



Maryland DEPARTMENT OF PLANNING

October 16, 2020

Ms. Dinorah Dalmasy, Manager, Integrated Water Planning Program
Maryland Department of the Environment
Water Management Association
1800 Washington Boulevard
Baltimore, Maryland 21230

Re: PFA Exception for St. Clements Shore Area Sewer Connections,
St. Mary's County

Dear Ms. Dalmasy:

The Smart Growth and Neighborhood Conservation Coordinating Committee (SGCC) met on October 14, 2020 to review a request by the Maryland Department of the Environment (MDE) to grant a Priority Funding Area (PFA) exception to allow state funding to be used to connect 140 existing residential properties to the public sewer system in the St. Clements Shore area of St. Mary's County. This project is located outside of St. Mary's County's designated PFA.

This project involves connecting 140 existing residences to public sewer, which either have failing onsite septic systems or the onsite septic system is anticipated to fail in the future due to this area having high ground water and poorly drained soils, as well as the size of lots being too small to accommodate a replacement septic system. The project is in the Compton community of St. Mary's County, near Leonardtown, and involves the subdivisions of Saint Clement Shores, St. Clement Woods, Society Hills, and Foxview Estates. These subdivisions date from the 1920s in the case Saint Clement Shores (platted in 1926) to the late 1980s in the case of Foxview Estates. The sewer collection system already serves existing homes in these neighborhoods, but there are scattered single family dwellings still with onsite septic systems. The PFA exception request is to connect the remaining 140 existing dwelling units, using Bay Restoration Funds, to the existing public sewer with no anticipated expansion of the service area.

There have been two previous PFA exceptions for public sewer projects granted in the St. Clements Shore area due to the failure of the onsite septic systems and they were unable to be replaced due to the small lot size or other site restrictions (i.e. suitable drainage). The September 29, 2020 letter from St. Mary's County Health Department Director of Environmental Health Division Heather Mortz indicated the department's support for the 140 residential sewer connections to address this public health concern, stating the properties are located in an area with "soils that are characterized as moderate to poorly

drained with shallow ground water levels, lack sufficient replacement area and are located within the Critical Area buffer.” Furthermore, the letter states, “This area has a history of onsite septic system failures with few conventional options for a replacement system. There are environmental and public health concerns regarding the inability to effectively dispose of sewage through the continued use of onsite septic systems.”

Maryland Department of Planning staff confirmed that the St. Clements Shore area would not meet the PFA Law criteria under §5-7B-03 of the State Finance and Procurement Article to be locally designated a PFA.

Based on this information, the SGCC voted to approve use of state funding as a PFA exception for the St. Clements Shore area 140 residential sewer connections, as specified on the attached list, due to the necessity to protect public health or safety.

Sincerely,



Charles W. Boyd, AICP
Director of Planning Coordination

**St. Clements Shore Area, St. Mary's County
 PFA Exception for 140 Properties
 (Developed But Not Connected)**

	ACCTID	ADDRESS	TAX MAP	GRID	PARCEL	LOT	BLOCK
1	1903002772	22199 NEWTOWNE NECK RD	40	7	36		
2	1903002675	40365 ROSEBANK LN	48	1	4	10	
3	1903006409	39870 COMBS RD	39	23	71		
4	1903006425	39965 LADY BALTIMORE AVE	39	12	1		
5	1903000400	22232 BAYSIDE RD	39	12	108		
6	1903000524	40026 BEN MORGAN RD	39	18	118		
7	1903000567	40529 PORT PL	40A	20	4	308	
8	1903001210	39820 PORPOISE CREEK LN	39	17	114		
9	1903001261	40305 ROSEBANK LN	48	1	71	4	
10	1903001296	40499 PORT PL	40A	20	4	311	
11	1903002640	40469 PORT PL	40A	20	4	314	
12	1903002683	40370 ROSEBANK LN	48		203	24	
13	1903003337	40295 ROSEBANK LN	48	1	68	3	
14	1903003345	39480 BUCK BRISCOE RD	39	17	58		
15	1903003353	39470 BUCK BRISCOE RD	39	17	3		
16	1903003434	21905 TOBACCO LN	39	23	106		
17	1903003450	40250 CHERRY COVE RD	40	19	37	1	
18	1903004449	40512 PORT PL	40A	20	4	321	
19	1903004570	40285 ROSEBANK LN	48	1	2	2	
20	1903004600	40315 DRURY LN	40	19	67		
21	1903004953	39982 BEN MORGAN RD	39	18	80		
22	1903005305	40472 PORT PL	40A	14	4	317	
23	1903005569	40315 ROSEBANK LN	48	1	69	5	
24	1903005909	21738 ROSE BANK RD	40	19	30		
25	1903012328	21955 NEWTOWNE NECK RD	39	18	182		
26	1903008908	40121 LITTLE WOODS LN	39	24	43		
27	1903010961	40010 BEN MORGAN RD	39	24	180		
28	1903011305	40335 DRURY LN	40	19	73		
29	1903011569	22355 NEWTOWNE NECK RD	40	7	78		
30	1903007707	21796 ROSE BANK RD	40	19	26		
31	1903007812	21790 COVE LN	40	19	86	2	
32	1903007952	22315 ROCKY POINT FARM LN	39	11	237		
33	1903008037	21530 PORT VIEW CIR	40A	21	4	303	

	ACCTID	ADDRESS	TAX MAP	GRID	PARCEL	LOT	BLOCK
34	1903008401	40194 FOLLY COVE LN	40	13	23	4	
35	1903008428	21885 ROSE BANK RD	40	19	218	9	
36	1903008983	21616 ROSALIE WAY	40	19	39		
37	1903009017	40375 ROSEBANK LN	48	1	70	11	
38	1903009602	40180 FOLLY COVE LN	39	18	82	3	
39	1903010139	40325 ROSEBANK LN	48	1	3	6	
40	1903011895	22405 ARCHER ST	39	11	100	1	39
41	1903012875	21689 ROSE BANK RD	39	24	47		
42	1903013685	40171 LITTLE WOODS LN	39	24	81		
43	1903013758	40295 CHERRY COVE RD	40	19	38		
44	1903013901	40275 ROSEBANK LN	48	1	80	1	
45	1903014290	40335 ROSEBANK LN	48	1	75	7	
46	1903014347	21540 PORT VIEW CIR	40A	21	3	302	
47	1903014681	40166 ROSEBUD LN	39	24	36		
48	1903024903	39733 RED OAK RD	39B	21	10	6	14
49	1903015599	22305 ROCKY POINT FARM LN	39	11	160		
50	1903015645	22354 BAYSIDE RD	39B	12	10		24
51	1903016528	21807 ROSE BANK RD	40	19	24		
52	1903019845	22347 BAYSIDE RD	39B	17	10		20
53	1903020673	22361 BAYSIDE RD	39B	17	10		19
54	1903021866	40155 ROSEBUD LN	39	24	38		
55	1903021920	21771 NEWTOWNE NECK RD	39	23	23	1	
56	1903023478	40165 ROSEBUD LN	39	24	39		
57	1903023907	21765 ROSE BANK RD	40	19	60		
58	1903024652	22260 MEADOW LN	39B	22	10	21	16
59	1903026477	21935 SOCIETY HILL RD	40	14	187		
60	1903026914	40365 DRURY LN	40	19	28		
61	1903036650	21751 NEWTOWNE NECK RD	39	23	260	1	
62	1903037886	21880 MARANATHA WAY	39	18	267	1	
63	1903041425	22115 NEWTOWNE NECK RD	39	17	279		
64	1903042553	22240 BIG PINE TRL	39B	21	10	24	5
65	1903044467	39653 STETSON LN	39	17	285	5	
66	1903044475	39613 STETSON LN	39	17	285	4	
67	1903015653	22215 NEWTOWNE NECK RD	40	7	75		
68	1903014835	40482 PORT PL	40	21	67	318	
69	1903015580	22340 ROCKY POINT FARM LN	39	11	12		

	ACCTID	ADDRESS	TAX MAP	GRID	PARCEL	LOT	BLOCK
70	1903016102	40325 DRURY LN	40	19	27		
71	1903016110	21865 ROSE BANK RD	40	19	12	8	
72	1903016315	40532 PORT PL	40A	20	4	323	
73	1903017850	21619 ROSALIE WAY	48	1	1		
74	1903018369	40115 COMBS CREEK WAY	39	24	49	1	
75	1903018555	21799 COVE LN	40	19	72	4	
76	1903018601	40395 ROSEBANK LN	48	1	5	13	
77	1903018660	40405 ROSEBANK LN	48	1	6	14	
78	1903019772	21762 ROSE BANK RD	40	19	29		
79	1903020010	40173 FOLLY COVE LN	39	24	35		
80	1903020916	21642 ROSALIE WAY	47	6	202		
81	1903020932	40345 DRURY LN	40	19	128		
82	1903021254	40355 ROSEBANK LN	48	1	74	9	
83	1903021386	21681 ROSE BANK RD	39	24	44		
84	1903022692	21821 COVE LN	40	19	32	3	
85	1903022706	22128 NEWTOWNE NECK RD	39	18	240		
86	1903022781	40479 PORT PL	40A	20	4	313	
87	1903023893	22425 ARCHER ST	39	11	100	3	39
88	1903024563	21810 ROSE BANK RD	40	19	127		
89	1903024695	40385 ROSEBANK LN	48	1	78	12	
90	1903025632	40177 FOLLY COVE LN	39	18	83	2	
91	1903025691	39997 TIPPIT RD	39	24	265		
92	1903026442	22150 MONTEREY PL	40	14	157		
93	1903027031	21779 COVE LN	40	19	31	5	
94	1903027333	40502 PORT PL	40A	20	4	320	
95	1903027341	40492 PORT PL	40A	20	4	319	
96	1903027856	40489 PORT PL	40A	20	4	312	
97	1903028259	40204 FOLLY COVE LN	40	19	138	500-5	
98	1903029565	40519 PORT PL	40A	20	4	309	
99	1903029573	21543 PORT VIEW CIR	40A	21	4	305	
100	1903029719	40559 PORT PL	40A	21	4	301	
101	1903029824	40549 PORT PL	40A			306	
102	1903030288	40539 PORT PL	40A	20	4	307	
103	1903030318	21533 PORT VIEW CIR	40A	21	4	304	
104	1903030342	40522 PORT PL	40A	20	4	322	
105	1903032639	40375 DRURY LN	40	19	163		

	ACCTID	ADDRESS	TAX MAP	GRID	PARCEL	LOT	BLOCK
106	1903033430	21980 ROSEBANK RD	40	19	15		
107	1903033880	22125 NEWTOWNE NECK RD	39	18	177		
108	1903034178	22050 MARANATHA WAY	39	18	179		
109	1903034666	21703 ROSE BANK RD	39	24	74	2	
110	1903034836	21911 TOBACCO LN	39	17	250		
111	1903034941	40475 BRETON VIEW DR	40	19	68		
112	1903035115	21990 MARANATHA WAY	39	18	252	3	
113	1903035123	21940 MARANATHA WAY	39	18	253	2	
114	1903036944	39680 PORPOISE CREEK LN	39	17	123	1	
115	1903036952	39675 PORPOISE CREEK LN	39	17	123	2	
116	1903036960	39665 PORPOISE CREEK LN	39	17	123	3	
117	1903039358	40095 COMBS CREEK WAY	39	24	49	2	
118	1903040879	00000 ROSEBANK LN	48	1	234	C	
119	1903046885	39960 PERROTTA LN	39	18	288	3	
120	1903045722	39603 STETSON LN	39	17	285	3	
121	1903045730	39593 STETSON LN	39	17	285	2	
122	1903045749	39583 STETSON LN	39	17	285	1	
123	1903179536	00000 BAYSIDE RD	39B	12	10	94-10	24
124	1903049655	22102 NEWTOWNE NECK RD	39	18	292	1	
125	1903054489	22040 MCGUYRES LN	39	18	127	2	
126	1903054683	22000 SERENITY PLACE LN	39	18	293		
127	1903054705	22010 SERENITY PLACE LN	39	18	295		
128	1903063933	39600 BUCK BRISCOE RD	39	16	352	1	
129	1903063941	39500 BUCK BRISCOE RD	39	16	352	2	
130	1903069257	39902 LONG LEAF WAY	39	12	248	2	
131	1903070018	22155 MONTEREY PL	40	14	222		
132	1903180266	21916 NEWTOWNE NECK RD	39	18	99	B	
133	1903026361	22203 BAYSIDE RD	39	12	2		
134	1903021726	22344 NEWTOWNE NECK RD	40	13	21		
135	1903012158	22314 BAYSIDE RD	39B	17	10		24
136	1903004120	22020 SERENITY PLACE LN	39	18	104		
137	1903017796	22060 MCGUYRES LN	39	18	127	1	
138	1903005488	40160 ROSEBUD LN	39	24	37		
139	1903017869	40145 LITTLE WOODS LN	39	24	74	1	
140	1903021378	21671 ROSE BANK RD	39	24	45	2	