

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>
Net Available Water Capacity	14,324 GPD

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