

COUNTY COUNCIL

OF

TALBOT COUNTY

2026 Legislative Session, Legislative Day No.: May 12, 2026

Resolution No.: 394

Introduced by: Mr. Callahan, Mr. Leshner, Ms. Mielke, Mr. Stepp

**A RESOLUTION TO AMEND RESOLUTION NO. 175, ENTITLED "A RESOLUTION TO ESTABLISH SEWER SERVICE CONNECTION POLICIES FROM THE UNIONVILLE, TUNIS MILLS AND COPPERVILLE SEWER SERVICE AREA LOW-PRESSURE FORCE MAIN COLLECTION SYSTEM TO THE ROYAL OAK PUMP STATION," FOR THE PURPOSE OF PROVIDING THAT CONNECTION TO THE FORCE MAIN FROM PROPERTY OUTSIDE THE SEWER SERVICE AREA SHALL BE PERMITTED FROM IMPROVED PROPERTIES WHERE PUBLIC SEWER IS AVAILABLE, SUBJECT TO CERTAIN CONDITIONS**

By the Council: May 12, 2026

Introduced, read the first time, and ordered posted, with Public Hearing scheduled on Tuesday, June 9, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By order:   
Susan W. Moran, Secretary

**A RESOLUTION TO AMEND RESOLUTION NO. 175, ENTITLED “A RESOLUTION TO ESTABLISH SEWER SERVICE CONNECTION POLICIES FROM THE UNIONVILLE, TUNIS MILLS AND COPPERVILLE SEWER SERVICE AREA LOW-PRESSURE FORCE MAIN COLLECTION SYSTEM TO THE ROYAL OAK PUMP STATION,” FOR THE PURPOSE OF PROVIDING THAT CONNECTION TO THE FORCE MAIN FROM PROPERTY OUTSIDE THE SEWER SERVICE AREA SHALL BE PERMITTED FROM IMPROVED PROPERTIES WHERE PUBLIC SEWER IS AVAILABLE, SUBJECT TO CERTAIN CONDITIONS**

**WHEREAS**, in 1993, the County Council of Talbot County (the “County Council”) approved extension of public sewer to the Unionville, Tunis Mills, and Copperville “S-1” Sewer Service Area (the “Unionville, Tunis Mills, and Copperville SSA”) to address serious pre-existing public health problems from numerous failing on-site septic systems that could not be repaired or replaced with new, replacement, or alternative on-site systems; and

**WHEREAS**, on October 26, 2010, the County Council adopted Resolution No. 175 for the purposes of clarifying and reestablishing a formal, updated policy for connecting to the low-pressure collection force main from the Unionville, Tunis Mills, and Copperville SSA to the Royal Oak Pumping Station; and

**WHEREAS**, Resolution No. 175 provides that connection to the force main from property outside the SSA is limited to improved property with an existing on-site septic system that is failing, subject to certain conditions as set forth therein; and

**WHEREAS**, on January 23, 2018, the County Council adopted Resolution No. 250, as amended, for the purpose of creating a new sewer service area known as the “Region II – Bozman, Neavitt Sewer Service Area” (the “Bozman/Neavitt SSA”), to be served by the Region II Wastewater Treatment Plant at St. Michaels and setting forth terms and conditions applicable thereto; and

**WHEREAS**, Section Six, Subsection A of Resolution No. 250, as amended, provides that no property or parcel other than an Eligible Property (as defined therein) shall be entitled to connect to the proposed sewer line serving the Bozman/Neavitt SSA unless the proposed connection satisfies the criteria for connecting to the sewer line from property outside the Unionville, Tunis Mills, and Copperville SSA set forth in Resolution No. 175; and

**WHEREAS**, during their meetings held on February 19, 2026, and March 19, 2026, the Public Works Advisory Board (the “PWAB”) reviewed pending Resolution Nos. 387-391, which pertain to properties other than the Eligible Properties defined in Resolution No. 250, as amended, but do not meet the criteria for connecting to the sewer line from property outside the Unionville, Tunis Mills, and Copperville SSA set forth in Resolution No. 175 because their septic systems do not meet the definition of a “failing septic system” set forth therein; and

**WHEREAS**, the PWAB noted that, while the septic systems described in Resolution Nos. 387-391 do not meet the definition of a “failing septic system” set forth in Resolution No. 175, they nonetheless present environmental hazards by penetrating the groundwater, which presents

a high risk of water contamination from pathogens, chemicals, and nutrients from wastewater that is not adequately treated; and

**WHEREAS**, the PWAB recommended that the County Council amend Resolution No. 175 to permit improved properties other than those with failing septic systems to connect to the force main, subject to certain conditions, which would permit the properties that are the subject of Resolution No. 387-391, as well as similarly situated properties in the Unionville, Tunis Mills, and Copperville SSA and in the Bozman/Neavitt SSA to connect to public sewer, thus alleviating the environmental hazards posed by septic systems penetrating the groundwater; and

**WHEREAS**, the County Council is desirous of amending Resolution No. 175 as recommended by the PWAB.

**SECTION ONE: NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND**, that Resolution No. 175 shall be and is hereby amended as follows:

<b>KEY</b>	
<b>Boldface</b> .....	Heading or defined term
<u>Underline</u> .....	Added to Resolution No. 175 by Resolution
<del>Strikethrough</del> .....	Deleted from Resolution No. 175 by Resolution
* * *	Existing Resolution No. 175 unaffected

\* \* \*

2. Connection to the force main from property outside the SSA shall be permitted only from:

(a) Improved property with an existing on-site septic system that is failing or where public sewer is available, subject to the provisions of 2(b) and (c) below. An on-site septic system is considered to be failing only if it: (1) was legally permitted and properly constructed and inspected when installed; (2) is incapable of adequately disposing of sewage; (3) is creating an immediate and substantial public health and/or environmental problem; and (4) cannot be repaired or replaced at reasonable cost to adequately dispose of sewage on-site using best available technologies or alternative systems.

(b) All best available technologies and alternative systems for on-site sewage disposal must be evaluated by the Talbot County Health Department and found to be too expensive, incapable of handling existing wastewater flows, or impractical before consideration may be given to connect the property to the force main.

(c) The following conditions apply to connection of any property outside the SSA:

(i) The property must have been an existing lot of record as of November 30, 1993, with the same boundaries except as permitted by Section (iv), below.

(ii) The property must have a single-family residence in existence or a commercial use in operation as of the date of adoption of this Resolution.

(iii) Eligible properties include only those: (1) through which the force main passes; and, ~~(2)~~ those which are contiguous to such property, including that portion of a public or private road directly contiguous to such property; **or (2) such other properties that meet all of the following: (a) the property is located in close proximity to an existing force main, such that extension of service would require a minor or reasonably short extension as determined by the County Engineer; (b) the County Engineer, in consultation with the Department of Environmental Health, determines that connection would provide a demonstrable environmental and/or public health benefit, including but not limited to reduction of potentially failing septic systems, protection of groundwater or surface water, forest conservation, particularly near bodies of water, and/or mitigation of nutrient loading; and (c) such extension is determined by the County Engineer to be technically feasible and economically reasonable without requiring substantial expansion or upgrade of the public sewerage system.**

(iv) No property may be connected through any other lot, parcel, or property, except that separate lots or parcels in common ownership as of the date of adoption of this Resolution may be combined, or re-configured by lot line revision, to comply with the requirements in (iii) above.

\* \* \*

**SECTION TWO:** The above recitals are hereby incorporated as if fully set forth herein.

**SECTION THREE:** This Resolution shall take effect immediately upon the date of its adoption.

**PUBLIC HEARING**

Having been posted and Notice, Time and Place of Hearing, and Title of Resolution No. 394 having been published, a public hearing was held on Tuesday, June 9, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland.

**BY THE COUNCIL**

Read the second time:

Adopted: **June 9, 2026**

By Order: *Susan W. Moran*  
Susan W. Moran, Secretary

Callahan	-	Aye
Stepp	-	Aye
Leshner	-	Aye
Mielke	-	Aye
Haythe	-	Aye

Effective: **June 9, 2026**