

RESOLUTION AMENDING THE COMPREHENSIVE WATER AND SEWERAGE PLAN FOR WORCESTER COUNTY TO RECLASSIFY THE SEWER PLANNING DESIGNATION FOR ASSATEAGUE FARMS IN THE MYSTIC HARBOUR SANITARY SERVICE AREA

WHEREAS, the County Commissioners of Worcester County, Maryland (County Commissioners) adopted a Comprehensive Water and Sewerage Plan for Worcester County (the Plan) on August 23, 1994, pursuant to Section 9-503 of the Environment Article of the Annotated Code of Maryland; and

WHEREAS, the County Commissioners have received a request from Paul Carlotta of Assateague Farms, LLC, owner and applicant, to amend the Plan by reclassifying the sewer planning area designation for a proposed restaurant and an existing roadside stand on a portion of the property (proposed Lot 4) as shown on Worcester County Tax Map 33, Parcel 29, Tax Account I.D. #10-018498, located on the east side of Stephen Decatur Highway, just north of The Landings residential community, within the Mystic Harbour Sanitary Service Area; and

WHEREAS, the proposed amendment seeks to change the designation for the portion of the property (proposed Lot 4) from S-3 (planned service within 6 to 10 years) to S-1 (planned to be served within two years) using their existing allocation of six (6) equivalent dwelling units (EDUs) of sewer service in the Mystic Harbour Sanitary Service Area to serve the existing roadside stand and proposed restaurant only; and

WHEREAS, the Worcester County Planning Commission, at its November 1, 2019 meeting, reviewed the proposed amendment to the Plan and found the proposal consistent with the *Worcester County Comprehensive Plan*; and

WHEREAS, the cost of any sewer infrastructure improvements will be the sole responsibility of the subject property owner served by the facilities; and

WHEREAS, the County Commissioners held a duly advertised public hearing on December 17, 2019 to hear public comment on the requested amendment of the Plan for the Mystic Harbour Sanitary Service Area; and

WHEREAS, the County Commissioners reviewed the recommendation of the Planning Commission and staff report and as a result of their investigation and evaluation of the proposal in accordance with the provisions of Section 9-503 et. seq. of the Environment Article of the Annotated Code of Maryland, determined that the proposed amendment to the Worcester County Comprehensive Water & Sewerage Plan to reclassify the sewer planning area as proposed, is desirable.

NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County, Maryland that:

1. The Comprehensive Water and Sewerage Plan for Worcester County (the Plan) is hereby amended to reclassify the sewer planning area designations for the portion of the subject property (proposed Lot 4) as shown on Worcester County Tax Map

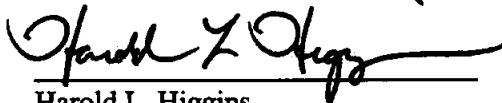
33, Parcel 29, Tax Account I.D. #10-018498, located on the east side of Stephen Decatur Highway, just north of The Landings residential community, within the Mystic Harbour Sanitary Service Area, as follows:

- a. The sewer designation for the portion of the subject property shown as Proposed Lot 4 will be reclassified from S-3 (planned service within 6 to 10 years) to S-1 (planned to be served within two years) in the Mystic Harbour Sanitary Service Area.
- b. Public sewer service will be provided to a proposed restaurant and an existing roadside stand, but shall not serve the proposed farm brewery operation on the subject property. Only domestic-strength sanitary wastes from the proposed restaurant and existing roadside stand shall be permitted to be discharged from this property to the Mystic Harbour Sanitary Service Area.
- c. Any improvements to the infrastructure to connect the subject property to the Mystic Harbour sewer collection system will be the sole responsibility of the subject property owner served by the facilities and all costs for said improvements will be borne by said property owner.

AND BE IT FURTHER RESOLVED that these proposed amendments to The Plan shall be forwarded to the Maryland Department of the Environment (MDE) for their review and approval in accordance with the provisions of Section 9-507 of the Environment Article of the Annotated Code of Maryland and that said amendments shall be officially incorporated into the Worcester County Comprehensive Water and Sewerage Plan upon said approval by MDE.

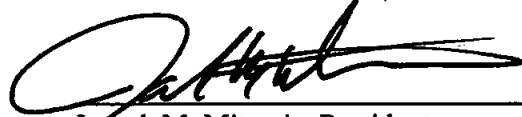
PASSED AND ADOPTED this 17th day of December, 2019.

ATTEST:

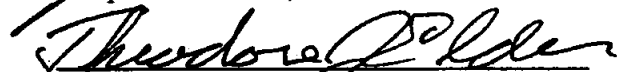


Harold L. Higgins
Chief Administrative Officer

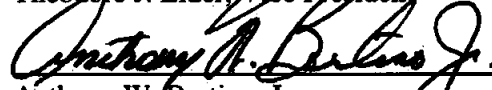
COUNTY COMMISSIONERS OF
WORCESTER COUNTY, MARYLAND



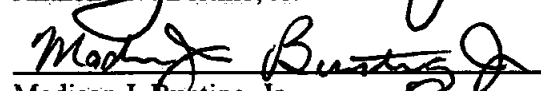
Joseph M. Mitrecic, President



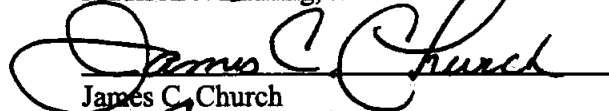
Theodore J. Elder, Vice President



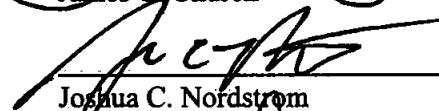
Anthony W. Bertino, Jr.



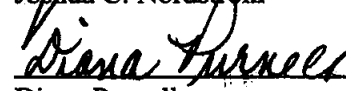
Madison J. Bunting, Jr.



James C. Church



Joshua C. Nordstrom



Diana Purnell