

SKI-File



Queen Anne's County Health Department
State of Maryland

206 N. Commerce Street, Centreville, MD 21617-1015
Tel: 410-758-2281 • Fax: 410-758-6602

ENVIRONMENTAL HEALTH SERVICES

November 14, 2007

Robert Summers, Ph.D.
Deputy Secretary
Maryland Department of Environment
1800 Washington Blvd.
Baltimore, Maryland 21230

Sub: Queen Anne's County - Southern
Kent Island older subdivisions-
Public Sewer

Dear Doctor. Summers:

I first want to thank you and your staff for meeting with us on November 8, 2007. My staff and I found the meeting very helpful and productive. The following comments summarize our discussions.

1. Areas of failing septic systems on southern Kent Island have been designated in Queen Anne's County Master Water and Sewer Plan since 1975. (see attached Exhibit 1).
2. The former Environmental Health Director, Mr. James Morris, who retired in July, 1987, held the opinion that the "older subdivisions" platted on Kent Island would eventually be served by public sewer.
3. Since 1987 the current Environmental Health Director, Mr. John Nickerson, has spent considerable time and effort interacting with Queen Anne's County officials as to the need for a permanent solution to the wastewater disposal needs of these older subdivisions. You have copies of some of his correspondence to county officials.
4. Mr. Nickerson and his Assistant Director, Mr. Chester Cissel, Jr. have over 70 years of experience regulating on-site waste disposal in Queen Anne's County. Both concur that these "older subdivisions" on Kent Island are the number one priority in Queen Anne's County for a permanent solution to their wastewater disposal issues.
5. The Department of Environment in 1989 concurred and supplied legal support to enable Mr. Nickerson to require re-evaluation of vacant lots with approved soil evaluation tests of which several hundred were re-evaluated with many prior approvals overturned in these "older subdivisions".
6. The Department of Environment and the Queen Anne's County Commissioners approved a Groundwater Protection Report for Queen



Anne's County written in 1989 by Mr. Nickerson. This plan was incorporated into the Queen Anne's County Master Water and Sewer Plan and addresses the need for a permanent solution to the wastewater disposal for older subdivisions on Kent Island.

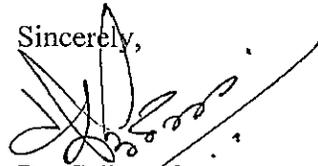
7. Most of the individual waste disposal systems in these older subdivisions are non-conforming and have been considered an interim means of disposal until a permanent solution can be provided.
8. The Queen Anne's County Master Water and Sewer Plan indicated that the Kent Island Estates-Romancoke on the Bay subdivisions would be served with public sewer by the year 1998. (see attached Exhibit 2)
9. A seasonal high water table map indicates that approximately 90% of the septic systems in Kent Island Estates-Romancoke on the Bay Subdivisions directly penetrate the shallow groundwater. (plat labeled as Exhibit 3 is attached)
10. A report by Accurate Environmental, a private consulting firm, which evaluates septic systems for real estate transfers, indicates a 53% failure rate in Kent Island Estates-Romancoke on the Bay. This compares to a 15% rate on their statewide evaluations. (Report labeled as Exhibit 4 is attached)
11. The Queen Anne's County Commissioners hired a private consultant, Doctor Rubin, to review possible options to address the failing septic system problems in these "older subdivisions". His report is attached and labeled as Exhibit 5. It should be noted that Dr. Rubin, who has a reputation as one who is opposed to the so-called "big sewer" solution. His summary report indicates that public sewer seems to be the most viable option to address the failing septic system problem on Kent Island.
12. Fortunately, the water wells in these "older subdivisions" are deep wells in the Aquia Aquifer and the Queen Anne's County Health Department has no known incidents of sewage wastes in their water supply.
13. From 9-1-2006 until 3-29-2007 the Environmental Health Office of Queen Anne's County responded to 107 requests concerning repair or replacement of septic systems for the entire Queen Anne's County. It is noteworthy that 37 of these requests were in the subdivisions of Kent Island Estates-Romancoke on the Bay. (See the attached Exhibit 6)
14. Environmental Health staff have a difficult time responding to septic system repair requests in these areas designated for public sewer. Understandably citizens do not want to expend on a short term solution because of anticipated public sewer.

We believe that there is clear evidence of continuing septic failures and that a permanent solution is warranted, which will not only alleviate public health concerns, but also minimize or eliminate environmental pollution as they relate to ground water penetration and the health of the Chesapeake Bay. You will agree that the mission of local public health is to prevent disease rather than to respond to outbreaks once they occur.

It is worth mentioning that the Board of County Commissioners by resolution set aside 500,000 gallons of sewer capacity in anticipation of a public sewer system serving this part of Kent Island.

Your concurrence to our recommendation will be appreciated. We look to the Maryland Department of the Environment to support the efforts that have been undertaken at the local level on behalf of MDE and public health, in protecting the peoples' health and the environment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dr. C. Devadason', written over a horizontal line.

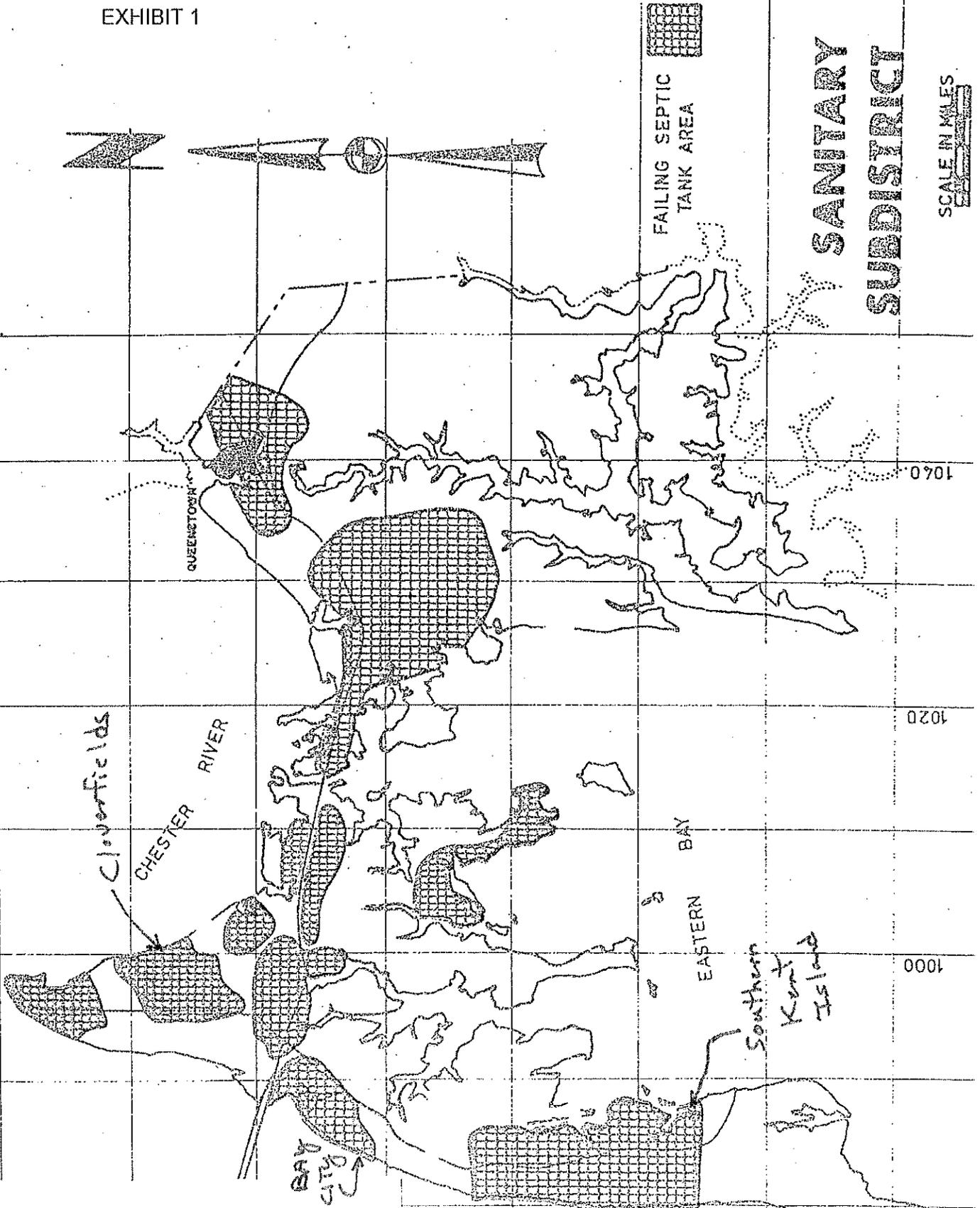
Dr. C. Devadason
Health Officer

Cc: Queen Anne's County Commissioners
Mr. D. Steven Walls, Director of Public Works
Mr. Myron Richardson, Chairman -Q.A.C. Public Works Advisory
Board
Mr. John Borders, County Administrator
Mr. John Nickerson

FAILING SEPTIC TANK AREAS*

APPENDIX 6

EXHIBIT 1



*This map was prepared for the Queen Anne's County 1975 Development Study based on a map which appears in the State of Maryland Science Facilities Report 1974.

1992 PLAN

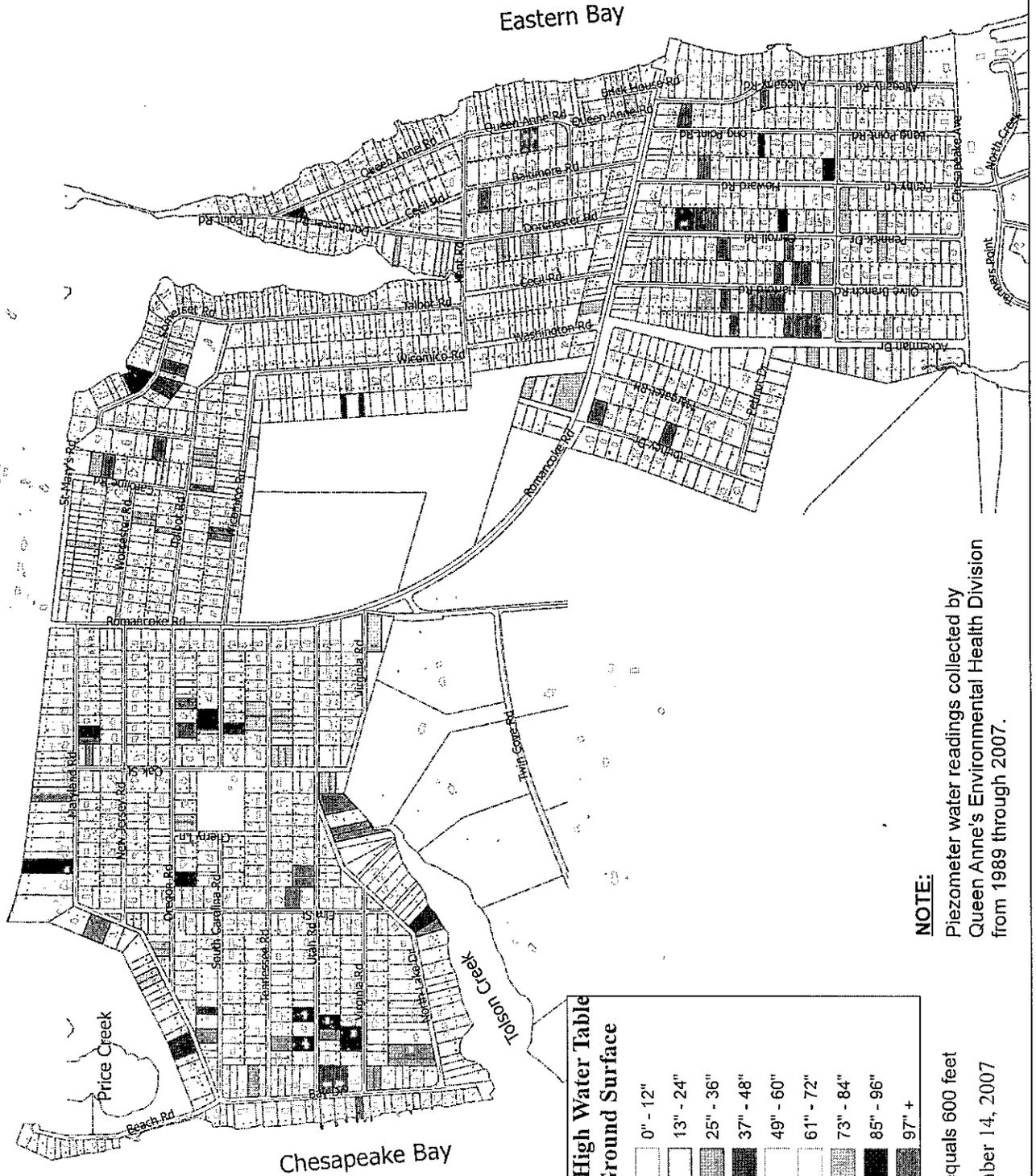
EXHIBIT 2

TABLE 3-8

QUEEN ANNE'S COUNTY
IMMEDIATE, 5- AND 10-YEAR PRIORITIES FOR
SEWERAGE DEVELOPMENT

Fiscal Year and Project Number	County Priority	Coordinate Location	Description	Total \$ (x 1000)	COSTS			PROJECT SCHEDULE			
					PL 600 Eligibility	Other Federal	Local	Preliminary Plans	Financial Plans	Start Construction	Complete Construction
1990-01	1	425N 997E	Cloverfields	7,605				FY 1990	FY 1992	FY 1993	FY 1995 - Built
1990-02	2	413N 987E	Bay City	6,072				FY 1991	FY 1993	FY 1994	FY 1996 - Built
1992-01	3	Plant 397N 982E Overall 396N 975E	Southern Kent Island	6,621 7,661				FY 1992	FY 1993	FY 1994	FY 1998
1998-01	4	405N 1005E	Dominion Marling Farms	6,070				FY1998	FY 2000	FY 2000	FY 2002

Kent Island Estates & Romancoke on the Bay - Seasonal High Water Table From Ground Surface



NOTE:
Piezometer water readings collected by Queen Anne's Environmental Health Division from 1989 through 2007.

1 inch equals 600 feet
November 14, 2007

Accurate Environmental Consulting, LLC

9317 High Banks Dr., Easton, MD 21601

Phone: (410) 819-3166

Fax: (410) 763-7200

July 8, 2004

John Nickerson, Director
Division of Environmental Health
Queen Anne's County Health Department
Centreville, MD 21617

EXHIBIT 4

Dear Mr. Nickerson:

Review of the data regarding the inspection of septic systems in Queen Anne's by this firm in the last five years shows the following:

Statewide failure rate: 15% (3000+ inspections)

Queen Anne's County failure rate: 29% (568 inspections)

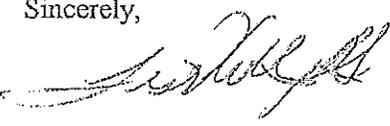
Failure rate within Kent Island Estates and Romancock: 53% (133 inspections)

If the later two subdivisions are removed from the data Queen Anne's County shows a 20% failure rate.

Systems that are less than five years old are rarely requested to be tested by the complete septic system evaluation process. Thus the failure rate is slightly skewed. Also, Accurate Environmental is often contracted to provide a second opinion on septic systems deemed unacceptable by individuals who do not possess our unique environmental health license foundation of knowledge, training and experience.

As you are well aware homeowners consider failure to be sewage ponding on the ground surface. They do not consider sewage seeping toward the surface as failure that we must consider when performing an inspection for a real estate transfer. Nor do they consider their attempts to manage their wastewater so the back-ups into the house are controlled as failure of the system, which we often must prove with the inspections. Also, homeowners and all inspection firms do not account for groundwater contamination, which occurs from the systems penetrating the water table on lower Kent Island.

Sincerely,



Lester W. Coble, Jr., R.S.
Environmental Health Scientist



Queen Anne's County Health Department
State of Maryland

206 N. Commerce Street, Centreville, MD 21617-1015
Tel: 410-758-2281 • Fax: 410-758-6602

November 15, 2007

ENVIRONMENTAL HEALTH SERVICES

SEPTIC SYSTEM REPAIR REQUESTS FOR THE ENTIRE QUEEN ANNE'S
COUNTY (APPROXIMATELY FROM 9/1/2006 THRU 3/29/2007)

**38 requests out of 107 total requests were for the
Kent Island Estates and Romancoke on the Bay
Subdivisions. These subdivisions represent the
#1 Priority Area for Public Sewer in Queen Anne's
County**

EXHIBIT 6

Jessica Scott-209 Carroll Road, Centreville, Md.
TM35-Parcel 146-Lot 16

Paula Tarbutton – 102 Rosin Dr., Chestertown, Md.
TM10-Parcel 46-Lots 934 & 935

Mitchell Hoskins – 101 Gloucester Rd., Queenstown, Md.
TM73-Parcel 75-Lot 1, Section 2

Airlee Johnson – 201 Rosin Dr., Chestertown, Md.
TM10-Parcel 46 – Lots 866 & 867

Thomas Kreamer – 313 Keene Farm Lane, Brightwood
TM76-Parcel 35 – Lot 15

1. Sharon Needles – 100 St. Mary's Road-Stevensville, Md.
Lots 38A & 46A, Block K, Section 1, Kent Island Estates

2. Tom Holste – 142 Somerset Rd.-Stevensville, Md.
Lots 14-17, Block E, Section 1, Kent Island Estates

Moose Lodge in Grasonville on Rt. 18
TM59-Parcel 41



3. Robert Kendall- 211 Oak St., Stevensville, Md.
Lots 1&3, Block H, Section 3, Kent Island Estates

Robbie Blackiston- 6201 Sudlersville Rd., Sudlersville, Md.
TM14-Parcel 49, Lot 1

Joe Kirby – 109 Scottown Rd., Queenstown, Md.
TM60-Parcel 90

4. Percy Dyes – 122 Queen Anne Drive, Stevensville, Md.
Lots 1-5, Block P, Section 2, Kent Island Estates
Lots 20-24, Block A, Section 2, Kent Island Estates

John Braun – 1628 Bayside Drive, Chester, Md.
Lot 16, Section 1, Marling Farms

5. Frank Saunders-200 Pennick Dr.-Stevensville, Md.
Lot 13, Block I, Romancoke on the Bay

Michael Bostic-206 Massey Avenue-Church Hill, Md.
TM30-Parcel 95

John Oliveri
TM76-Parcel 31, Lot 13, Twin Coves

117 Riverview Point Rd. (occupant)
TM9-Parcel 30

Pat Scott – Charles Patterson Farm
TM5-Parcel 24

Randy Willis-1602 Dudley Corner Rd.-Sudlersville, Md.
TM6-Parcel 34

Richard Doeler-1716 St. Mary's Rd., Chester, Md.
Lot 17B, Section 4, Parcel 1

Tom Diviccaro – 2515 Bennett Pt. Rd., Queenstown, Md.
TM72-Parcel 105-Lot 1B

Robert Martin – 218 Kentmorr Rd., Stevensville, Md.
TM70-Parcel 24, Lots 1-2-3-4-, Section D

6. Sparrow, 218 Olive Branch Rd., Stevensville, Md.
TM76, Lot 45, Romancoke on the Bay

7. Eulis Liviely-340 Wicomico Road, Stevensville, Md.
Lots 23, Block O, Section 1, Kent Island Estates

Messer Smith – 1308 Calvert Road, Chester, Md.
Lots 23&24, Section 3, Marling Farms

8. 103 New Jersey Road, Stevensville, Md.
Lots 14-16, Block H, Section 3, Kent Island Estates

9. 211 Oak Street, Stevensville, Md.
Lots 1-3, Block H, Section 3, Kent Island Estates

1302 Queen Anne Drive, Chester, Md.
Lot 2, Section 2, Marling Farms

10. Nancy Green, 100 Kent Road, Stevensville, Md.
Lots 56-58-60, Block R, Section 3, Kent Island Estates

Vernon Coultas-Queenstown, Md.
TM69-Parcel 35

11. 164 Somerset Rd., Stevensville, Md.
Lots 3-4-5, Block E, Section 1, Kent Island Estates

Crutchley-1623 Bayside Dr., Chester, Md.
TM64-Parcel 209, Lot 40, Section 1

Ferguson – 121 Chesapeake Bay Drive, Chester, Md.
TM80-Parcel 3, Lot 35, Kent Point Farms

George Johnson-325 Brownsville Rd, Centreville, Md.
TM44-Parcel 104

John Marchi – 107 Fox Run Lane
TM63-Parcel 129-Lot 10

12. Melvin Jones
Lot 11, Block S, Romancoke on the Bay

13. Jeff Sparrow, 218 Olive Branch Rd., Stevensville, Md.
Lot 4, Block J, Romancoke on the Bay

14. Mary Wilson-South Carolina Ave., Stevensville, Md.
Lots 28&30, Block O, Section 3, Kent Island Estates

15. Rory Downey – 522 Talbot Road, Stevensville, Md.
Lots 12-13, Block F, Section 1, Kent Island Estates

Chanaud
TM34-Parcel 38, Block H, Lot 1

16. Michelle Crisnan
Lots 18&20, Block L, Section 1, Kent Island Estates

Dan Brown
Lots 38&39, Section 2, Marling Farms

17. Joyce Napolitano-135 Olive Branch Rd., Stevensville, Md.
Lot 18, Block H, Romancoke on the Bay

18. Paul Wilson-318 Virginia Ave-Stevensville, Md.
Lots 29-31-33, Block S, Section 3, Kent Island Estates

19. Charles Bly – 120 Long Point Rd. – Stevensville, Md.
Lots 17&18, Block A, Romancoke on the Bay

Wilber McClain-411 Central Ave-Chestertown, Md.
Lots 233-234, Chester Harbor

Norm Huffman-302 Chesapeake Ave.
Lots 13-14, Block 1A, Kentmorr

Robert J. & Brenda Hess, 69 Long Creek Drive
TM63-Parcel 170 Lot 4B

Lee Gardner – 107 Maple Lane, Barclay, Md.
TM24-Parcel 72

Wes Cochran-1335 Queen Anne Drive, Chester, Md.
Lot 42, Section 2, Marling Farms

Steve Sweet
TM56-Parcel 261-Lot 13, Baldwin Estates

Larry Morris-1116 Spaniard Neck Rd.
TM28-Parcel 163

Callahan – 116 North Lake Drive – Tower Gardens
Lot 11, Block L

Jason & Jessica Oliver-3635 Peters Corner Road
TM26-Parcel 61

20. Paul Wilson-318 Virginia Road, Stevensville, Md.
Lots 29-31-33, Block S, Section 3, Kent Island Estates

Linda Savanick-217 Beachside Dr., Stevensville, Md.
Lot 15, Block H, Tower Gardens

21. Occupant – 312 Talbot Road, Stevensville, Md.
Lots 31-33-35, Block J, Section 1, Kent Island Estates

Aspen Institute
TM73 – Parcel 8 – Wye Woods

Lester Johnson-156 Bay Drive, Stevensville, Md.
TM63- Parcel 98, Lot 28, Block G, Chesapeake Estates

Terry Chambers – 1513 Calvert Road, Stevensville, Md.
Lot 15, Section 7, Marling Farms

Karen Boyce-1716 Batts Neck Rd.
TM63-Parcel 96

22. James Crisman-121 Wicomico Rd., Stevensville, Md.
Lots 18-20, Block L, Section 1, Kent Island Estates

23. Olivia Doster – 116 Oregon Rd., Stevensville, Md.
Lots 27-29, Block H, Section 2, Kent Island Estates

24. Ron Lively – 340 Wicomico Road, Stevensville, Md.
Lot 23, Block O, Section 1, Kent Island Estates
TM70-Parcel 113

Wye Woods
TM 73-Parcel 8

25. Rory Downey – 522 Talbot Road, Stevensville, Md.
Lots 12-13, Block F, Section 1, Kent Island Estates

Michael Roberts – Md. Rt. 8
TM63-Parcel 2

Larry Morris -- Spaniard Neck Road, Centreville, Md.
TM28-Parcel 163

Carol Birmingham-416 Beach Side Drive, Stevensville, Md.
Lot 12, Block D, Tower Gardens

Fred Keer -- 541 Fey Rd., Chestertown, Md.
TM4-Parcel 9, Lot 1

Joe Aman, Jr. -- 212 Thompson Rd.
TM64-Parcel 199

Bruce Chapman-146 North Lake Drive, Stevensville, Md.

Jeff Little -- 5629 Sudlersville Road, Sudlersville, Md.
TM14-Parcel 38

David Cornelius -- 235 Burchard Sawmill Rd., Chestertown, Md.
TM5-Parcel 220

Robert Mannz-307 Drovers Way-Stevensville, Md.
Lot 8, Block P, Tower Gardens

Nash-1701 Bayside Drive
Lot 99, Section 1, Marling Farms

26. Michael Fish-221 N. Lake Rd., Stevensville, Md.
Lot 25 & ½ of Lot 26, Block Y, Section 3, Kent Island Estates

27. James Smith -- 361 Dorchester Road, Stevensville, Md.
Lots 32 & 33, Block D, Section 1, Kent Island Estates

28. Maybury Cynt-119 Wicomico Road, Stevensville, Md.
Lots 22&24, Block L, Section 1, Kent Island Estates

Marianne Doyle-104 Carriage Lane, Queenstown, Md.
Lot 52, Block B, Hickory Ridge

Cove Creek Golf Course
TM76-Parcel 23, Lot A

Shannon Smith, 304 Hemsley Dr., Grasonville, Md.
TM66-Parcel 87, Lot 2-Hemsley Court

Vostech -- 200 Plain Dealing Farm
TM28-Parcel 82

29. Dominic Digiovine -407 Elm Street, Stevensville, Md.
Lots 1-3-5-7, Block N, Section 3, Kent Island Estates

3200 Love Point Road
TM40-Parcel 80

Michael Howes-222 Columbia Lane -- Chester, Md.
TM70-Parcel 62, Lot 17, Block B

Jerry Hartman -- 509 Prospect Bay Drive-Grasonville
TM65-Parcel 55, Lot 20

30. Dan Mink -- 110 Queen Anne Rd., Stevensville, Md.
Lots 6&7, Block P, Section 2, Kent Island Estates

31. Rupp -- 117 Margaret Drive, Stevensville, Md.
Lot 20, Block Q, Romancoke on the Bay

Mark Kerner-Sunny Isle of Kent
Lots 5&6, Block G

Chris Haley-212 Wineland Way
Lot 23, Claiborne's Landing

32. Steven Dunn-222 Dorchester Road-Stevensville, Md.
Lots 24&25, Block C, Section 2, Kent Island Estates

103 Warwick Road, Chestertown, Md.
Chester Harbor-Lots 99&100

33. Linda Martino -- 115 New Jersey Road-Stevensville, Md.
Lots 24&26, Block H, Section 3, Kent Island Estates

34. Clarence Moreland-207 Penny Lane, Stevensville, Md.
Lot 22, Block E, Romancoke on the Bay

Steven Holt-515 Dixon Tavern Rd-Sudlersville, Md.
TM19-Parcel 82

35. 105 Worchester Dr.
Lots 37&39, Block K, Section 1, Kent Island Estates

36. Glenn Evans-409 Bay Drive, Stevensville, Md.
Lots 1-3-5, Block M, Section 3, Kent Island Estates

Robert Sheehan-210 Beachside Dr.,Stevensville, Md.
Lots 6, Block B, Tower Gardens

David Compton-121 Primrose Road, Chestertown, Md.
TM9-Parcel 127

Donald & Dawn Edwards-449 Watson Road, Centreville, Md.
TM35-Parcel 156-Lot 14

37. Russell Archer-307 S. Carolina Ave-Stevensville, Md.
Lots 18&20, Block M, Section 3, Kent Island Estates

James Downes, Rt. 405, Centreville, Md.
Tm47-Parcel 1

Dale Darden, Jr.-304 Chesapeake Ave- Stevensville, Md.
Lots 9-10-11-12, Block 1-A, Kentmoor

38. Eric Groves-123 Washington Rd.-Stevensville, Md.
Lots 50&52, Block R, Section 2, Kent Island Estates

Harry Thomas-109 Woods Rd., Queenstown, Md.
TM73-Parcel 76, Lot 28 -- Sportsman Hall