

James R. Clifford, Sr. (MD)
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July 7, 2022

Town Commission for Poolesville
19721 Beall Street
PO Box 158
Poolesville MD 20837

Re: Fishpool, LLC/Willard development
19825 Fisher Avenue
Poolesville, MD 20837
Request for reduction of Connection fees.

Dear Commissioners:

On behalf of the Fishpool, LLC and the Willard family we would request that the commissioners approve, along with the water and sewer allocation for the 62 new residences, a reduction of the connection fees for each residence. Based on the lot size limitations for the single-family houses being proposed and the houses only having between two and three bedrooms, the applicant feels this development is comparable to a smaller townhouse project and is likely to need water and sewer service well below the average for normal single-family development. We anticipate the homes to be built in the range of 1,200 to 2,000 square feet. In comparison most single-family homes being built in Poolesville now are well over 2,500 square feet. In line with a memo from Wade Yost to the Commissioners of Poolesville dated May 16, 2014 (see attached) relating to townhouse vs. single family water usage, we are anticipating that our project will use less than 56.75% gallons per day (gpd) of the average single-family home, which converts to 61.48 gpd per bedroom and our subdivision will have both a two and three bedroom offering. If we apply the 61.48 gpd per bedroom, assuming worst case that only three-bedroom single-family homes are built, that is 184.44 multiplied by 62 homes for a total gpd of 11,435.28 gallons or less if any two-bedroom homes are built as we suspect they will. Given the substantial reduction of water usage by smaller homes, we request that the connection fee be reduced to be in proportion to the reduction in size and use.

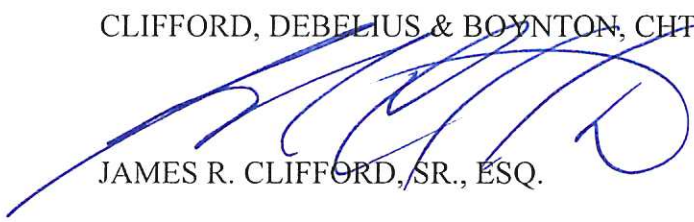
We recognize that Poolesville must be conservative with their gallons per day formula and as such we have asked in our April 28, 2022 allocation request for 20,150 gallons per day based on the normal Poolesville Town allocation estimate of 325 gallons per day for a single-family home. We believe that the gpd for our project should be under 184.44 gpd.

Our Poolesville project is very expensive per lot to develop given the smaller lots, all the landscape and land plan upgrades, community amenities and unique streetscapes. It is our hope to provide the homes well below the average sales price now being offered for other new homes in the area. We are asking for this concession to help lessen the development cost per lot and are also requesting the county to lessen their impact taxes on our development to an amount more fitting to the size of the homes we are proposing. This adjustment to fees being charged by the government is the best and most helpful path to providing more affordable housing that is so badly needed here and throughout the county.

This housing project is ideal for Poolesville, and we ask that the Commission help us make it a reality. Thank you.

Sincerely,

CLIFFORD, DEBELIUS & BOYNTON, CHFD.

A handwritten signature in blue ink, appearing to read 'James R. Clifford, Sr.', with a large, stylized flourish at the end.

JAMES R. CLIFFORD, SR., ESQ.

JRC/map
Enclosures

cc: William F. Willard, Sr.
Wade Yost

Memorandum

5/16/2014

To: Commissioners of Poolesville

From: D. Wade Yost, Town Manager

RE: Agenda Items

Impact Fee Request

In your packets you will find a request from Frank Jamison to re-evaluate the water and sewer portion of the impact fee. This request does address the issue in the manner prescribed by Bill Moore. Staff has reviewed the calculations submitted and concur with the 43.25% town home water & sewer usage reduction in comparison to single family homes.

The FY 15 impact fee will be as follows:

Proposed Townhouse Fee:

Water & Sewer	9,137	Water & Sewer	5,185
<u>General</u>	<u>2,577</u>	<u>General</u>	<u>2,577</u>
Total	\$11,714	Total	\$7,762

17 Townhomes X Reduction (3,952) equals \$67,184

Initial concerns were focused on ensuring that we would not be creating a shortfall in the funding as planned. Just the opposite is happening and this is certainly not something that we want to publicize. The original calculations estimated that the two new wells would cost \$525,000 each. However, the actual costs closed out at Stoney Springs \$370,291 and Kettler \$403,393, yielding a total of \$276,316.

Overall, I believe this is a fair and equitable request. I also spoke with Bill Moore and he agreed. This establishment of a Townhouse fee certainly will make it much more feasible for future development, if and when the new overlay zoning is complete and infill could occur downtown, which could in turn pay for our I & I debt service.

Budget

A few minor adjustments have been made since the worksession and may need to be discussed prior to adoption.

1. Increased Senior Funding from 25K to 29K
2. Decreased Economic Consultant funding by 2K
3. Created mechanism on restricted funds page to track senior program
4. Added 15K from Hunter's Run excess funds to Elgin Pavilion to be fully funded in FY15
5. Allocated 4K to account 3130 to fix Well 5 piping