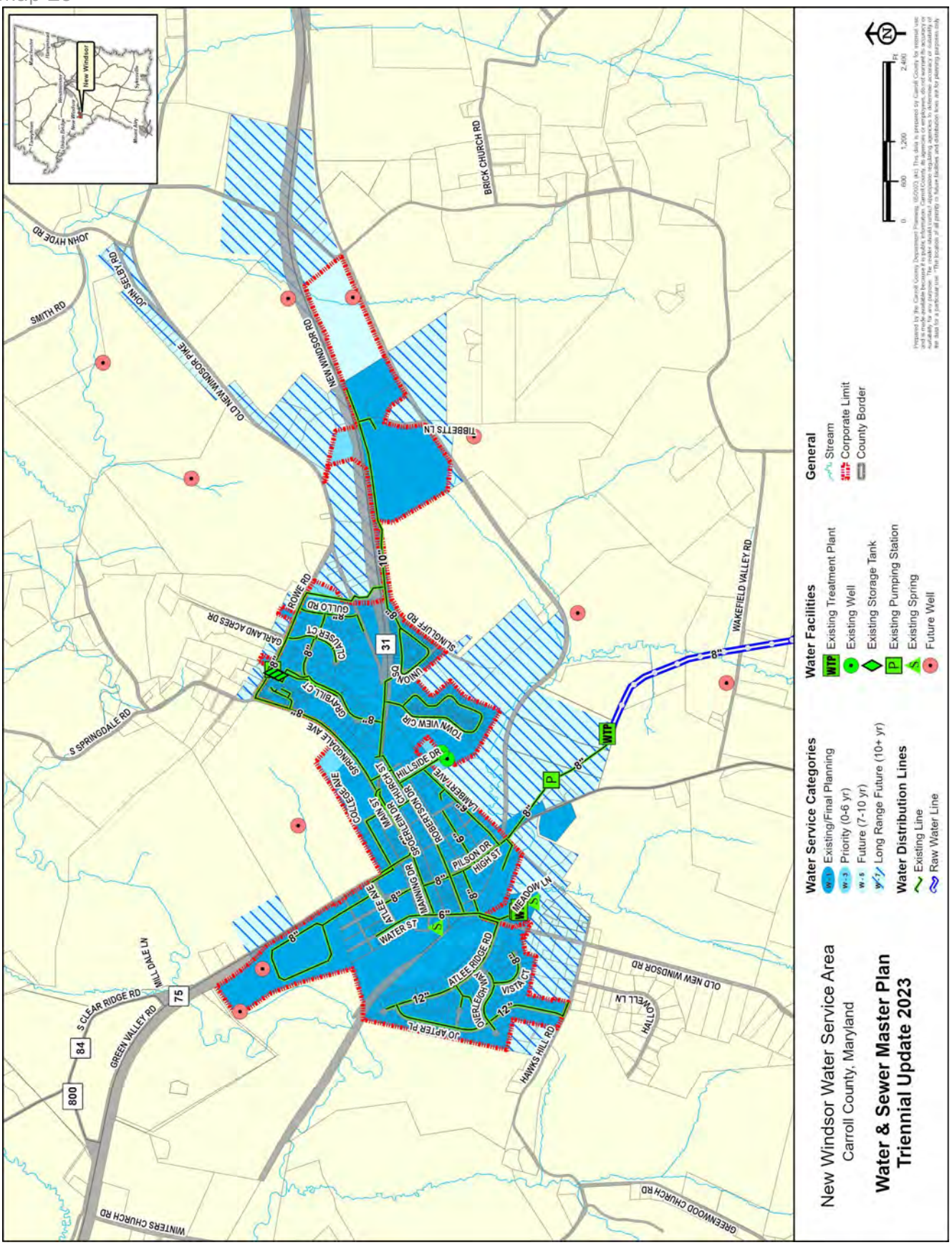
Needs Analysis

As mentioned above, Roops Meadow Spring is under the influence of surface water, requiring the Town to abandon its use until this influence is addressed by providing a treatment plant. In addition, the threat of potential water source depletion from Lehigh New Windsor Quarry is a possibility. See Table 10D for New Windsor WSA water problem areas.

Table 10D: New Windsor WSA Water Problem Areas

Location	Population	Nature of Problem	Status
Roops Meadow Spring	n/a	Surface water influence	Currently offline
Roops Meadow Spring	n/a	Potential impact from Lehigh New Windsor Quarry	Lehigh contingency plan in effect

Map 16


New Windsor Water Service Area
Carroll County, Maryland
Water & Sewer Master Plan
Triennial Update 2023
Water Service Categories
Existing/Final Planning
Priority (0-6 yr)
Future (7-10 yr)
Long Range Future (10+ yr)
Water Distribution Lines
Existing Line
Raw Water Line
Water Facilities
Existing Treatment Plant
Existing Well
Existing Storage Tank
Existing Pumping Station
Existing Spring
Future Well
General
Stream
Corporate Limit
County Border
BRICK CHURCH RD
JOHN HYDE RD
JOHN SELBY RD
SMITH RD
OLD NEW WINDSOR PIKE
NEW WINDSOR RD
TIBBETTS LN
ROWE RD
GULLO RD
CLAUSER CT
GARLAND ACRES DR
GRAYBILL CT
SPRINGDALE AVE
COLLEGE AVE
S SPRINGDALE RD
SULNOLUFF RD
UNION ST
TOWN VIEW CIR
HILLSIDE DR
LAMBERT AVE
ROBERTSON DR
CHURCH ST
MAIN ST
SPOERLEIN DR
PILSON DR
HIGH ST
MEADOW LN
MANNING DR
ATLEE AVE
WATER ST
ATLEE RIDGE RD
RALEIGH CT
VISTA CT
JO APTER PL
OVERLEIGH RD
WAKEFIELD VALLEY RD
OLD NEW WINDSOR RD
OWELL LN
HALLOTH
HAWKS HILL RD
GREENWOOD CHURCH RD
WINTERS CHURCH RD
MILL DALE LN
S CLEAR RIDGE RD
GREEN VALLEY RD
31
75
84
800
WTP
P
New Windsor

Planned Projects and Recommendations

See Table 10E for New Windsor WSA priority projects.

Table 10E: New Windsor WSA Priority Projects

Project Name	Planning Category	Description	Location	Added Capacity
~~Main Spring Farm Well (MSF-5)~~	~~Priority (W-3) 5 years~~	~~Well MSF-5; connect to system~~	~~Main Spring Farm~~	~~.10 MGD~~
Water Infrastructure	Priority (W-3) 5 years	Water System Upgrade, SCADA, valves, stations	Distribution System	0 MGD
Water Audit	Priority (W-3) 5 years	Account for water loss	Completed yearly	0 MGD
Main St. & High St.Project	Existing (W-1) Immediate	Water main replacement to improve distribution (starts 2023)	Main/High Streets	0 MGD
Roops Meadow Spring	Priority (W-3) 5 years	Develop plan for treatment to use as temporary water source in emergency	Meadow Lane	Would require 24 hr. treatment plant
Hillside Well (078-079)	Priority (W-3) Immediate	Maximize operability	Hillside Drive	.034 MGD
Additional Water Sources	Priority (W-3) Immediate	Explore, identify, acquire, develop	Atlee Ridge Well	.045 MGD

Long-Term Recommendations (10+ years)

- Develop an agreement with Heidelberg Materials to use water pumped from the Lehigh New Windsor Quarry as a potential future water source per existing agreement.
- Preliminary Engineering Report for replacing the approximately 120-year-old main line from Main Spring to Main St. MD-31. This line is approximately 15,000 linear feet through mostly private property. This project should be an alternative to the Additional Water Sources project mentioned above in the event additional water sources cannot be acquired.
- Groundwater Wells: Drill and develop groundwater wells (based on the average MDE appropriated of existing New Windsor wells) for redundant water supply as a future Town use.
- Maintain long-term options for non-groundwater water supply, including Heidelberg Materials New Windsor Quarry, regional connections to Union Bridge water supply, and regional connection to Westminster Water Supply.
- Add redundant storage capacity at Chlorination tank.
- Update Chlorination booster station.
- ~~Install generators at Hillside and Main Spring.~~
- Snader Property well and other additional sources 205,000 GPD

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[2]
Projected Water Supply Demands and Planned Capacity

Service Area	Present Year Res. Pop. Ser.	GPCD	Capacity Million Gal. Daily (MGD) Res. Dem.	Oth. Dem.	Tot. Dem	Ex. Cap.	Priority Planning (0-6 Year) Res. Pop. Ser.	GPCD	Capacity Million Gal. Daily (MGD) Res. Dem.	Oth. Dem	Tot. Dem.	Pl. Cap.	Future Planning (7-10 Year) Res. Pop. Ser.	GPCD	Capacity Million Gal. Daily (MGD) Res. Dem.	Oth. Dem.	Tot. Dem.	Pl. Cap.
Freedom/Sykesville	22,893	84	1.938	0.102	2.04	4.427	31,120	86	2.49	0.541	3.031	4.427	31,199	86	2.55	0.541	3.091	7.0
Hampstead[3] [12]	5,991	44	0.266	0.071	0.33	0.630	7,337	52	0.386	0.302	.688	0.709	7,682	54	0.417	0.323	0.740	0.884
Manchester	5,408	42	0.225	0.031	0.256	0.581	6,776	51	0.347	0.053	0.400	.806	6,784	51	0.348	0.053	0.401	0.606
Mount Airy[4]	9,691	65	0.828	0.177	0.805	0.927	9,888	65	0.646	0.303	0.949	1.079	9,888	65	0.646	0.304	0.950	1.079
New Windsor[5]	1,441	55	0.077	0.014	0.091	0.196	1,703	55	0.094	0.055	0.149	0.376	1,703	55	0.094	0.075	0.169	0.626
Taneytown [6] [7]	7,234	48	0.347	0.103	0.450	0.552	7,833	51	0.400	0.205	0.605	0.601	7,833	51	0.400	0.205	0.605	0.601
Union Bridge	936	52	0.049	0.041	0.090	0.208	1,767	74	0.131	0.048	0.179	0.250	1,767	74	0.131	0.048	0.179	0.250
Westminster [8] [9] [10] [11]	29,308	91	2.66	0.396	3.056	4.231	32,795	92	3.013	0.758	3.771	5.231	33,022	92	3.036	0.811	3.847	5.231

[2] See Appendix 3 Method for Projecting Water Supply and Sewer Demands.

[3] Florida Rock Property has a total allocation of 82,816 gpd. On the Water Map for Hampstead this property shows as Priority. The allocation is split 63,816 gpd in the Priority Water Service Area and 19,200 gpd in the Future Service Area.

[4] Mount Airy's Total Demand includes 119,640 gpd to account for drought conditions (which is 12% of total demand). The Priority calculations were provided by the Town of Mount Airy.

[5] New Windsor's Priority and Future calculations are based on 165 gal per unit for residential demand.

[6] Mount Airy, Taneytown and Union Bridge do not have any properties in the Future Planning Category.

[7] The Priority Calculations are based on the development projects in the approval process and were provided to the County by the City.

[8] Westminster's Priority and Future residential calculations are based on 235 gal per unit and 55 gallons/1,000 s.f. other demand.

[9] Westminster does not have any residential properties in the Future Planning Category.

[10] LEF Stone Chapel LLC property has a total demand of 33,420 gpd. The water map for Westminster has the Industrial zoned portion in Existing/Final Planning. The demand is split 10,500 gpd in Existing, 13,752 gpd in Priority and 9,168 gpd in Future.

[11] Westminster Water Reuse Facility Priority (0-6 Yrs), 1.00 MGD.

[12] Priority water demand is based on a 1,000 gpd average of sewer use, should a change of use occur which requires a greater demand, re-evaluation of the Towns capacity is needed to ensure the Town is able to supply this increased demand.

New Windsor Sewer Service Area

Current Conditions

The Town of New Windsor owns the community sewer system, which is operated by the Maryland Environmental Services (MES). Located in the west-central portion of the County, the New Windsor SSA covers approximately 945 acres and serves 811 actual connected EDUs. See Map 25: New Windsor SSA. Generally, the Town limits service to the area located within the Town's corporate boundary. New Windsor WWTP design capacity is 0.115 MGD Average flows are 0.074 MGD.

The New Windsor wastewater system consists of collection lines, four public and one private pumping stations, and a wastewater treatment facility. The design capacity of the wastewater treatment facility is 0.115 MGD.

The WWTP facility is located at the north end of Water Street. The treated effluent is discharged to Dickenson Run. Upgraded laboratory facilities provide more effective monitoring of the treatment process, including a computerized effluent flow meter. Influent is metered, and sewer rates are based on metered water use.

The Town constructed a 0.115 MGD treatment plant to replace the lagoon system. The plant is a Continuous Sequencing Batch Reactor Process (CSBR) system. The lagoons have been phased out and decommissioned. The Town has dredged and regraded the lagoons and has filled in the lagoons for future ballfields/recreational areas.

The Town will investigate sludge dewatering at the WWTP as part of the Preliminary Engineering Report and possible ENR Upgrade.

Inventory of Existing Wastewater Treatment Plants, Interceptors, Sewage Pumping Stations, and Force Mains

See Tables 21A-21D for New Windsor SSA infrastructure.

Table 21A: New Windsor SSA Treatment Plant

Service Area and/or WWTP Name	WWTP Treatment Type	Points of Discharge	WWTP Design Capacity (MGD)	Flows Average/ Peak	Method of Sludge Disposal
New Windsor	CSBR*	Dickenson Run	0.115	0.074	-
Total			0.115	0.074	

Discharge Permit Number: 05DP0640 NPDES Number: MD0022586
~~* plant is replacing lagoon system; lagoons to be phased out~~

Map 25

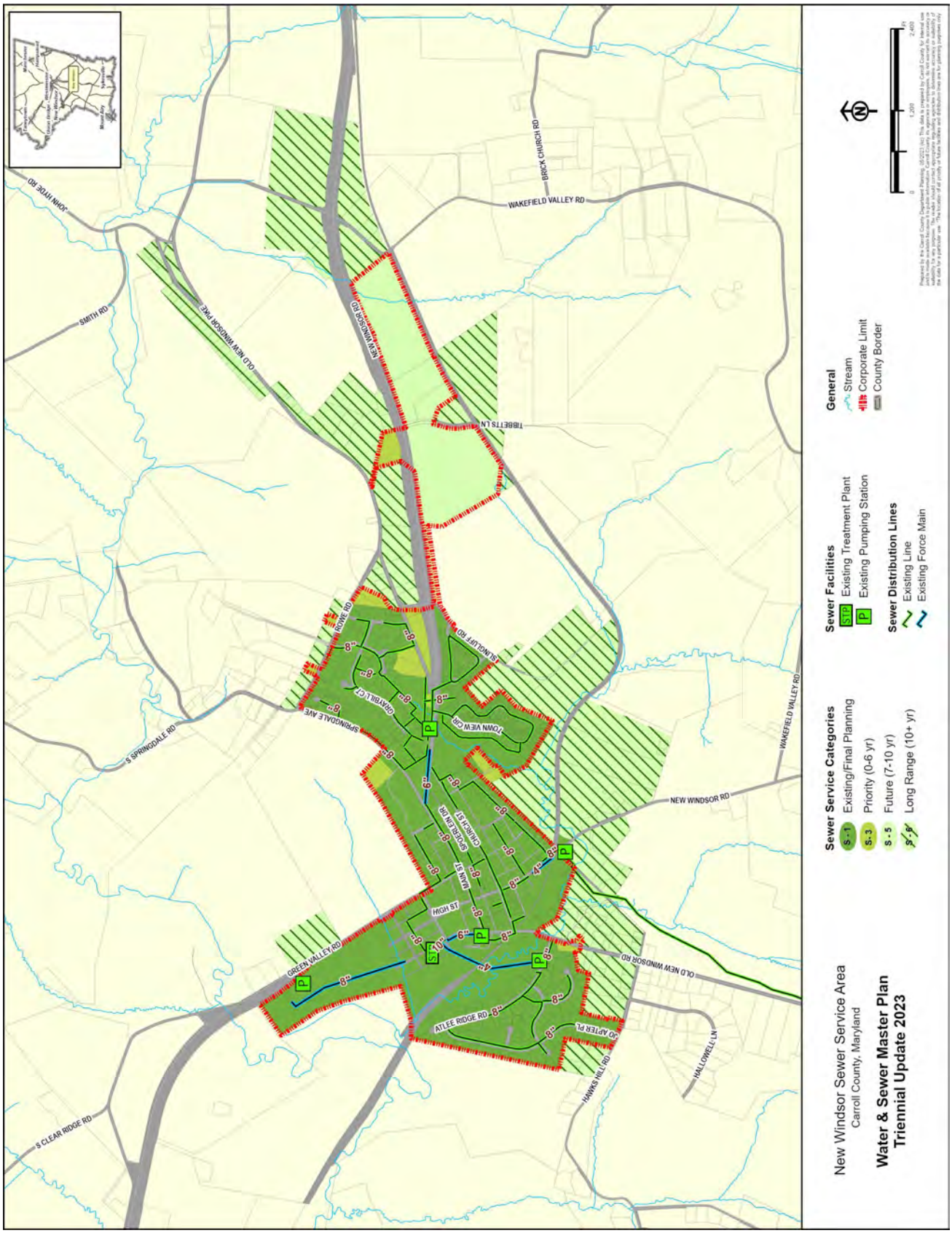

New Windsor Sewer Service Area
Carroll County, Maryland
Water & Sewer Master Plan
Triennial Update 2023
Sewer Service Categories
S-1 Existing/Final Planning
S-3 Priority (0-6 yr)
S-5 Future (7-10 yr)
S-6 Long Range (10+ yr)
Sewer Facilities
STP Existing Treatment Plant
P Existing Pumping Station
Sewer Distribution Lines
Existing Line
Existing Force Main
General
Stream
Corporate Limit
County Border
WAKEFIELD VALLEY RD
BRICK CHURCH RD
JOHN HYDE RD
SMITH RD
OLD NEW WINDSOR PIKE
NEW WINDSOR RD
TIBBETTS LN
S SPRINGDALE RD
SPRINGDALE AVE
GARIBALDI CT
TOWN VIEW CIR
CHURCH ST
MAIN ST
HIGH ST
GREEN VALLEY RD
ATLEE RIDGE RD
OLD NEW WINDSOR RD
HALLOWELL LN
HAWKS HILL RD
S CLEAR RIDGE RD

Table 21B: New Windsor SSA Pumping Stations

Pumping Station	Coordinate Location*	# Of Pumps	Capacity of Each Pump (MGD)	Normal Pumping Capacity (MGD)	Average Day Pumping (MGD)
Coe Drive	N 1282398.94 E 682149.41	2	0.086	-	Converts to 59.7 GPM
Main Street	N 1281218.44 E 683323.49	2	0.230	-	Converts to 159.7 GPM
Blue Ridge	N 1284087.93 E 684060.74	2	0.456	-	Converts to 316.7 GPM
CC Board of Comm. Springdale Prep. School	N 1280371.56 E 686114.35	2	0.036	-	-
Atlee Ridge	N 1280737.26 E 682521.52	2	0.344	-	Converts to 238.9 GPM
Total		*10*	*1.152*		

*Coordinate locations are Maryland State Plane 1983 Datum.

Table 21C: New Windsor SSA Force Mains

Force Main	Maximum Day Pumpage MGD (date)	Diameter (inches)	Design Flow (MGD)
Coe Drive	-	4	-
Main Street	-	6	-
Atlee Ridge	-	4	-
Blue Ridge	-	6	-
CC Board of Commissioners - Springdale Prep School	-	2	-

*Provided Design Average Daily Flow for Design Flow.

Sludge Management

The Town currently hauls liquid sludge to the Westminster Septage Facility. The Town will investigate sludge dewatering at the WWTP as part of the Preliminary Engineering Report (PER) and possible ENR Upgrade. Future sludge disposal will be dependent on sludge dewatering method recommended by PER and incorporated in future possible ENR Upgrade. See Table 21D for New Windsor SSA sludge management.

Table 21D: New Windsor SSA Sludge Management

Quantity	Quality	Method of Disposal/Use	Permit #s	Future Disposal Method	Problems
629,140 gal/year liquid sludge	-	Hauled to Westminster Septage Facility	-	To be investigated as part of PER and determined in future possible ENR Upgrade and determined at later date.	-

Allocation Procedure

The Town of New Windsor usually provides sewer capacity on a "first come, first served" basis. Available capacity has been allocated to provide for the current development. Any expansion of the Town's sewer facilities necessitated by development will be paid for by the developer.

Needs Analysis

The Town of New Windsor upgraded their Wastewater Treatment Plant to a Continuous Sequencing Batch Reactor Process (CSBR) system that was constructed in 2011. The existing WWTP provides BNR treatment and is under evaluation in the PER for upgrade to ENR treatment standards.

Planned Projects and Recommendations

See Table 21E for New Windsor SSA priority projects.

Table 21E: New Windsor SSA Priority Projects

Project Name	Planning Category	Description	Location	Capacity Added
Wastewater Treatment Plant Upgrades	Future (S-3) 7-10 years	Improvements to meet Enhanced Nutrient Removal goal	Existing WWTP	0 MGD
Wastewater Treatment Plant Expansion	Priority (S-3) 0-6 years	Expand WWTP to reach planned capacity of .125 MGD	Existing WWTP	.010 MGD
Sewer Lining	Priority (S-3) 0-6 years	Lining the sewer pipes	Lambert/Hillside/ Maple & Church	0 MGD
~~Blue Ridge Pump Station~~	~~Existing (S-1)~~	~~Upgrade 30 year old pump station~~	~~Existing PS~~	~~0 MGD~~
Atlee Ridge Pump Station Upgrade	Priority (S-3) Immediate		Existing PS	0 MGD

Long-Term Recommendations (10+ years)

- Conduct a I&I study to determine current level of inflows from I&I to potentially regain some capacity; make system improvements to reduce I&I.
- Investigate reuse of Town's treated effluent through spray irrigation at ballfields, for firefighting, industrial operations, or other appropriate uses.
- Wastewater Treatment Plant Expansion 40,000 GPD

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[3]
Projected Sewerage Demands and Planned Capacity*

Service Area	Present Year						Priority Planning (0-6 Year)						Future Planning (7-10 Year)					
	Res. Pop. Ser.[1]	GPCD	Capacity Million Gal. Daily (MGD)				Res. Pop. Ser.	GPCD	Capacity Million Gal. Daily (MGD)				Res. Pop. Ser.	GPCD	Capacity Million Gal. Daily (MGD)			
			Res. Dem.	Oth. Dem.	Tot. Dem.	Cap.			Res. Dem.	Oth. Dem.	Tot. Dem.	Pl. Cap.			Res. Dem.	Oth. Dem.	Tot. Dem.	Pl. Cap.
Freedom/Sykesville[4]	25,964	85	2.209	.116	2.325	3.500	,209	86	2.	0.488	2.929	3.500	29,177	87	2.740	.548	3.204	3.500
Hampstead	6,094	67	0.410	0.067	477	0.900	7,721	77	0.555	0.314	0.86	0.900	8,083	80	0.587	0.361	0.948	0.900
Manchester	4,046	58	0.237	.032	0.269	0.500	4,304	79	0.343	0.053	0.396	0.5	4,548	80	0.349	0.053	0.402	0.500
Mount Airy[5]	9,654	5	0.571	0.161	0.732	1.200	9,851	60	0.589	0.287	.876	1.200	9,	60	0.589	0.288	.877	1.200
New Windsor[6 7]	1,	46	0.067	0.012	0.079	0.115	1,701	49	0.084	0.029	0.113	0.115	1,701	4	0.084	0.073	0.157	0.250
Taneytown[8 9]	7,234	88	0.640	0.191	0.831	1.100	8,801	81	0.714	0.272	0.989	1.100	8,801	81	0.71	0.272	0.989	1.100
Union B[10]	936	47	0.044	0.090	0.134	0.200	1,792	71	0.128	0.097	0.225	0.246	2,767	81	0.224	0.09	0.321	0.315
[11]	28,839	144	4.156	0.676	4.832	5.000	33,073	138	4.584	1.08	5.614	6.5	33,474	138	4.624	1.118	5.742	6.5

[3] See Appendix 3 Method for Projecting Water Supply and Sewer Demands. Note: Table 32 corresponds with MDE's required Table 32 and is therefore out of sequence with preceding and succeeding table numbers.
[4] Snowden Creek Rd infill lots (2) add 500 gpd Residential Priority; Stavlas property adds 700 gpd Other Priority
[5] The Priority calculations are based on the Mount Airy's "pipeline" allocations and were provided to the County by the Town.
[6] New Windsor's Priority and Future calculations are based on 165 gal per unit for residential demand.
[7] New Windsor will be eliminating this deficit by conducting an I&I project that will recapture more than 17,000 gpd.
[8] The Priority calculations are based on the development projects in the approval process. These calculations account for I/I reductions in the York Street Pump Station. Taneytown Crossing has a total allocation of 4,500 gpd.
[9] Mount Airy and Taneytown do not have any properties in the Future Planning Category.
[10] Union Bridge will be eliminating this deficit by conducting an I&I project that will recapture more than 10,000 gpd
[11] LEF Stone Chapel LLC Property has a total demand of 33,420 gpd. The Sewer map for Westminster has the Industrial zoned portion in Existing/FinalPlanning. The allocation is split; 24,252 gpd in Priority and 9,168 gpd in Future.

NEAL C. ROOP
MAYOR
E-mail:
NRoop@newwindsormd.org

TOWN OF NEW WINDSOR
209 High Street - P. O. Box 609
New Windsor, Maryland 21776

Phone: 410-635-6575
Fax: 410-635-2995
E-mail:
Info@NewWindsorMD.org

April 28, 2025

Javier Toro, Planner
Carroll County Government
Department of Planning & Land Management
225 N. Center Street
Westminster, MD 21157

Dear Javier:

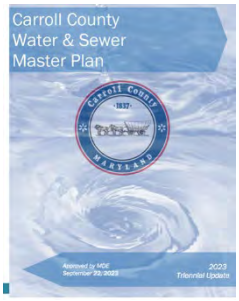
After review and comments from the Town of New Windsor Staff, the Town of New Windsor Planning and Zoning Commission voted (6-0) to certify the 2025 Spring Amendment to the 2023 Carroll County Water and Sewer Master Plan, as it pertains to the Town of New Windsor, is consistent with the 2007 (amended 2010) New Windsor Community Comprehensive Plan, as presented in the attached staff report.

Mark J. Schultz, Chairman
New Windsor Planning and Zoning Commission

2023 Water and Sewer Master Plan – Spring 2025 Amendment
Staff Report

To:	Board of County Commissioners
From:	Andrew R. Gray, AICP, Planner
Meeting Date:	July 3, 2025
System Change:	Taneytown Sewer – Amendment No. 1
Requestor:	City of Taneytown
GPD Transferred:	250 GPD or 0.0003 MGD
Current Service Area:	Long Range (S-6)
Proposed Service Area:	Priority (S-3)
Request Summary:	To have property with Parcel Account ID. 0701-000136 designated in the Priority Sewer Service Area (S-3).
Requested Action:	**Adopt**

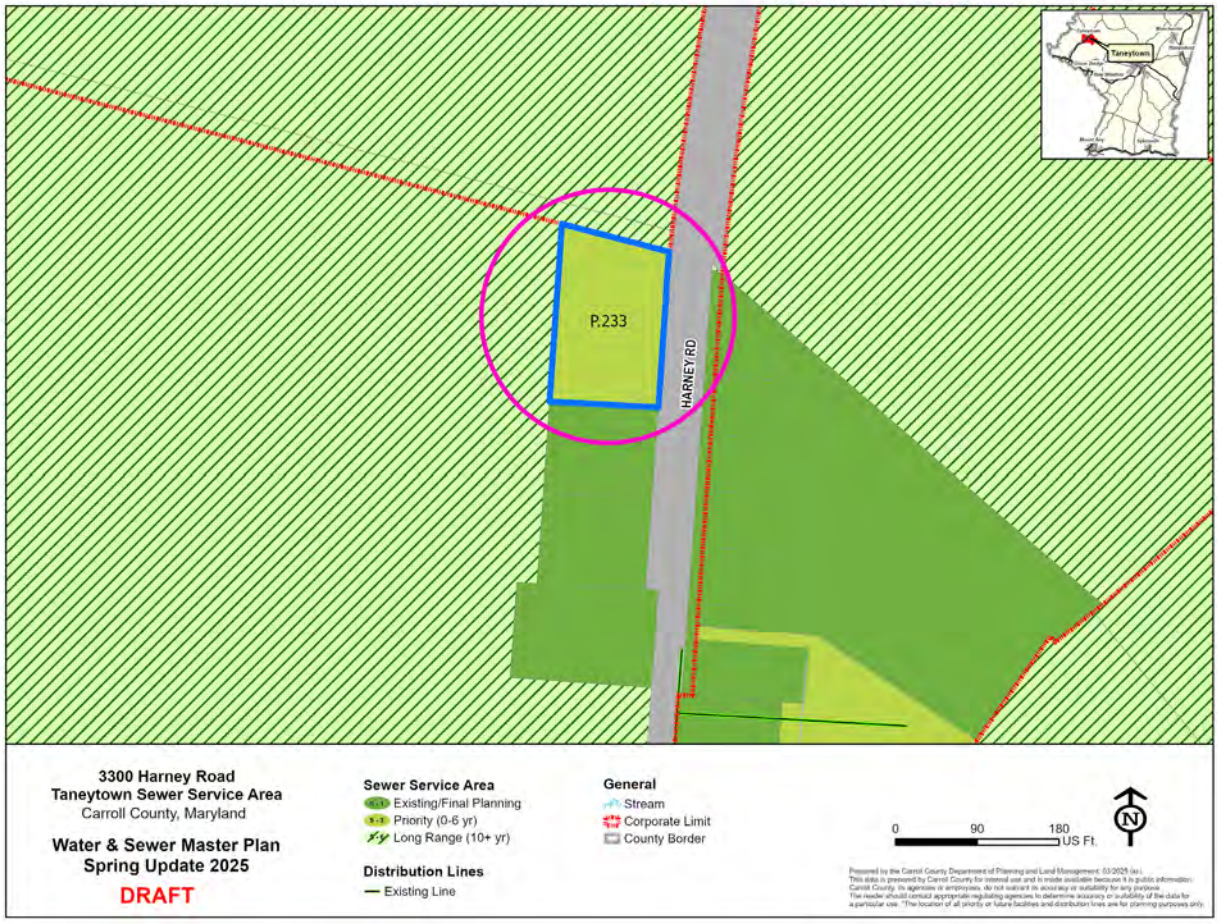
Bureau of Comprehensive Planning

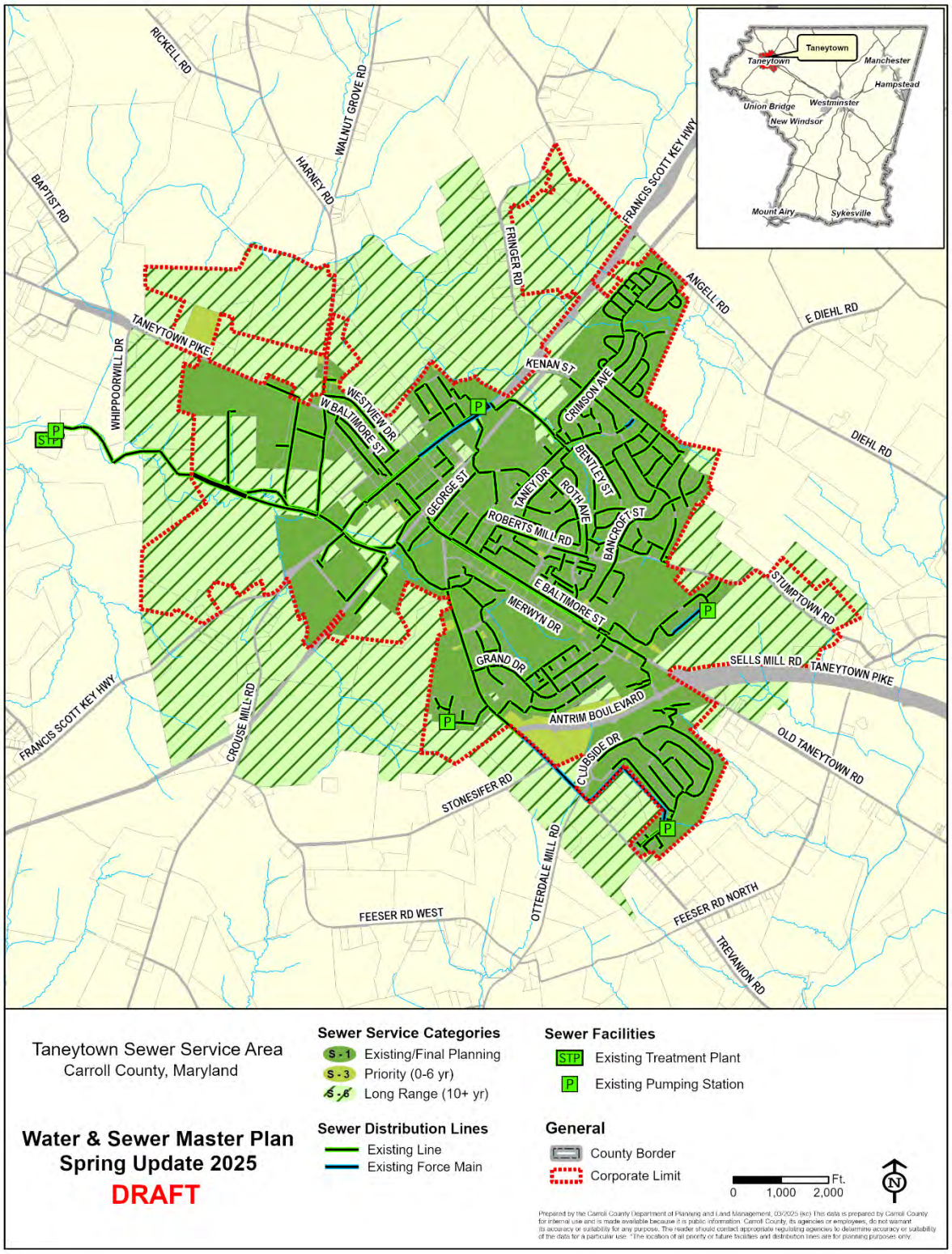


Summary

On February 3, 2025, the Carroll County Bureau of Comprehensive Planning received a request from the City of Taneytown to transfer a total 250 GPD of sewer capacity from the Taneytown Long Range Sewer Service Area (S-6) to the Priority Sewer Service Area (S-3) adding one existing residential property.

Maps


P.233
HARNEY RD
Taneytown
3300 Harney Road
Taneytown Sewer Service Area
Carroll County, Maryland
Water & Sewer Master Plan
Spring Update 2025
DRAFT
Sewer Service Area
Existing/Final Planning
Priority (0-6 yr)
Long Range (10+ yr)
Distribution Lines
Existing Line
General
Stream
Corporate Limit
County Border
0
90
180
US Ft.
N


Taneytown
Taneytown
Manchester
Hampstead
Union Bridge
Westminster
New Windsor
Mount Airy
Sykesville
RICKELL RD
WALNUT GROVE RD
HARNEY RD
BAPTIST RD
FRANCIS SCOTT KEY HWY
FRINGER RD
ANGELL RD
E DIEHL RD
TANEYTOWN PIKE
WHIPPOORWILL DR
KENAN ST
CRIMSON AVE
WESTVIEW DR
W BALTIMORE ST
DIEHL RD
BENTLEY ST
GEORGE ST
TANEY DR
ROTHAVE
BANCROFT ST
ROBERTS MILL RD
E BALTIMORE ST
STUMPTOWN RD
MERWYN DR
GRAND DR
SELLS MILL RD
TANEYTOWN PIKE
ANTRIM BOULEVARD
CROUSE MILL RD
CLUBSIDE DR
OLD TANEYTOWN RD
STONESIFER RD
OTTERDALE MILL RD
FEESER RD WEST
FEESER RD NORTH
TREVANION RD
Taneytown Sewer Service Area
Carroll County, Maryland
Water & Sewer Master Plan
Spring Update 2025
DRAFT
Sewer Service Categories
S - 1 Existing/Final Planning
S - 3 Priority (0-6 yr)
S - 6 Long Range (10+ yr)
Sewer Distribution Lines
Existing Line
Existing Force Main
Sewer Facilities
STP Existing Treatment Plant
P Existing Pumping Station
General
County Border
Corporate Limit
0 1,000 2,000 Ft.
N
Prepared by the Carroll County Department of Planning and Land Management, 03/2025 (kc) This data is prepared by Carroll County for internal use and is made available because it is public information. Carroll County, its agencies or employees, do not warrant its accuracy or suitability for any purpose. The reader should contact appropriate regulating agencies to determine accuracy or suitability of the data for a particular use. *The location of all priority or future facilities and distribution lines are for planning purposes only.

Comprehensive and Master Plan Goals

The **2010 Taneytown Community Comprehensive Plan** identifies applicable goals that are related to providing properties with public water and sewer as follows:

Chapter 5: Land Use and Growth Management, Goal 4

Ensure that development plans are sensitive to the existing physical and man-made environment by considering hydrologic and soil characteristics, topography, existing uses of the land, availability of public facilities, and accessibility.

Chapter 7: Community Facilities, Goal 3

Ensure that development plans manage growth in keeping with the community's ability and willingness to provide and maintain public services and facilities such as public water and sewer service, school facilities, police protection, fire and ambulance services, and recreational programs and facilities.

Chapter 8: Natural and Agricultural Resources, Goal 1

Identify and protect ground water resources to ensure an ample municipal water supply for current and future users.

Chapter 16: Water Resources Element, Goal 1 and Goal 2

To develop, maintain and protect adequate water supplies to serve current and planned population and development.

Restore water quality and protect from pollution and encroachment, and comply with applicable state and federal requirements related to water quality and quantity.

The **2014 Carroll County Master Plan, as amended in 2019**, identifies applicable goals that are related to providing properties with public water and sewer as follows:

Chapter 3: Vision Statement & Goals

> Promote communication and coordination between and among the County, the municipalities, and state and regional jurisdictions on projects and issues of mutual concern. Encourage the involvement of the community in developing, amending, and implementing the Master Plan.

Chapter 3: Vision Statement & Goals

> Protect and enhance the water quality of Carroll County's rivers, streams, reservoirs, and aquifers; comply with applicable state and federal requirements related to water quality and quantity; and maintain and protect adequate water supplies to serve current and planned development.

Analyzing Changes to Projected Sewer Supply and Capacity

According to County Policy, the County is using MDE multipliers for water and wastewater supply (unless otherwise noted) as follows:

Residential GPD	250 GPD x No. of units (Residential Buildable Land Inventory GIS Layer)
Commercial GPD	700 GPD x usable acres (Non-Residential BLI GIS Layer)
Industrial GPD	800 GPD x usable acres (Non-Residential BLI GIS Layer)

According to Table 32 in the Master Plan, sewer capacity for the Taneytown Sewer Service Area is currently 1,100,000 GPD.

Taneytown Sewer Service Area Map (Map 27) and Demand Calculations:

This amendment is the first amendment to the 2023 Water & Sewer Master Plan for the Taneytown Sewer Service Area. Amendment No. 1 will update the Taneytown Sewer Service Area Map and Text by moving one single-family dwelling unit on property with Parcel Account ID. 0701-000136, from Long Range Sewer Service (S-6) to Priority Sewer Service (S-3) and adding 250 GPD of *Residential Demand* to Priority, in Table 32. This amendment will also correct a calculation error for total demand.

As exhibited above, the change in sewer demand will modify Table 32, as follows:

	Table 32 Projected Sewerage Demands and Planned Capacity*					
	Priority Planning **(0-6 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Planned Capacity
Triennial	8,801	81	0.714	0.272	0.986	1.100
Amendment 1	8,804	81	0.714	0.272	0.986	1.100

	Table 32 Projected Sewerage Demands and Planned Capacity*					
	Future Planning **(7-10 Years)**					
	Residential Population Served	Gallons Per Capita Per Day	Capacity Million Gallon Daily (MGD)			
			Residential Demand	Other Demand	Total Demand	Existing Capacity
Triennial	8,801	81	0.714	0.272	0.986	1.100
Amendment 1	8,804	81	0.714	0.272	0.986	1.100

Note: Please be advised that sewer demand as shown in the charts are cumulative. For instance, sewer in Existing is also reflected in Priority and Future. Sewer in Priority is also reflected in Future. There are no Future service area designated properties in Taneytown, so Priority is the same as Future.

Definitions

Definitions for service area categories can be found on pages 23 and 24 of the 2023 Water and Sewer Master Plan:

Agency Comments

The Bureau of Comprehensive Planning had sent out the staff report and information to the review agencies on the listed dates below, for their preliminary review:

Department of Natural Resources (DNR) – April 17, 2025
Carroll County Health Department (CCHD) – April 17, 2025
Maryland Department of the Environment (MDE) – April 17, 2025
Maryland Department of Planning (MDP) – April 17, 2025
Carroll County Bureau of Utilities (Utilities) – April 17, 2025

Carroll County Bureau of Comprehensive Planning received MDE and MDP comments dated May 28, 2025, and discussed these comments with MDE. MDE/MDP Comments are attached to this report.

Staff Recommendation

County Planning Staff recommends the Board of County Commissioners of Carroll County adopt the request to amend the Priority Sewer Service Area on Map 27 (Taneytown Sewer Service Area) as described above, adding 250 GPD to the demand calculations in Table 32 as described above, and as certified consistent with the *2010 Taneytown Community Comprehensive Plan*.

Attachments:

1. Taneytown Planning and Zoning Commission Consistency Letter
2. MDE/MDP May 28, 2025, Comments

MAYOR AND CITY COUNCIL

CHRISTOPHER G. MILLER
MAYOR

JAMES L. MCCARRON
MAYOR PRO TEM

JAMES A. WIEPRECHT
CITY MANAGER

BARRI R. AVALLONE
TREASURER

CLARA KALMAN
CLERK

COUNCIL MEMBERS

JUDITH K. FULLER

DIANE A. FOSTER

ELIZABETH W. CHANEY

CHRISTOPHER R. TILLMAN

2023 CARROLL COUNTY WATER AND SEWER MASTER PLAN

2025 SPRING AMENDMENT

April 28, 2025

The Taneytown Planning and Zoning Commission hereby certifies the 2025 Spring Amendment to the 2023 Carroll County Water and Sewer Master Plan, as it pertains to the City of Taneytown, is consistent with the 2010 Taneytown Community Comprehensive Plan, as presented in the attached staff report.

James H Barfoot April 28, 2025

Chair of the Taneytown Planning and Zoning Commission

17 E. BALTIMORE STREET • TANEYTOWN, MARYLAND 21787
(410) 751-1100 • Fax (410) 751-1608
website: www.taneytown.org

Carroll County - DRAFT - Spring 2025 - Water and Sewer Plan Amendment
Maryland Department of the Environment (MDE) Comments
Date: 05/28/2025

DISCLAIMER: Below are MDE's Comments on the Carroll County - DRAFT - Spring 2025 - Water and Sewer Plan Amendment, additional comments may be sent under a separate cover.

MDE's Water Resources Planning Division Comments

General Comments

- Please revise where it says SDAT numbers in the amendment to Parcel Account IDs.

Hampstead Service Area

- Recharge is not shown on the maps in the 2023 Water and Sewer Plan (WSP) or defined as a service category in the Plan (pages 23 and 24). Please change Recharge in the Amendment to an existing Service Area Category, such as No Planned service for the North Carroll Farms WTP and the Hampstead Valley WTP amendments.

- Please revise the Parcel Account ID for the North Carroll Farms Water Treatment Plant (WTP) to 0708062269.

- There are no mentions in the WSP of WTPs for the Hampstead Water Service Area. Please create an inventory for Hampstead's WTPs including the North Carroll Farms WTP, Hampstead Valley WTP, and the Dairy WTP mentioned in this amendment and include in the next Plan update.

- Please provide the water usage (gallons per day) for the periodic wash down of equipment and mixing of water treatment chemicals at the North Carroll Farms WTP.

- The Hampstead Service Area amendments mention a First Amendment and Third Amendment but not a Second Amendment. Is there a Second Amendment?

- Tier II High Quality Waters
  The Department notes that the North Carroll Farms and the Dairy WTPs are located within the watersheds of Murphy Run 1 and N Branch Patapsco River 1 respectively, identified as a Tier II stream pursuant to COMAR 26.08.02.04-2. Tier II streams are high quality waters that require, under regulation, "that the Department shall review proposed updates or amendments to County Plans for any new or major modifications to discharges to a Tier II watershed.". Any new or expanded discharge to these Tier II watersheds would require an Anti-degradation Review. All possible considerations should be implemented to protect high quality waters from water quality degradation. This primarily consists of rigorous watershed planning, with consideration of the extra provisions necessary to protect high quality waters. An interactive map can be found on MDE's website:

  https://mdewin64.mde.state.md.us/WSA/TierIIWQ/index.html

Additionally, there is no assimilative capacity in the Murphy Run 1 and N Branch Patapsco River 1 Tier II watersheds. This means that recent data indicates that sometime after designation, the Tier II stream segment has degraded. Therefore, a social and economic justification (SEJ) may be needed for projects within this Tier II watershed. An SEJ must demonstrate that the benefits of a particular project outweigh the value of maintaining the high water quality of the Tier II watershed. SEJ documentation undergoes public review concurrently with any public review process associated with the relevant wetlands and waterways authorizations or NPDES permits. For more information regarding Maryland's Tier II Antidegradation Review and SEJ requirements, please visit:

https://mde.maryland.gov/programs/Water/TMDL/WaterQualityStandards/Pages/Tier-II-Review.aspx

All possible considerations should be implemented to protect high-quality waters from water quality degradation. This primarily consists of rigorous watershed planning, with consideration of the extra provisions necessary to protect high-quality waters.

The Department recommends that the County consider the following measures in an effort to maintain these high-quality waters when approving new growth in the watersheds of these stream segments:

- Implement restrictive zoning or ordinances to protect environmental features.
- Re-direct planned growth out of the watersheds of these stream segments
- Retrofit existing stormwater infrastructure.
- Incorporate environmental site design (ESD) and other low-impact development (LID) practices into new development.
- Maintain and expand existing forest cover.
- Provide riparian buffers of 100-230 feet (depending upon soil types and slopes).

The County should be aware that future plans facilitated by this Amendment may incur an additional Tier II Antidegradation Review including an SEJ at later stages, on a project-by-project basis. For additional information about Maryland's Tier II high quality waters please visit:

https://mde.maryland.gov/programs/water/tmdl/waterqualitystandards/pages/antidegradation_policy.aspx

The County is advised to contact Matthew Stover, Standards, Assessment and Antidegradation Section, Watershed Protection, Restoration, and Planning Program, WSA/MDE, at (410) 537-3611 for additional information regarding the regulatory requirements for Tier II waters.

Taneytown Service Area

- In Table 32 - Projected Sewerage Demands and Planned Capacity - Priority Planning (0-6 Years) and Future Planning (7-10 Years), the Total Demand is 89.6% of the Total Planned Capacity. A Capacity Management Plan will be required when the Wastewater Treatment Plant (WWTP) is above 80% capacity.

Carroll County - DRAFT - Spring 2025 - Water and Sewer Plan Amendment
Maryland Department of the Environment (MDE) Comments
Date: 05/28/2025

Town of Union Bridge Service Area

- In Table 15 - Projected Water Supply Demands and Planned Capacity - Priority Planning (0-6 Years) and Future Capacity (7-10 Years), the Total Demand is 0.044 Million Gallons Per Day (MGD) higher than the Planned Capacity (0.208 MGD). How will the Town address this water shortage?

- In Table 32 - Projected Sewerage Demands and Planned Capacity - Present Year, the Total Demand is 90.5% of the Planned Capacity. A Capacity Management Plan will be required because the WWTP is currently above 80% capacity.

- In Table 32 - Projected Sewerage Demands and Planned Capacity - Priority Planning (0-6 Years) and Future Planning (7-10 Years) the Total Demand is more than the Planned Capacity. How will the Town address this sewer shortage?

Windsor Service Area

- In Table 32 - Projected Sewerage Demands and Planned Capacity - Priority Planning (0-6 Years) and Future Planning (7-10 Years) the Total Demand is more than 80% of the Planned Capacity. A Capacity Management Plan will be required when the WWTP is above 80% capacity.

MDE's Wetlands and Waterways Protection Program (WWPP) Comments

- The plan mentions new extensions for water and sewer lines, storage facilities, and/or treatment plants. Where practicable, locations of the utility lines and facilities should support protection measures from future development in wetlands, waterways, or floodplains, as well as avoiding and minimizing impacts from the line, treatment facility, and supporting utility infrastructure. Suggested for consideration include:
    a) a prohibition on new subdivision lots in wetlands;
    b) avoidance and minimization requirements;
    c) site plan considerations over multiple parcels that provide for contiguous wetland and stream corridors to be maintained, with minimum fragmentation from roads, buildings, or other structures; and
    d) location of new or replacement lines in existing utility or road rights-of-way.

  What protection measures will the applicant use to avoid and minimize impacts to regulated resources?

- An evaluation of the site and its vicinity using the Watershed Resources Registry shows the presence of sensitive resources. These may include: sensitive species project review areas, Targeted Ecological Areas, Biodiversity Conservation Network, Nontidal Wetlands of Special State Concern, Tier II watershed, Stronghold Watershed, and/or Forest Interior Species. Contact MDE or the Maryland Department of Natural Resources for recommendations or requirements to avoid or minimize adverse impacts to these resources.

What action has the applicant taken to further identify and minimize adverse impacts to sensitive resources?

The first comment applies to all planning areas. There are mapped regulated resources in the vicinity of all expanded service areas for water and sewer. However, there is insufficient information provided to determine potential impacts to regulated resources.

The second comment applies to the Hampstead Service Area.

Maryland Department of Planning (MDP) Comments

The Maryland Department of Planning (MDP) has reviewed the above-referenced water and sewerage amendment pursuant to our mandate to advise MDE on local comprehensive plan consistency and other appropriate matters as required by Environment Article Section 9-507 (b)(2).

Amendments and Comprehensive Plan Consistency Analysis

The Draft Spring 2025 Amendments for New Windsor include multiple table and text corrections to water and sewer demand numbers following the Wastewater Treatment Plan ENR upgrade. MDP finds these changes **neither consistent nor inconsistent** with the 2014 Carroll County Master Plan.

MDP assumes either consistency with the comprehensive plan or with a prior MDE final action to approve a planned sewer service category change and update related sewer demand tables for the property of 3300 Harney Road in Taneytown. MDE should contact MDP if it needs additional comprehensive plan consistency analysis for this amendment.

The Draft Spring 2025 Amendments for Union Bridge removes multiple properties from planned water and sewer service categories. MDP finds these changes consistent with the 2024 Amendment to the Union Bridge Community Comprehensive Plan, which removes these properties from the municipal growth element, citing a lack of sewer capacity.

MDP assumes either consistency with the comprehensive plan or with a prior MDE final action to approve 3 planned water service category and 2 planned sewer service category changes for 5 properties in Hampstead. MDE should contact MDP if it needs additional comprehensive plan consistency analysis for this amendment.

DATE: May 16, 2025

TO: Steve Alfaro, Watershed Protection, Restoration, and Planning Program

FR: Denise Clearwater, Wetlands and Waterways Protection Program

RE: Water and Sewer Plan Amendment – DRAFT - Spring 2025 Amendment to the 2023 Water & Sewer Master Plan submitted by Carroll County.

Wetlands provide important socio-economic benefits and ecosystem services such as storing and conveying flood waters, recharging groundwater, improving water quality by filtering and storing nutrients, and providing shoreline protection and critical habitat for a multitude of plant and animal species. The Maryland Department of the Environment's Wetlands and Waterways Program protects Maryland wetlands and waterways from loss and degradation. This protection is achieved through the regulation of the draining, dredging and filling of tidal and nontidal wetlands, the nontidal wetland buffer and waterways, including the nontidal 100-year floodplain through a permitting or authorization process implemented in close coordination with the federal government (specifically, the Army Corps of Engineers).

Persons proposing activities in tidal wetlands, nontidal wetlands and their 25- or 100-foot buffers, or nontidal waterways and their 100-year floodplain must submit a Joint Permit Application and supporting information to the Wetlands and Waterways Program. Early coordination with the Program is encouraged to discuss regulatory requirements and minimization of adverse impacts to the regulated resources.

Contact: Wetlands and Waterways Protection Program Office (410) 537-3837

Regulatory Services Section / Application Processing (410) 537-3752

Tidal Wetlands. Activities in tidal wetlands to construct or reconstruct structures, or to dredge or fill a State or private tidal wetland, shall obtain a license from the Board of Public Works or a permit from Maryland Department of the Environment. The construction, reconstruction, alteration, or addition to any conduit, cable, pipeline, intake or discharge pipe, trestle, or other similar device, structure, or apparatus, over, on, in, or under tidal wetlands or waters of the State requires an applicant to submit a Joint Permit Application and supporting information to MDE's Wetlands and Waterways Program. The Program will review the application and supporting information to make a determination which will be provided in a Report and Recommendation to the Board for their use in making a decision to grant or deny a license for proposed work over, on, in, or under **State tidal wetlands**. The Program will review the application and supporting information to make a determination to issue or deny a permit for proposed work over, on, in, or under **private tidal wetlands**.

A person submitting a Joint Permit Application to obtain a license or permit shall be the riparian landowner of upland adjoining the affected area of State or private tidal wetlands, an agent of the riparian landowner, the State, any unit of the State, a public service company, a municipality, or a political subdivision.

Contact: Tidal Wetlands Division (410) 537-3571

Nontidal Wetlands. MDE regulates the following activities in nontidal wetlands and their 25-foot or expanded 100-foot buffers: (i) Removal, excavation, or dredging of soil, sand, gravel, minerals, organic matter, or materials of any kind; (ii) Changing existing drainage characteristics, sedimentation patterns, flow patterns, or flood retention characteristics; (iii) Disturbance of the water level or water table by drainage, impoundment, or other means; (iv) Dumping, discharging of material, or filling with material, including the driving of piles, and placing of obstructions; (v) Grading or removal of material that would alter existing topography, and (vi) Destruction or removal of plant life that would alter the character of a nontidal wetland.

Contact: Nontidal Wetlands Division (410) 537-3837

Nontidal Waterways and 100-year Floodplain. MDE regulates construction, reconstruction, repair, or alteration of a dam, reservoir, or waterway obstruction or any change of the course, current, or cross section of a stream or body of water within the State including any changes to the 100-year frequency floodplain of free-flowing waters.

Contact: Waterway Construction Division (410) 537-3837

Dam Safety Permits Division (410) 537-3552

Climate Change Resiliency and Flooding. In addition, consideration of measures to address climate change are highly encouraged. This may include designing stormwater management facilities to treat storm events beyond generating more than 1" of runoff in 24 hours, and instead treat more frequent, higher intensity, shorter duration events. Roads crossings over waters may need to be designed to different standards to pass storm flows without infrastructure damage or discharges to aquatic life. Retention or re-establishment of forests is also highly desirable.

The County or applicant is advised to contact Dave Guignet, State NFIP Coordinator, of MDE's Stormwater, Dam Safety, and Flood Management Program, at (410) 537-3775 for additional information regarding the regulatory requirements for Floodplains and Storm Surges.

The County or applicant is advised to contact Matthew C. Rowe, CC-P, Assistant Director of MDE's Water and Science Administration, at (410) 537-3578 for additional information regarding Climate Change and Resiliency

I have reviewed the proposed amendment for the Wetlands and Waterways Protection Program and have the following comments:

☐ 1) There are mapped/wetlands hydric soils or streams and 100-year floodplains in the vicinity of the property. The applicant is encouraged to consult with the Wetlands and Waterways Program to verify the presence of wetlands, their buffers, stream and its 100-year floodplain in relation to any activities which are planned for the property. Activities in these water resources may be subject to regulatory requirements from the MDE's Wetlands and Waterways Program.

☐ 2) Early coordination with the Wetlands and Waterways Protection Program for new major or replacement lines is recommended in advance of submitting applications

and to discuss any new requirements related to restoration of wetlands after temporary impacts.

How will the applicant address the coordination and restoration of wetlands/waters after temporary impacts?

☐ 3) Early coordination with the Program during planning stages for the project is strongly encouraged to avoid or minimize adverse impacts from regulated activities. If there are activities proposed for new sewer or water projects in regulated resources, the County is encouraged to contact the Wetlands and Waterways Program.

How will the applicant address the coordination and early planning to avoid or minimize impacts to regulated resources?

☒ 4) The plan mentions new extensions for water and sewer lines, storage facilities, and/or treatment plants. Where practicable, locations of the utility lines and facilities should support protection measures from future development in wetlands, waterways, or floodplains, as well as avoiding and minimizing impacts from the line, treatment facility, and supporting utility infrastructure. Suggested for consideration include:

a) a prohibition on new subdivision lots in wetlands;
b) avoidance and minimization requirements;
c) site plan considerations over multiple parcels that provide for contiguous wetland and stream corridors to be maintained, with minimum fragmentation from roads, buildings, or other structures; and
d) location of new or replacement lines in existing utility or road rights-of-way.

What protection measures will the applicant use to avoid and minimize impacts to regulated resources?

☐ 5) Compensatory mitigation may be required for permanent wetland losses, including conversion of forested wetlands to other wetland types and permanent access roads, and other structures.

☐ 6) Wetland estimates in the county should use estimates from the National Wetlands Inventory and DNR Wetlands layers. Sensitive resources may be preliminarily identified using the Watershed Resources Registry at: https://watershedresourcesregistry.org/states/maryland.html.

☒ 7) An evaluation of the site and its vicinity using the Watershed Resources Registry shows the presence of sensitive resources. These may include: sensitive species project review areas, Targeted Ecological Areas, Biodiversity Conservation Network, Nontidal Wetlands of Special State Concern, Tier II watershed, Stronghold Watershed, and/or Forest Interior Species. Contact MDE or the

Maryland Department of Natural Resources for recommendations or requirements to avoid or minimize adverse impacts to these resources.

What action has the applicant taken to further identify and minimize adverse impacts to sensitive resources?

☐ 8) There may be wetland or waterway impacts associated with the project. Impacts will be reviewed by MDE during application review. Pre-application meetings are also available to discuss avoidance, minimization, and restoration after temporary impacts.

☐ 9) The Wetlands and Waterways Protection Program (Program) encourages a site design which avoids, or if avoidance is not practicable, minimization of impacts from activities in regulated stream or wetland resources.

How has or will the applicant consider a site design which will avoid or minimize impacts to wetland or water resources?

☐ 10) The Program also supports a cluster design for this project to conserve remaining forest land on site and avoid and/or minimize activities in the stream or potential wetlands.

Has or will the applicant consider use of a cluster design to conserve forest land and avoid or minimize impacts to wetlands, stream, or floodplains?

☐ 11) The plan/project includes activities in Tier II watershed(s). Tier II streams are high-quality waters that require, under regulation, additional consideration to protect their water quality. Water quality and their associated aquatic resources in Tier II streams require healthy contributing watersheds and riparian areas, including adjacent floodplains and wetlands. Tier II waters may also be associated with other sensitive species and nontidal wetlands of special State concern.

All possible considerations should be implemented to protect high-quality waters and their associated wetlands and floodplains from activities which may result in water quality degradation. This primarily consists of rigorous watershed planning, with consideration of the extra provisions necessary to protect high-quality waters; site design, and construction practices; and compensatory offsets for adverse impacts.

What actions are being considered to protect high quality waters and associated wetlands and floodplains in this Tier II watershed?

☐ 12) No comments

☒ 13) Additional specific comments

Comment #4 applies to all planning areas. There are mapped regulated resources in the vicinity of all expanded service areas for water and sewer. However, there is insufficient information provided to determine potential impacts to regulated resources.

Comment #7 applies to the Hampstead area.

May 22, 2025

Mr. Jeff White, Manager, Watershed Protection, Restoration and Planning Program
Maryland Department of the Environment
Water and Science Administration
1800 Washington Boulevard
Baltimore, Maryland 21230

RE: Carroll County Draft Spring 2025 Water and Sewer Plan (WSP) Amendment

- Table and Text Corrections relating to flow levels for the New Windsor Water Service Area
- 1 Sewer Category Change in Taneytown within planned service areas
- Multiple Changes to the Planned Service Area in Union Bridge from planned to NPS areas
- 3 Water Category Changes and 2 Sewer Category Changes in Hampstead within service areas

Dear Mr. White:

The Maryland Department of Planning (MDP) has reviewed the above-referenced water and sewerage amendment pursuant to our mandate to advise the Maryland Department of the Environment (MDE) on local comprehensive plan consistency and other appropriate matters as required by Environment Article Section 9-507 (b)(2).

Amendments and Comprehensive Plan Consistency Analysis

The Draft Spring 2025 Amendments for New Windsor include multiple table and text corrections to water and sewer demand numbers following the Wastewater Treatment Plan ENR upgrade. MDP finds these changes **neither consistent nor inconsistent** with the 2014 Carroll County Master Plan.

MDP assumes either consistency with the comprehensive plan or with a prior MDE final action to approve a planned sewer service category change and update related sewer demand tables for the property of 3300 Harney Road in Taneytown. MDE should contact MDP if it needs additional comprehensive plan consistency analysis for this amendment.

The Draft Spring 2025 Amendments for Union Bridge removes multiple properties from planned water and sewer service categories. MDP finds these changes **consistent** with the 2024 Amendment to the Union Bridge Community Comprehensive Plan, which removes these properties from the municipal growth element, citing a lack of sewer capacity.

MDP assumes either consistency with the comprehensive plan or with a prior MDE final action to approve 3 planned water service category and 2 planned sewer service category changes for 5 properties in Hampstead. MDE should contact MDP if it needs additional comprehensive plan consistency analysis for this amendment.

If you have any questions regarding this review, please contact Brooks Phelps at brooks.phelps@maryland.gov or Susan Llareus at susan.llareus@maryland.gov.

Sincerely,

Jason Dubow, CC-P, Director
Research, Review and Policy Division

cc: Robin Pellicano; Nicholai Francis-Lau; Steve Alfaro; and Shania Hyatt, Maryland Department of the Environment
Tony Redman, Maryland Department of Natural Resources
Dwight Dotterer, Maryland Department of Agriculture
Jason Dubow; Susan Llareus; Keith Lackie; Cassandra Malloy; and Mary Daughton, Maryland Department of Planning