



Date: April 28, 2022

The Commissioners of Poolesville  
Town of Poolesville  
19721 Beall Street  
P.O. Box 158  
Poolesville, Maryland 20837  
Ph: 301-428-8927

Re: Request for Water and Sewer Allocations  
Fishpool LLC (Willard) Property

Dear Commissioners:

On behalf of the Fishpool LLC (“Property Owner” and “Applicant”), please accept this request for allocations for sanitary sewer and public water capacity. The Applicant proposes sixty-two (62) single family detached dwellings at the subject property in addition to one single family home that will be retained. This property, has in full, had the WSSC/County Water and Sewer Category changed to be W-1 & S-1 Respectively.

Eligibility:

The Applicant has a pending preliminary plan that will be heard before the Planning Commission on May 11, 2022. Upon conditional approval of that plan, the Applicant requests that the Commissioners of Poolesville act on this request at their next possible meeting.

Required Information:

The Town of Poolesville Policies and Procedures for Allocations for Sanitary Sewer and Public Water Capacity lists and requires the inclusion of the following required information in any allocation request.

- a) Name and address of the current property owner.  
***Fishpool LLC  
50 Wisner Street  
Frederick, Maryland 21701***
- b) Name and address of any future or transitional owners in process.  
***A future or transitional owner has not been identified at this time.***
- c) Name and address of the applicant, if different.  
***The applicant and property owner are the same entity.***
- d) Name and address of the developer, if different.  
***A developer has not been identified at this time.***

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**Site Analysis \* Planning \* Engineering \* Project Management**

4925 Ellis Lane \* Ellicott City, MD 21043 \* (410) 988-2436  
www.cms-engineering.net

- e) Name, address, telephone, fax, and email address for designated contact.

**James Clifford, Esquire**  
**Clifford Debelius & Boynton, Chtd.**  
**Diamond Avenue**  
**Gaithersburg, Maryland 20877**  
**TEL: 301-840-2232**  
**FAX: 301-975-9829**

- f) Project site's physical address with location map.

**The project is composed of four adjoining parcels and lots at the following addresses:**

- **19825 Fisher Avenue, Poolesville, Maryland 20837**
- **19831 Fisher Avenue, Poolesville, Maryland 20837**
- **19901 Fisher Avenue, Poolesville, Maryland 20837**
- **17825 Elgin Road, Poolesville, Maryland 20837**

*A project location map has been attached at the end of this request letter.*

- g) Project site's tax map number, parcel number(s), and (if applicable) lot number(s).

**Tax Map: CT22**  
**Parcels: P507, P615**  
**Lots: N577, & N631**

- h) Copy of approved site plan, approved Preliminary Plat, or similar plan applicable to the project.

**See attached.**

- i) Project description; level of detail should be commensurate with the complexity of the project.

**The project has received Village Overlay Zone ("VOZ") approval and a Preliminary Plan has been submitted in conformance with the VOZ Concept Plan. Both plans include sixty-two (62) proposed single family dwellings, plus one existing single family dwelling to be retained.**

- j) For commercial uses, detail square footage, number of employees at full capacity, number of transient employees or guests, seats (as with restaurants), and meals prepared daily (restaurants, banquet halls, etc.) as appropriate to the facility and any additional information the Town may request to aid in the decision to accurately account for and/or reconcile Town water and sewer capacity.

**Not applicable to this application.**

- k) Requested allocation amount (gpd).

**Existing Dwelling Allocation: 1 x 325 gpd/dwelling = 325 gpd**  
**Proposed Dwelling Allocation: 62 x 325 gpd/dwelling = 20,150 gpd**  
**Total Allocation: 62 x 325 gpd/dwelling = 20,150 gpd**

- l) Projected timeframe for first occupancy and for completion of build-out.

**It is anticipated that first occupancy for this project will be mid-2023 and completion of buildout in mid-2025.**

m) Proposed phasing of the project, if applicable.

***The project will be built in a single phase.***

n) Detailed description of how the project meets the Town's priorities set forth in the current Comprehensive Master Plan such as downtown development projects, special uses and architectural aesthetics.

***The project is located in the Town's Downtown Target Investment Zone. The Poolesville Comprehensive Plan has identified its Downtown as a high priority development and redevelopment area of the Town. Accordingly, the water and sewer allocation policies adopted by the Commissioners of Poolesville identify that 60% of all available capacity should be allocated to the downtown area.***

***The project is consistent with the Town's Comprehensive Master Plan which recommends residential infill development at this location. Public water and sewer mains are located in the streets (Fisher Avenue, Fyffe Road, and Glass Way) abutting the property and no off-site easements will be required. Extension of facilities to these properties is logical, efficient and consistent with the master plan for this community.***

If you have any questions, please do not hesitate to call.

Sincerely,

**CMS Associates LLC**



Geoffrey L. Ciniero, P.E.  
President