

**AGENDA**  
**THE POOLESVILLE PLANNING COMMISSION**  
**January 14, 2026**  
**19721 BEALL STREET**  
**7:00 PM**

1. **Call To Order**
2. **Citizen's Comments On Agenda Items:**
3. **Announcements**
4. **Approval Of Minutes**
  - 4.I. **December 10 Meeting Minutes**
5. **New Business**
  - 5.I. **Water And Wastewater Annual Capacity Reports**

Documents:

[WATER CAPACITY REPORT 2025.PDF](#)  
[2025 SEWAGE CAPACITY REPORT.PDF](#)

- 5.II. **Upcoming Agenda Items**
6. **Old Business**
  - 6.I. **Cultural Arts District Discussion**
7. **Adjournment**

**Public Testimony is Limited to Three Minutes**  
**This is a tentative agenda subject to change.**

# Poolesville's Annual Water Capacity Report

January 8, 2026

Each January, the Town will develop a Municipal Water Capacity Report. The capacity is based on a five-year average and includes a 10% drought demand in accordance with the Maryland Department of the Environment water capacity management methodologies.

The Town will use the following procedures to manage water capacity and to control the distribution of capacity to avoid burdens to the system and to maintain sufficient set aside in accordance with the adopted Water Allocation Plan.

According to the MDE, using an estimate of 250 gallons per day (gpd) per single-family dwelling or 100 gpd per person is a common practice. Although actual domestic usage may be less, the Town's figure of 325 per household to protect against overburdening the aquifer.

The following methodology is used in the annual water capacity determinations:

- Calculate the past five-year averages
- Add a 10% drought demand
- Calculate the number of allocated (not connected) water connections which the local government has provided a written commitment
- Subtract these sums from the permitted 650,000 gpd
- The remaining balance is the **net available water capacity**

## **Annual Daily Average Flows**

2021	516,000 GPD	Five-Year Average Demand - 543,319 GPD
2022	541,300 GPD	10% Drought Demand – 54,332 GPD
2023	551,110 GPD	
2024	571,217 GPD	
2025	536,969 GPD	

## **Annual Average Daily Drought Demand – 597,651 GPD**

Lots approved to build – 117 units or **38,025 GPD**

- Highfill (Hughes Rd) 1, Jamison (Hughes Rd) 2, Fox Hunt (Hughes Rd) 2, Grace Cottages (Fisher Ave) 3
- Willard 63, Hartz 8, Petrella (Townhomes) 38.

## **Net Available Water Capacity**

Withdrawal Permit	650,000 GPD
Average Daily Drought Demand	-597,651 GPD
<u>Allocated</u>	<u>-38,025 GPD</u>
<b>Net Available Water Capacity</b>	<b>14,324 GPD</b>

While only permitted to withdraw an average of 650,000 GPD, the well system can produce over 1,000,000 GPD. Over the years, the Town has built redundancy into the system for fires, water main breaks, and wells being down for maintenance or contamination.

Well 4 & 14 remain offline due to elevated levels of PFAS. These wells were required to be brought online to provide the water supply for the Westerly Grove 60-unit subdivision.

Now that the EPA has set a maximum PFAS level of 4 parts per trillion, several additional wells will require treatment by 2029. The Town is actively pursuing treatments and ongoing testing. Grants and loans are also being sought to mitigate the treatment mandates.

Every three years, the Town of Poolesville Planning Commission reviews and recommends a plan for allocating available water and wastewater capacity to the Commissioners of Poolesville.

The Planning Commission has tabled the development of a revised plan until the PFAS mitigation is complete, and all wells are in service.

Given that the current net available water capacity is approximately 2% of the total amount permitted by MDE, Staff suggests that the Planning Commission should consider this capacity a town reserve and allocate it only based on Town priorities, such as the new Community Center and any potential grocery store or developments in a priority area, such as the new cultural arts district.

The Town is also actively pursuing a well development program to enhance the water system's redundancy and address drought demand. This program may involve constructing new wells either in town or outside of town limits.

Preliminary Plan conditionally approved – 65 units – or **21,125 GPD**

- Bricken (Not Allocated)
- Condition on the availability of water/sewer

# Poolsville's Annual Wastewater Capacity Report

January 8, 2026

As outlined in Poolsville's adopted Capacity Management Plans, by January 31 each year, the Town is required to develop and submit to the MDE a Municipal Wastewater Capacity Report. The reports will include the three most recent years of flow data contained in the Discharge Monitoring Reports. To determine the annual average flow, the monthly average flow for each month will be averaged with the other monthly averages.

The Town has developed the following procedures to manage wastewater capacity and to control the distribution of capacity to avoid burdens to the system and to maintain sufficient set aside to accommodate the system.

According to the MDE, use of an estimate of 250 gallons per day (gpd) per single-family dwelling or 100 gpd per person is a common practice. Although actual domestic usage may be less, the Town's figure of 325 per household includes allowances for I&I.

The following methodology is used in the annual wastewater capacity determinations:

- Calculate the past three-year averages
- Calculate the number of allocated (not connected) sewer connections that the local government has provided a written commitment
- Subtract this sum from the permitted 750,000 gpd
- The remaining balance is the **net available wastewater capacity**

## **Average Flows**

2023	485,000 GPD
2024	548,000 GPD
2025	474,000 GPD

**Three-Year Rolling Average-      502,000 GPD**

Lots approved to build – 117 units or **38,025 GPD**

- Highfill (Hughes Rd) 1, Jamison (Hughes Rd) 2, Fox Hunt (Hughes Rd) 2, Grace Cottages (Fisher Ave) 3
- Willard 63, Hartz 8, Petrella (Townhomes) 38.

Preliminary Plan Under Review Bricken – 65 units – or **21,125 GPD**

## **Net Available Wastewater Capacity**

Discharge Permit	750,000 GPD
3-Yr Rolling avg.	-502,000 GPD
Allocated	-38,025 GPD
<u>Under Review</u>	<u>-21,125 GPD</u>
<b>Net Available Wastewater Capacity</b>	<b>188,850 GPD</b>

# Poolesville Wastewater Capacity Report

Date of this Report: **January 8, 2026**

Municipal Wastewater Treatment Plant Name: **Poolesville WWTP**

Permit Issued to: **Commissioners of Poolesville**

County Where Plant is Located: **Montgomery**

NPDES Wastewater Discharge Permit Number: **MD0023001**

State Wastewater Discharge Permit Number: **12-DP-0781**

Facility Address: **18901 Fisher Avenue, Poolesville, Maryland 20837**

Name/Title of Individual Completing this Form: **Wade Yost, Town Manager**

Name/Title of Individual Certifying this Form: **James E. Brown, Commission President**

## Questions

1. Rated/design flow: .750 MGD and current permitted flow: **0.750 MGD or 750,000 GPD.**
2. Annual average flow in MDG for each of the three (3) complete previous years:  
**2023 flow/MGD: 0.485; 2024 flow/MGD: 0.548; 2025 flow/MGD: 0.474.**  
**3-year average = 0.502.**
3. Gallons and EDUs to determine the flow contribution for building permits issued per structure:  
**325 GPD/EDU**
4. Number of building permits currently approved but not connected to the WWTP: **13**
5. Total amount of additional flow in gallons represented approved building permits that have not been connected to date: **4,225 gpd.**
6. Potential flow when the flow from approved building permits not connected is added to the actual annual average plant flow in MGD for the last three (3) complete years: **0.506 MGD.**
7. Number of residential lots on approved record plats that have not applied for building permits and associated flow: **104 or 33,800 gpd.**
8. Number of commercial lots on approved record plats that have not applied for building permits and associated flow: **0 gpd.**
9. Three-year average annual flow: **0.502 MGD** (+) S1 building permits flow **0.0042 MGD** (+) prospective residential and commercial record plat flow **0.0338** (=) **0.54 MGD**
10. Were there any effluent violations, overflows, bypasses and causes reported to MDE (DMRs, Violation Notices and 5-Day Letters) associated with excessive flow at the WWTP and/or with the sewer system(s) that occurred during this reported period? **No**
11. Are there any planned WWTPs or sewer system upgrades, expansions or improvements decided on during this reporting period? **No**
12. Number of proposed future connections during this reporting period: **65.**

13. Amount of additional flow represented by proposed future connections described above: **0.021 MGD.**
14. Available treatment plant flow capacity remaining upon completion of proposed future connections described above: **0.189 MGD.**
15. Do flows from future connections and existing flow exceed flow? **No**
16. Are there any moratoriums or limitations on new building permit approvals currently in place? **No**
17. What is the “ultimate” flow capacity required if “build out” of the Town would occur based on the latest approved land use/zoning in the adopted master plan (as amended) for this reporting period?  
**650,000 GPD**

*D Wade Yost*  
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Wade Yost, Town Manager

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James E. Brown, President  
Commissioners of Poolesville

## 2025 Annual Inflow and Infiltration Report

### Monthly Flow Data

Month	Precipitation	WWTP Average Flow	WWTP Flow MG/Month
January	1.37	0.448	13.882
February	1.97	0.612	19.192
March	1.01	0.562	17.418
April	2.23	0.422	12.645
May	12.69	0.779	24.136
June	3.98	0.500	15.000
July	4.19	0.352	10.909
August	1.61	0.328	10.167
Sept	2.14	0.338	10.141
Oct	2.26	0.320	9.935
Nov	1.42	0.333	9.991
Dec	2.00	0.361	11.184
<b>Total</b>	<b>36.87</b>	<b>5.355</b>	<b>164.600</b>
<b>Average</b>	<b>3.073</b>	<b>0.446</b>	<b>13.717</b>

### Amount of I&I Flows Handled by the Plant

Calculation methodology for determining the amount of I&I utilized the average of the lowest month to establish a baseline of 9.935 MG/month.

Month	Total Monthly Flow - MG	Estimated I&I Flows Handled - MG
January	13.882	3.947
February	19.192	9.257
March	17.418	7.483
April	12.645	2.71
May	24.136	14.201
June	15.000	5.065
July	10.909	.974
August	10.167	.232
Sept	10.141	.206
Oct	9.935	0
Nov	9.991	.056
Dec	11.184	1.249
		<b>Total: 45.380</b>
		<b>MGD Average: 3.782</b>