

PLANNING COMMISSION PUBLIC HEARING

May 26, 2010

**POTOMAC INTERCEPTOR ODOR ABATEMENT SITE
(CMPT 2010-0002, SPEX 2009-0041)**





**POTOMAC INTERCEPTOR ODOR ABATEMENT SITE – POTOMAC COMMUNITY
(2.6 ACRE PORTION)**

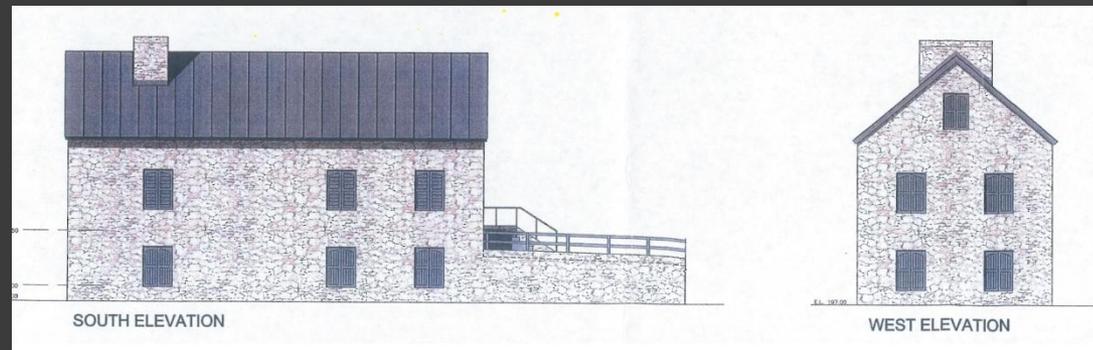
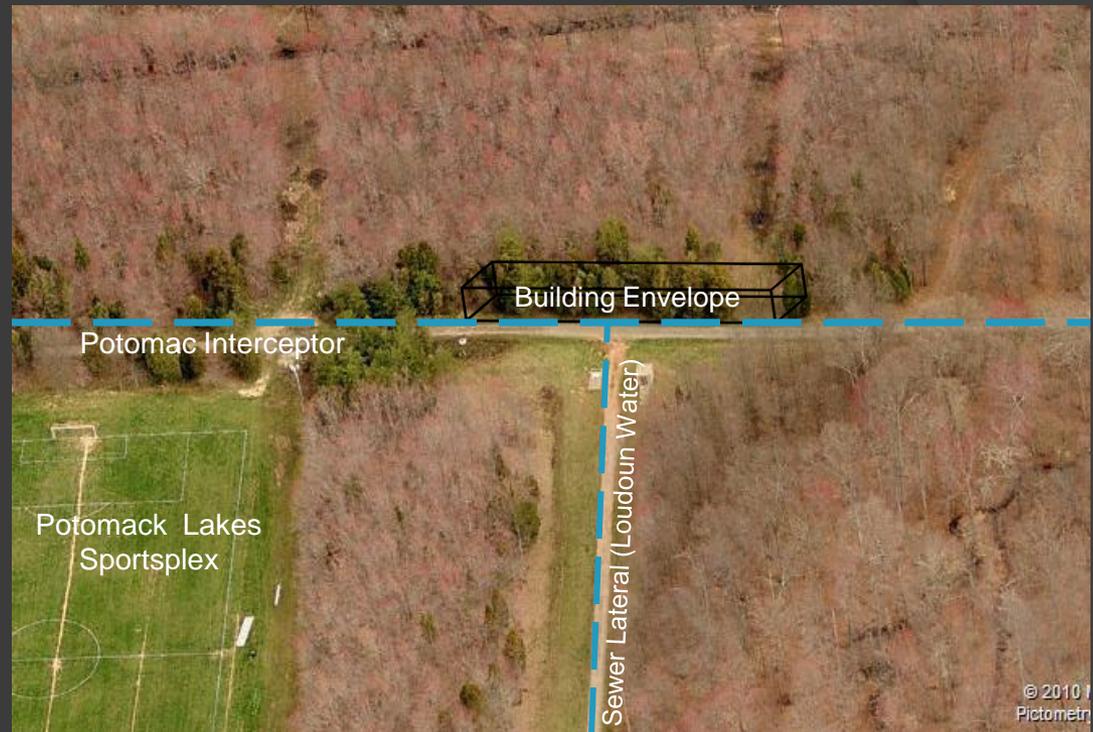
APPLICATION SUMMARY

•PROPOSAL

- SPEX and CMPT for operation of public utility in the FOD*
- 1,350 sq. ft. odor abatement facility*
- 3,200 sq. ft. drive / loading*
- Treat odor / eliminate corrosive conditions within Potomac Interceptor (PI)*
- 1 of 6 facilities along PI*

•REVISED GENERAL PLAN

- Suburban Policy Area / Potomac Community*
- Designated Residential Use*
- Water / wastewater facilities to be compatible and minimize visual disruption*



APPLICATION REVIEW

- ◎ **Zoning Ordinance Criteria – Utilities within FOD**
 - *Minimize danger to life property*
 - *No increased danger of materials swept away by floodwaters*
 - *Locate / design structures to minimize susceptibility to flood damage*

- ◎ **Revised General Plan Policies**
 - *Water / wastewater facilities to be compatible with planned development and environmental goals*
 - *New wastewater facilities to minimize visual disruption*

PLANNING COMMISSION BRIEFING

◎ Staff

- *Status of staff review of second submission*
- *Determination of “effectiveness” of proposed system*
- *Proffers associated with ZMAP 1986-0013*
- *Recommendation regarding wood turtles within Sugarland Run*
- *Materials to be used for well construction within 35 feet of PI*
- *Fire-suppression system inspection*
- *Construction traffic mitigation*

PLANNING COMMISSION BRIEFING

⦿ Applicant

- *Location Criteria / Alternative Sites Considered*
 - *Define “community connection”*
- *Operation / Maintenance*
- *What is treated / released*
- *Mitigation should facility not create desired result / exacerbate condition*

APPLICATION SUMMARY

- ◎ Staff recommendation of approval with development conditions
 - Proposed odor abatement facility would rectify an existing environmental concern (air quality)
 - Facility constructed in conjunction with an existing utility line (limited disturbance)
 - Barn enclosure / preservation of existing green infrastructure will minimize visual disruption

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