

Janis (John/JB) Bilmanis (Petition Coordinator)
12445 Potomac View Rd
Newburg, MD 20664-6309
Email: John@Bilmanis.com
Cell: 240-463-2804

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Subject: County Commissioners Legislative Session Testimony Concerning Swan Point Docket 250 Amendment #3

I want to thank the Commissioners for providing me (as a representative of the Woodland Point and Potomac View Communities) the opportunity to submit a **Unanimous Community Petition** concerning the proposed changes in the Swan Point Docket 250 Amendment #3 which is on your agenda. Today I would like to provide the **“Potential Changes that Do No Harm”**.

Potential Amendment #3 Changes Overview

1. **Interested Parties** are any Communities or residents that share a common floodplain, common aquifer resource and common sewer resource.
 - This is the same foundation for environmental impacts on common resources like the Potomac River water shed and surrounding creeks.
 - **This change is proposed to be added in Paragraph 3F as a Definition.**
2. **“Do No Harm”** is the foundational guideline for moving forward with development. Smart growth is about development that supports the Critical Environment, Habitats, as well as the “interested parties” that share resources. **“A Holistic Plan.”**
 - Studies and assessments inform a smart growth plan.
 - In the face of uncertainty a fallback plan needs development for “Do No Harm”.
3. The indenture should be **requirements driven** with the plans for any proposed solution being submitted for review.
 - Requirements have many alternative solutions
 - a. Specific road designs are solutions
 - Requirements can be signed off to enable the required assessments of alternative solutions.

- Solutions need to be evaluated for **“Best Do No Harm Alternative”** before signing off on any “official plan or permit”.
 - Solutions that affect flood plains require higher level review and authorities other than Charles County.
4. **Water and Sewer Requirement** is for continued access to clean water for **ALL** communities involved. This requirement needs an alternative that does **“No Harm”**.
- Changing the plan for increased water & sewer use (hotel, timeshares, Air BnB,..) in an already depleted aquifer potentially **“Creates Harm”**. This needs study and fallback plans until there is a timely central water solution to the property levels involved.
 - Preferred alternatives should NOT increase the aquifer risks of ANY community members.
 - Until there is a viable timely central water solution for ALL communities involved there needs to be a fallback plan if the aquifer drawdown forces loss of property wells.
 - A required fallback plan needs to address the loss of a property well, an interim water supply, a timely replacement (expedited contracting), and cost avoidance to the property owner via a bond or escrow account.
 - **These changes are proposed to be added in Paragraph 16A, 16C-16F as well as 21A and 21C.**
 - **Added NOTE:** The step station replacement project has already run into problems with the size of the storm mains in Woodland Point and Potomac View. **A “Holistic” plan would replace the storm main line and it could, cost effectively, add a central water feed back to the waste water plant for future timely connections.**
5. **Flood Risk Management Requirement** is for safe ingress and egress by ALL community members and not just Swan Point. This requirement is also for proper flood plain management. This requirement needs an alternative that does **“No Harm”**.
- Requirement is for safe ingress/egress for ALL communities involved to maintain safe access to their properties.
 - Requirement is for no increase in the flood risk for ALL communities involved along the flood plain involved.

- Requirement is for the approving authorities (USACE, MDE, FEMA) to certify that the chosen alternative does no impact the flood characteristics in the flood plains themselves.
 - **These changes are proposed to be added in Paragraphs 25B-25D. This also assume the current 25B is deleted in its entirety.**
 - **Added NOTE:** FEMA has stated clearly in recent testimonies that filling in land and raising roads that affect the flood plains need critical approvals.
 - a. Homeowners are already experiencing affordability issues with 2x-4x increases in flood insurances while the wrong design could increase that even more.
 - **These changes are proposed to be added in Paragraph 25B-25D. This also assume the current 25B is deleted in its entirety.**
6. We respectfully request via our petition, that the CHCO Commissioners develop a “unified understanding” of a joint vision that does **“No Harm”** to the residents of ALL our communities.
7. Thank you for your time. We look forward to future detailed planning efforts.

Signed Janis Belmanis

Dated 02/26/24