



**TOWN OF BARNESVILLE  
COMMISSIONERS  
Montgomery County**

**The Town of Barnesville  
Resolution**

On this day, October 18, 2010, The Town of Barnesville Commissioners resolves to adopt the Municipal Growth Element and the Water Resources Element of the Updated 2010 Town of Barnesville Comprehensive Master Plan.

Whereas, the Commissioners of the Town of Barnesville have determined that the updated elements of the Comprehensive Plan comply with the laws and requirements of the State of Maryland and that the updated elements of the Comprehensive Plan were prepared with the assistance of the Town of Barnesville's Planning Commission and the residents of the Town of Barnesville.

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**Mr. Peter Menke, Mayor**

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**Monica Garrett, Town Clerk**

**The Town of Barnesville Commissioners**

Peter Menke, Mayor  
Bonnie Brown  
Luke Fedders

**The Town of Barnesville Planning Commission Members**

Meg Menke, Chair  
Clark Brown  
Mildred Callear  
William Hilton  
Peter Menke

## **Water Resource Element, Town of Barnesville Master Plan**

The Water Resource Element requires municipalities to analyze current water supplies, wastewater treatment capacity and point and non-point source pollutants. When examining the potential for future growth, the municipality must take into account any shortcomings of water resources and pollutant levels that may result.

All of Barnesville's 68 residential units, municipal buildings, and civic uses are connected to individual, private wells and septic systems. Many of the well and septic systems are decades old, thus, percolation, installation, and monitoring records may not be available. As wells or septic systems fail, they are replaced by the landowners.

### **Discussion of Wells**

Wells in the Town of Barnesville draw 100% of their water from the Maryland Piedmont Sole Source Aquifer. The Aquifer's geology is characterized by widely varying underground rock formations and water holding areas. In Barnesville and the surrounding areas, it is not uncommon for adjacent wells to show widely varying flow rates. The Town understands the need for water protection and stresses to both current and new residents important practices in water conservation and water quality.

Town residents are particularly concerned about new construction, both in the Town and in the surrounding Agricultural Reserve (under the jurisdiction of Montgomery County Government.) New wells have some potential to diminish from the water available to existing homes and community buildings. Thus, the Town monitors proposals for nearby new subdivision or construction. Wells to serve such new subdivisions and/or new construction are regulated by Montgomery County, not the Town. The Town has recently changed the minimum lot size for new single-family residences from 2 acres to 4 acres in recognition of well and septic permitting requirements.

All well drilling activity in The Town and in the surrounding Agricultural Reserve is approved, inspected and monitored by the Montgomery County Department of Permitting Services (MCDPS) – Well and Septic Section. The Town has no role in approving wells.

### **Discussion of Septic Systems**

The Montgomery County Department of Permitting Services (MCDPS) – Well and Septic Section also has the responsibility for approving, inspecting, and monitoring of septic systems within the Town. The Town of Barnesville has no review, approval, or regulatory authority over septic systems within the Town.

The Town does strongly support the Montgomery County Water and Sewerage Plan and during the subdivision approval process, works closely with the MCDPS staff. All new construction,

within the Town must obtain the prior approval of the proposed well and septic system from the Montgomery County Department of Permitting Services (MCDPS), Well and Septic Section.

The “Montgomery County Maryland Ten-Year Comprehensive Water Supply and Sewerage Systems Plan 2003 – 2012” states that the Barnesville area has “failing septic systems – unable to repair”. The Montgomery County Department of Environmental Protection (MCDEP) stated that this information was provided by the Montgomery County Department of Permitting Services (MCDPS) – Well and Septic section. The staff at MCDEP stated that the information was originally in the 1986 Plan and was re-confirmed by MCDPS when the plan was updated in 2003. The staff at MCDPS does not have any specific information on the location and status of “failing septic systems” in the Barnesville area. The Town, however, has a different view, as stated in the next paragraph.

The Town is aware of several septic systems that have been abandoned and new systems installed since the original statement was included in the 1986 Plan. At a recent Town meeting (September 2010), the residents were aware of one failing septic system, which was recently replaced using the State of Maryland Bay Restoration program. Several other Town residents have applied for the Bay Restoration funds, but were denied because their systems “were not failing”. The Town has advised the residents of the Bay Restoration funds by running notices in the Town’s newsletter. Other than these properties, the Town is not aware of any failing well and septic systems. No one at the recent Town meeting had any knowledge of any current failing septic systems within the Town.

### **Discussion of Alternatives to Private Wells and Septic Systems**

The Washington Suburban Sanitary Commission (WSSC) provides public water and sewer mains to most of Montgomery County, but not to Barnesville. Neither the Town nor WSSC have plans to extend the existing public water and sewer mains to the Town limits. Furthermore, the Montgomery County Agriculture and Open Space Plan prohibits the extension of public water and sewer into the area surrounding Barnesville unless there is a public health crisis to be addressed. The closest WSSC public water and sewer mains are located several miles to the south of the Town of Barnesville, in the Germantown area.

Neither is the Town considering a community septic system. The Town is located on a hill, with homes and other buildings at the top and on all sides of this hill. Thus, the Town consists of four large drainage basins, making it unrealistic to contemplate the location and cost of several community septic systems and the sewer conveyance systems for a small rural community of 68 homes.

### **Discussion of Stormwater Management**

The Montgomery County Department of Permitting Services (MCDPS) reviews, approves, bonds, and permits all Sediment Control Plans and Stormwater Management Plans for all new subdivision plans within the Town of Barnesville. The MCDPS also provides County inspection services during and after site construction. The Town supports these Montgomery County roles and procedures.

The applicant's design engineer is required to provide construction observation services and to submit "As-Built" Plans and computations for review and approval to the County, prior to the MCDPS releasing the applicant's performance bond.

The WRE prepared by the staff at the Maryland National Capital Park and Planning Commission (MNCP&PC) has included the existing and proposed developments within the Town of Barnesville into their recent nutrient levels and non-point source loading calculations. Because of the existing zoning within the Town and the State and County requirements for well and septic systems, new, large, dense subdivisions will not be developed within the Town.

The Stormwater Management review and approval process considers minimizing impervious surfaces, in addition to pre-treatment, best management practices, water quality, and water quantity features. The Town's Planning Commission and its consultant also review the applicant's Sediment Control Plans and Stormwater Management Plans and may make recommendations to the applicant and to the MCDPS.

### **Discussion of Little Monocacy Watershed issues**

The Town of Barnesville drains towards the west into four unnamed tributaries to the Little Monocacy River, which flow into the Potomac River, just south of the Monocacy River at Dickerson. The State of Maryland has classified the Little Monocacy River as a Class I stream.

The Little Monocacy River is part of the Lower Monocacy watershed, which includes portions of Montgomery, Frederick, and Carroll Counties. The State of Maryland has determined that the Lower Monocacy is impaired. The watershed has four impairments; three will require a Total Maximum Daily Loads (TMDL) analysis and one that has already completed a TMDL.

The suitability of receiving waters is dependent on a number of factors including scale considerations and proximity to the impaired water body. The question of suitability of receiving waters to accommodate stormwater discharge must consider the contribution of that discharge to the overall impairment.

Relative to the overall watershed upstream of the existing and required TMDL mentioned above, the Town of Barnesville represents a very small fraction of the overall stormwater discharge to the Little Monocacy Watershed.

Moreover, the potential future changes in terms of Barnesville's land cover are also minor. The Town does not have any plans for annexation through 2030. Therefore, it is evident that future stormwater discharges from Barnesville will not increase significantly by 2030.

Because of TMDL modeling uncertainties and the need for adaptive management strategies to attain water quality goals, the issue of suitability of receiving waters to receive stormwater discharges cannot be adequately evaluated in advance of the TMDL implementation process itself. As a result, any potential need to evaluate the existing or future ability of receiving waters to assimilate stormwater discharges from the Town would be assessed under the leadership of Montgomery County within the larger context of TMDL watershed implementation plans.

# **Municipal Growth Element, Town of Barnesville Master Plan**

## **Introduction**

This is the municipal growth element for the town of Barnesville’s comprehensive plan. It presents analysis of land consumption and facilities impacts that can be expected as a result of the projected growth of the town’s population from the year 2010 to the year 2030.

Barnesville’s population in 2000 was 161 persons. The town provides limited municipal services to its residents. From the time of its formation in 1888, the town has never provided public services such as roads, schools, libraries, water and sewer services. This plan anticipates no change in that policy. Thus any increase (or decrease) in population over the coming twenty years will not cause an expansion of services offered by the municipality. Public services to Town residents are provided today by Montgomery County Government and any increased demand from the town has been factored in to service projections by the County.

The Town's historical rural character, scenic agricultural views and sense of community combine to make Barnesville a good place to call home. By preserving the town’s assets, its connection to agriculture and the social community that we have today, we can achieve a balance between old and new that respects the land, the water, and the ecosystem. It is not a goal of the town to grow or add public or commercial services. Rather town policies will be targeted toward retaining our residential nature and preserving our viability as a small rural town.

## **Barnesville's past (prior to 2010)**

A. Population and housing (census info)

B.

Year	Population	# Housing units
1930	119	NA
1940	121	NA
1950	130	NA
1960	145	NA
1970	162	47
1980	141	54
1990	170	63
2000	161	65

B. Recent history of annexations

In 1987, Barnesville annexed seven parcels located on Beallsville Road. All properties were three acres or less in size and had older homes on them. Also in 1987, the Town annexed a farm that has a pipe stem access onto Beallsville Road with agricultural land adjacent to the town boundary. All of these

annexations were requested by the property owners.

The seven smaller properties were zoned R200 in Montgomery County. When they came into the town, all parcels were put into Barnesville's R-A zone, a single-family residential-agricultural zone.

Prior to annexation, the farm property was in two zoning categories. The small "pipe stem" portion was zoned R200. The larger farmed portion was in the County's RDT zone; development rights associated with the property had been sold prior to 1987. In order to bring this property into the town with no change in land use, the Town created a BRDT zone, modeled after the County's RDT zone, and placed the entire farm property into that BRDT zone.

Thus, the 1987 annexation was accomplished with no change in land use or density.

### C. Land uses

Barnesville has always been a residential community. More than 90% of the 88 parcels in town are used for single-family dwellings or are undeveloped. A few parcels have existing structures that are not habitable and have been in that condition for twenty or more years.

Properties with structures other than housing are either community buildings (churches, town hall) or properties that were grandfathered in as non-conforming uses when the first town master plan was adopted. These few grand-fathered properties have historic uses in the town, including a funeral home, a small office building/post office and a general store.

Notes on recent residential changes:

- One new single family residence has been built since 2000; this was on an existing approved parcel.
- Barnesville adopted a Subdivision Ordinance in 2004. Only one subdivision application has been received and acted on since that time. In January 2010, the Pritchard property (shown below) received approval for a preliminary plan of subdivision that will eventually result in two new residential lots.

### D. Town's policy on providing public services

Barnesville provides limited municipal services, as follows:

- The town provides weekly trash and recycling pickup (private contractor) and street lighting.
- The town provides sidewalks; the current master plan includes a plan for adding sidewalks to improve pedestrian access to churches, town hall and post office.
- Town meetings, including legislative and planning/zoning services, are held in the Barnesville Town Hall, which the town owns and maintains.
- The town issues building permits; every applicant must also obtain a building permit from Montgomery County Office of Permitting Services. All permit inspections and storm water management services are provided by Montgomery County Government.

In its entire history, the town has never provided public services such as roads, mass transit, schools,

libraries, public safety, water and sewer services, etc. Here is an inventory of public services for town residents, along with the service provider and the location of nearest service:

- Schools: none in town. (Montgomery County Public high school and middle school located in Poolesville; elementary school is less than one mile outside town limit.)
- Water and Sewer: none; all properties on well/septic. (Washington Suburban Sanitary Commission has no plans to extend water/sewer lines from Germantown or Clarksburg.)
- Bus Transit: none (Ride-On buses by Montgomery County available in Poolesville or Germantown, approximately 7 miles)
- MetroRail Mass Transit: none (nearest METRO station at Shady Grove)
- Commuter Rail: MARC service available Monday-Friday; station is just south of town boundary
- Library: none (nearest Montgomery County Public Libraries in Poolesville and Germantown)
- Health & Social Services: none in town (Montgomery County offers these services in Germantown)
- Public Safety: none in town. (Montgomery County Police Station in Germantown; nearest Fire/Rescue station in Beallsville, 4 miles.)
- Parks and Recreation: none in town. (nearest Montgomery County parks in Beallsville, approximately 4 miles.)
- Post Office: located in town.
- Roads: no roads owned or maintained by town. Our roads are (a) State Rt. 109 and (b) County roads Barnesville Rd and W. Harris Rd.

### **Barnesville's future (through the year 2030)**

#### A. Anticipated annexations

Barnesville does not anticipate initiating any annexations. Should a property owner adjacent to the town boundary request annexation, the Town's policy will be to seek citizen input as to desirability of annexation and then to annex it only with the land use that is in place under Montgomery County zoning.

#### B. Anticipated land uses changes

Barnesville is committed to staying a rural village. There is no plan to change zoning categories from the existing R-A and BRDT zones.

If no land is annexed by the town, the only land use changes likely to occur will be when vacant parcels are developed for single family residential purposes. Twenty undeveloped properties in Barnesville are zoned R-A, Residential Agricultural. Most of these are small out-lots adjacent to a parcel with an existing single-family house. These will not be developed because minimum lot size for a new single-family dwelling unit is 4 acres.

Vacant properties large enough to be subdivided into lots that meet the minimum lot size for new housing are as follows:

<b>Name or Parcel #</b>	<b>Street</b>	<b># acres</b>	<b>Est. # dwelling units*</b>
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Pritchard	Beallsville	9.96	2
P488	Barnesville	8.55	2
P545	Barnesville	4.53	1
P478	Old Hundred	4.78	1
P388	Old Hundred	9.16	2
Thomas	Barnesville	25 (estimate)	6
		<b>TOTAL</b>	14*

\*NOTE: Barnesville’s Zoning and Subdivision ordinances also require 150’ of frontage on a public street for each dwelling unit. Some of the undeveloped parcels listed may not achieve all possible dwelling units due to this requirement. Some may not meet requirements for well and septic. Thus the “TOTAL” number of units above should be seen as an upside estimate only.

C. Population projections

For purposes of this analysis, we project possible future dwelling units, but of course, not all will be built in the horizon of this study. Nevertheless, using the current average household size of 2.5, the above potential dwelling units could increase the town population by 35 persons over the 161 persons living here in 2000.

D. Implications for public services from the above

No new public services will be required for an anticipated population increase of 35 persons.

E. Re-statement of policy on providing public services

Barnesville does not anticipate changing its policy regarding municipal services between 2010 and 2030. Town residents will continue to rely on Montgomery County Government for services such as schools, libraries, public safety, water and sewer services, transportation, permit inspections, etc.