Caroline County, Maryland

SEWER EXTENSIONS OUTSIDE OF PRIORITY FUNDING AREAS

OH, WHAT FRESH HELL IS THIS?
GREENSBORO-GOLDSBORO (‘G2’) SEWER PROJECT

- Connect 1 town with failing septic systems (Goldsboro) to a nearby town with a new ENR treatment plant (Greensboro)
- 2 towns are about 4 miles apart
- Project included connecting properties with aging and failing septic systems outside of Goldsboro
- PFA exception process began 2011
PROPOSED SERVICE AREA

GOLDSBORO (PFA)
- 90 Houses
- 13 Commercial Properties
- 5 Public/Exempt Properties

CAROLINE COUNTY (NON-PFA)
- 25 houses
- 6 properties contiguous to proposed failing septic systems
COUNTY PFA EXCEPTION REQUEST

• 25 DOCUMENTED FAILING AND/OR NEAR-FAILING AND NON-CONFORMING SEPTICS, INCLUDING:
  • DRAIN FIELDS WITH LESS THAN 2 FT BETWEEN BOTTOM OF DRAIN FIELD AND WATER TABLE
  • CESSPOOLS, LEACHING PITS, SEEPAGE PITS OR BEDS
  • PRIVIES (YES, PRIVIES) WITH LESS THAN 2 FT BETWEEN BOTTOM OF OPEN PIT AND WATER TABLE
  • SYSTEMS DATING BACK TO EARLY 1900S
• 6 CONTIGUOUS PROPERTIES
PFA EXCEPTION REQUEST

31 properties located outside of municipal and PFA boundaries
SMART GROWTH COMMITTEE
STAFF - PRELIMINARY COMMENTS

NO APPARENT JUSTIFICATION FOR PFA EXCEPTION

- VACANT LOTS
- UNDEVELOPED PORTIONS OF PROPERTIES
- ANNEXATION REQUIREMENT
- SEPTIC SYSTEMS NOT ACTIVELY FAILING
VACANT CONTIGUOUS PROPERTIES

• VACANT LOTS LOCATED IN ALREADY-DEVELOPED AREAS
• MOST WERE TOO SMALL FOR MORE THAN 1 OR 2 EDUS
• COST BENEFIT OF A FEW MORE USERS IS SIGNIFICANT IN SMALL AREAS
• PROPERTIES WOULD BE BETTER SERVED BY FUTURE CONNECTION TO ENR TREATMENT PLANT – LOWER NITROGEN LOAD
PROPERTIES HAD TO BE ANNEXED INTO THE TOWN OF GOLDSBORO

• EXTENSION OF SEWER NOT A GROWTH STRATEGY – IT’S A PUBLIC HEALTH STRATEGY

• SEPTIC FAILURES WILL NOT NECESSARILY OCCUR IN AREAS PLANNED FOR GROWTH

• WOULD JEOPARDIZE FUTURE EFFORTS TO CORRECT AREAS WITH FAILING SEPTICS

• CAROLINE COUNTY OBJECTED TO ANNEXATION REQUIREMENT – BAD PRECEDENT FOR DEALING WITH FAILING SEPTIC AREAS OUTSIDE OF TOWNS
LIMIT APPROVAL TO SYSTEMS ACTIVELY FAILING TO SURFACE

- ELIMINATED NON-CONFORMING SYSTEMS (SEEPAGE PITS, PRIVIES)
- ELIMINATED SYSTEMS OVER 30 YEARS OLD (12 TOTAL)
- ELIMINATED SYSTEMS WITH REPAIRS OVER 10 YEARS OLD (6 TOTAL)
- ENVIRONMENTAL HEALTH DEPARTMENT CONSIDERED 30+ YR OLD SYSTEMS AND NON-CONFORMING SYSTEMS TO BE AT RISK OF FAILURE
COUNTY WORKED WITH MDE AND MDP STAFF TO FIND CONSENSUS
FINAL PFA EXCEPTION APPROVED FOR 25 OF THE 31 PROPERTIES
RECOMMEND ADDING PROVISIONS IN PFA LAW TO ADDRESS REDUCING NUTRIENT LOAD AND RESOLVING PUBLIC HEALTH THREATS

• THE PRIORITY FUNDING AREA BILL PROVIDES FOR A PROCESS TO GIVE SPECIAL CONSIDERATION TO EMPLOYMENT-GENERATING AREAS THAT MIGHT NOT SPECIFICALLY SATISFY THE PFA ELIGIBILITY CRITERIA

• RECOMMEND ADDING SIMILAR PROVISIONS TO GIVE SPECIAL CONSIDERATION TO EXTENSIONS THAT REDUCE NUTRIENT LOADS AND/OR RESOLVE EXISTING AND POTENTIAL PUBLIC HEALTH THREATS OR CREATING A NEW PFA DESIGNATION THAT ADDRESSES THESE ISSUES
THANKS FOR LISTENING!

QUESTIONS?

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