

Re: Prefiled CB 79-2016

○ ome <pjfarragut@aol.com>
 Thu 11/10, 11:52 AM
 smramsey1@verizon.net; gracek8@verizon.net; john@slaterassoc.com

Reply all |

Sylvia,

I think this bill is well intended but has several problems. Let's remember that the watershed is largely developed so we are tinkering with marginal improvements.

I suspect the ability to build a structure and at the same time contain a Hurricane Agnes type storm, with a probability of once in 100 years, is unachievable on most remaining properties in the watershed. Think of the piping required or a dry pond large enough to contain 8 inches of rain over an entire site. It seems to me the later would require, in many cases, almost the entire site be devoted to stormwater management. The "law of unintended consequences" also comes to mind. I'm thinking of many of the older commercial structures in the watershed that had no stormwater requirements when built. If owners redevelop the site, I believe they would be required to meet present stormwater requirements. Take the Normandy Shopping center site as an example and imagine they must meet this standard. My guess is that this requirement would be so onerous that it would be uneconomic, if not impossible to achieve resulting in the owner doing nothing. I think a better idea for the small part of the watershed that can be developed would be to say that any rezoning of property to a higher density would require greater stormwater control defined in some way.

I think the County needs to concentrate on a comprehensive stormwater management plan focused on creating large, dry ponds and other techniques, creating a funding mechanism for such, offering residential owners in the 25 or 50 year flood plain along Frederick Road who have frequent flooding problems a buy-out opportunity and requiring owners in the flood plain to have flood insurance where County subsidies are provided. Thank you for sending this along for comment.

Paul

-----Original Message-----

From: smramsey1 <smramsey1@verizon.net>
 To: davidbnitkin <davidbnitkin@gmail.com>; Chris Gallant <cgallant3@verizon.net>; Nancy Pickard <director@peerlessrockville.org>; Lisa Wingate <wingatelj@aol.com>; Gabriele Hourticolon <hourticolon@gmail.com>; K Younkin <kyounkin@patapsco.org>; ome <pjfarragut@aol.com>; Vicki Goodman <victoriagoodman@verizon.net>; cmhudson <cmhudson@comcast.net>; Marsha McLaughlin <marshasmclaughlin@gmail.com>
 Cc: grace kubofcik <gracek8@verizon.net>; Mary Catherine Cochran <mcc.phg@gmail.com>
 Sent: Thu, Nov 3, 2016 8:12 am
 Subject: Fw: Prefiled CB 79-2016

Hello all,

This bill, to change criteria for Stormwater management, was recently introduced to the County Council. Please review and submit any comments to Mary Catherine. We have a small committee established to weight in on the issue to determine if PVHA should testify @ a hearing later this month.

Thank you
 Sylvia

-----Original Message-----

From: james kubofcik
 Sent: Wednesday, November 2, 2016 10:38 AM

To: Mary Catherine Cochran ; Sylvia Ramsey
Cc: Grace Kubofcik
Subject: Prefiled CB 79-2016