



Hampstead Community Comprehensive Plan



Chapter 8: Community Facilities Goals

❖ Goals

- ~ To allow new development only when all community facilities are available or can be expanded to serve that development
- ~ To ensure that new and existing users of community facilities pay their fair share for expansion and impacts
- ~ To develop a community park and provide recreational opportunities for all age levels
- ~ To enhance the feeling of public and personal safety

❖ Current Conditions

Please refer to the map entitled “Existing Community Facilities” for the locations of the community’s schools, the library and senior center, parks, and police and fire stations.

1 Public Schools

Currently, five schools serve the Hampstead area: North Carroll High School, North Carroll Middle School, Shiloh Middle School, Hampstead Elementary, and Spring Garden Elementary. Shiloh Middle School opened in August of 2000. North Carroll Middle School is planned for renovations and improvements in 2003, with occupancy in 2005. Both middle schools will continue to serve the Hampstead area. Projections for the middle school enrollments indicate the area will be sufficiently served in the future. Enrollments at the high school level are projected to continue to climb. A new high school in Westminster, Winter’s Mill High School, is planned to help alleviate overcrowding in the Westminster and Hampstead areas. This school is scheduled to be open for the 2002-2003 school year. The County owns two properties in the

Hampstead Area Schools 2001						
School	Population	Local Rated Capacity	%	State Rated Capacity	%	
Hampstead Elem.	600	500	120%	494	121%	
Spring Garden Elem.	696	600	116%	576	121%	
North Carroll Middle	670	779	86%	923	73%	
Shiloh Middle	831	750	111%	750	111%	
North Carroll High	1,515	1,418	107%	1,418	107%	

Enrollment data as of Oct. 2001
Source: Carroll County Board of Education

Town of Manchester for a future elementary school and high school if any new schools need to be built for the northeast area of Carroll County.





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2 Library

The North Carroll Library serves Hampstead, Manchester, and the surrounding areas. The library provides a full range of books and other materials offering popular and in-depth reading and media for people of all ages. The Book Babies Corner is an area set aside for the youngest children's first encounter with books. A special section of materials appeals to teens. Many programs, including children's story times and a summer reading club for children from preschool to middle school age are offered. The North Carroll Library offers access and instruction on how to use the internet and other computerized databases for research.

There are no projected improvements to the North Carroll Library system as it is adequately serving the community at this time. The eventual need for more space and services will increase with the population.

3 Solid Waste

The Town of Hampstead has curbside pick-up of trash and recycling for the residents of the Town. The residents outside of town utilize private refuse pick-up. The Town contracts with BFI for waste removal and recycling. The waste is hauled to an out-of-county landfill. The recyclables and yard trimmings are delivered to the county facilities. Recycling items are sorted and transferred from the landfill. The Northern Landfill on MD 140 east of Westminster is the County's only operating landfill. The landfill has 220 acres, 65 acres of which are planned as sanitary landfill. The remaining capacity of the landfill is over 2.5 million cubic yards. Projections for 2000 to 2010 indicate 25,000-30,000 cubic yards per year of waste will be landfilled at the Northern Landfill. This projection assumes the County will continue to transfer most of the waste to the York Regional Incinerator.

The *Solid Waste Management Plan*, adopted August 3, 1999, addresses specific recommendations regarding the future needs for solid waste within Carroll County. Please refer to this plan for specific recommendations related to solid waste.

4 Senior Center

The North Carroll Senior Center, which is operated by the Bureau of Aging, Carroll County Department of Citizen Services, is located beneath the North Carroll Library. The center provides meals, activities, and services for the area seniors. It is currently operating above capacity. The capacity of the center is 130 people for any particular event. The number of regular participants is 260, although not all attend every meal or activity. The average number of meals served from the center is 3,200 per year. A parking lot addition has recently been completed. Funding for the center and the various programs is made possible through state and federal grants and county funding.

5 Parks and Recreation

There are a number of parks and recreational opportunities spread throughout the Hampstead area. The Town of Hampstead has several small parks located in town. These park





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facilities include a public pool, tot lots, restrooms, picnic tables, basketball courts, multipurpose fields, trails, ballfields, a 50-seat outdoor theater, tennis courts, pavilions, and gazebo. Several of the Town's parks are owned by homeowners' associations, which include many of the aforementioned amenities and offer walking paths as well. There is one existing county park, North Carroll Community Pond, located outside the north end of town and including a tot lot, picnic tables, and a pond for fishing or ice skating. Another park is due for construction at the corner of MD 30 and Cape Horn Road and will have multipurpose fields, ballfields, a picnic area, a playground, pavilions, and trails.

The five area schools--Hampstead Elementary, Spring Garden, North Carroll Middle, Shiloh Middle School, and North Carroll High School--also provide recreation facilities for the community. The elementary schools provide multipurpose fields, ballfields, and tot lots. The middle schools have ballfields, multipurpose fields, a lighted ballfield, and basketball courts. The high school has a track, lighted stadium, tennis courts, basketball courts, ballfields, multipurpose fields, and a tot lot. Each school also has a gymnasium for indoor sports and recreation.

Several private recreational facilities are available as well near Hampstead. Four Seasons Sports Complex offers health and fitness programs, outdoor pool, indoor soccer and softball, batting cages, miniature golf, racketball, and volleyball. Cascade Lake offers a recreational lake with boating, swimming, picnic areas, and trails. Cascade Lake is planning an expansion with some soccer and ballfields. Both facilities offer summer camp programs. These facilities are located west of the Town of Hampstead near Snydersburg.

The Town of Hampstead is also in close proximity to Prettyboy Reservoir and Gunpowder State Park in Baltimore County. The lake and surrounding area, which is part of the Baltimore Water Supply, provide opportunities for lake and stream fishing, small boating, horse and walking trails, as well as other state park recreation and nature programs.





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Park and Recreation Facilities for the Hampstead Area

Name/Location	Park or Recreation Amenities	Park Provider
North Carroll Community Pond	Fishing/skating pond, picnic area	Carroll County
Cape Horn Park	Multipurpose fields, ballfields, picnic area, playground, pavilions, trails	Carroll County
North Carroll Middle School	Gymnasium, ballfields, multipurpose fields, lighted baseball field, outdoor basketball courts, tennis courts	Carroll County Public Schools
North Carroll Farms	Park 1: tot lot, trail Future park 2: tot lot, multipurpose field	Homeowners Association
Melvin Miller Memorial Park	Tennis courts, basketball court, tot lot, picnic area	Town of Hampstead
North Carroll High School	Gymnasiums, lighted stadium, track, ballfields, multipurpose fields, tennis courts, basketball courts, tot lot	Carroll County Public Schools
Hampstead Elementary School	Ballfields, multipurpose fields, gymnasium, playground, tot lot	Carroll County Public Schools
Shiloh Middle School	Gymnasium, ballfields, multipurpose fields	Carroll County Public Schools
Town Center Park	Basketball court, multipurpose field, tot lot	Town of Hampstead
Chief Sites Memorial Park	Picnic area, tot lots, multipurpose field, trail	Town of Hampstead
Kimberly Village Park	Tot lot, multipurpose field	Homeowners Association
Hampstead Municipal Pool	Public swimming pool, picnic area, tot lot	Town of Hampstead
Main Street Memorial Park	Multipurpose field, outdoor theater, trail	Town of Hampstead
Spring Garden Elementary	Gymnasium, playground, tot lot, multipurpose fields, ballfields	Carroll County Public Schools
Roberts Field	Multipurpose fields, basketball court, tennis court, fishing pond, trails, tot lots, pavilion	Homeowners Association
Hampstead Lions Club Park	Multipurpose fields, ballfields, picnic area, playground, pavilions, horse shoe pits	Hampstead Lions Club

6 Public Safety: Police Services

Police service to the Hampstead community is provided by the Hampstead Town Police, Maryland State Police, and the Carroll County Sheriff's Department. Between them, coverage is 24 hours per day, 7 days per week. As of the end of 1999, the Hampstead Town Police Department had 7 sworn officers, comprised of a Chief, a Lieutenant, a Sergeant, and 4 officers. The Carroll County Sheriff's Department had 31 sworn officers assigned to patrol and 8 sworn officers assigned to the court system. In 1999, the Westminster State Police Barrack had 98 sworn officers. They were comprised as follows:





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Maryland State Police Barrack 1999	
Uniformed Officers (84)	
Uniformed Patrol Troopers	51
K-9 units	4
County Schools - DARE	2
Crime Prevention	1
Warrant Unit	1
Mt. Airy	5
New Windsor/Union Bridge	1
Speed Enforcement Team	2
Uniform Supervisors	14
Uniformed Administrators	3
Criminal Investigators (14)	
General Assignment	6
Child Abuse Sexual Assault Unit	3
Domestic Violence Unit	1
Carroll County Drug Task Force	2
Criminal Investigator Administrator	1
Source: Maryland State Police	

Carroll County Sheriff's Office December 1999	
Officers	
Administrative	3
Civil Processing	12
Drug Strike Force	4
DARE Instructor	1
Warrant/Fugitive Unit	4
Court Security	7
TOTALS	40
Source: Carroll County Dept. of Planning	

In 2000, the facilities for the Hampstead Police Department were moved from the location adjacent to the Town office on Carroll

Street to a new facility at the intersection of Shiloh Avenue and Main Street. A new Maryland State Police, Westminster Barracks, was completed and occupied in 1999. Additional site work and facilities are currently under construction. The Carroll County Sheriff's Department recently completed an expansion project at their facility in Westminster.

Educational programs provided by the Maryland State Police are DARE, REALITY-anti drug program, and numerous community crime prevention educational programs and elementary school safety programs.

Total calls for response by the Maryland State Police were as follows: 32,843 in 1995; 32,168 in 1996; 31,434 in 1997; 33,048 in 1998; and 35,267 in 1999. These figures are a total of all calls for which the State Police respond including the following: domestic offenses, complaints, situations, and inquiries; traffic violations, accidents, details, control, assistance, and investigations; homicides; bomb threats; burglar alarms; animal complaints; fires; general law violations; court appearances; follow up responses; and other miscellaneous crimes and situations.

7 Public Safety: Fire and Emergency Medical Services (EMS)

The Hampstead area is primarily served by the Hampstead Volunteer Fire Engine & Hose Co. No.1, Inc. The Hampstead company currently has paid staff to cover the hours of 7:00 a.m. to 5:00 p.m. on weekdays with one paramedic and one EMT. This staff is used to supplement the volunteer staff by providing primary coverage during those hours. Other hours are staffed entirely by volunteer paramedics, EMT's, and firefighters.

In Fiscal Year 1999-2000, the County funded 90 percent of the fire company's operating budget through the Carroll County Volunteer Firemen's Association. Other funds were obtained by company-sponsored fund-raising efforts. The number of responses during 1998 were 584 fire and 917 EMS. The station has the following equipment in service: 2 Engines, Class A, 1250 GPM; 1 Ladder Truck with 100' aerial ladder; 1 Advanced Life Support (ALS) equipped Ambulance; and 2 Utility Vehicles. One of the utility vehicles carries ALS equipment on board for response when the ambulance is not immediately available.





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Part of the Hampstead area is also served by the Manchester Hook and Ladder Co. No. 1, Inc. The Manchester Fire Company primarily serves as a secondary or back up response company to the Hampstead area. The Manchester station has a Heavy Rescue Squad which responds regularly into the Hampstead area. Manchester has two paid EMT positions 24 hours per day, 7 days per week, to help with 24-hour EMT coverage in the Manchester and Hampstead areas. The company is otherwise staffed by volunteers.

The Hampstead Fire Company is also supported by other volunteer companies in the area, including Lineboro, Reese, Westminster, and Arcadia, which respond into the Hampstead area with engines and other specialized equipment. Hampstead Fire Company routinely responds into Baltimore County to provide mutual aid to companies there. The “first due” areas of these surrounding companies overlap into this study area. The Hampstead “first due” fire district served a population of 12,770 as of the end of 1999 with approximately 4,560 households.

The *Emergency Services Master Plan*, completed in 1999, addresses specific recommendations regarding improvements to the service and equipment of the fire companies within Carroll County. Please refer to this plan for fire and EMS recommendations related to these services.

8 Public Water Facilities

The Town of Hampstead owns and operates the community water supply system which generally limits service to the corporate boundary. Approximately 83 dwelling units in the County receive public water service because they were connected to the public water system before this policy was adopted in the Town in 1962. An area of business-zoned properties located along MD 30 north of Hampstead is also included in the planned water service area. The existing and planned service area currently covers approximately 2,313 acres.

The Town’s water system began construction in 1936 and has continued to be expanded and modified as demand and development have occurred. In 1997, the water system was supplied by 12 wells. Most of these wells are located within the Community Planning Area and seem to be found in densely-populated areas. All sources pump directly to the system after chlorination and pH adjustments using primarily soda ash. The operation and production of the pumps in the wells are controlled and monitored by a Pumpminder System & SCADA.





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According to the 1988 R.E. Wright study, an estimated 3,500,000 gpd of groundwater is available within a 2,000-foot perimeter of the existing Community Planning Area, a distance which may be practically developable and capable of providing for the requirements of the CPA. The Water Resources Administration has issued an allocation of 491,000 gpd for average daily usage and 717,500 gpd for maximum usage. The following table represents average water flows in gallons per day from 1993 to 1999.

Town of Hampstead Average Water Usage		
Year	Gallons Per Day	Percent of Allocated Daily Usage (491,000 gpd)
1993	346,000	70.5
1994	342,000	69.7
1995	359,000	73.1
1996	365,000	74.3
1997	371,000	75.6
1998	366,000	74.5
1999	367,000	74.7
2000	383,000	78.0

Source: Town of Hampstead

A 100,000-gallon storage tank was constructed on the central-eastern side of the Town as part of the original water system built in the 1930's and continues in use today. In 1975, a 500,000 gallon elevated storage tank was constructed on the central-western side of town. A water tank in the northernmost part of town, put into service on October 19, 2001, can store an additional 400,000 gallons. The location for this tank is in the North Carroll Plaza Shopping Center. The combined total of 1,000,000 gallons is approximately 2½ times greater than the current demand.

In 1984, a gasoline leak caused the Town to take well 15 (south of Ralph Ave.) out of service. Clean up of the spill was completed, and the well returned online in 1991. Well 22 (behind the Robert's Field Shopping Center) is not operational because of potential impact that unrestricted pumping could have on the movement of the contamination plume at the nearby Black and Decker facility. The Town may bring the well online once the contamination problem has been resolved. The Town was pumping Wells 22 and 23 in a 6-month test with MDE including sampling and level monitoring weekly and sending this data to MDE. This testing ended on December 21, 2001.

The *Carroll County Water and Sewer Master Plan*, adopted in 1999, addresses specific recommendations regarding needed improvements to the water system and what areas are planned to be served. Please refer to this plan for more details on the capacity and demand of the public water system. That plan will be amended to reflect needed changes to the planned service areas resulting from the adoption of this comprehensive plan.

9 Public Sewer Facilities

Carroll County owns and operates the public sewer system which serves both the Town of Hampstead and adjoining areas in the County. The existing and planned service area currently comprises approximately 1,684 acres.

The existing sewer system, which was originally constructed in 1970, currently consists of a collection system, five pumping stations, and a sewerage treatment plant located just outside of the Town. The treatment plant uses surface discharge to Piney Run and ultraviolet disinfection. Sludge management involves dewatering of the liquid sludge on a belt press and





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hauling it by truck for disposal at the Northern Landfill in Carroll County. The majority of sewerage flows are primarily domestic and commercial in origin. Black and Decker, which is a former major manufacturing establishment south of town on the west side of MD 30, treats its own sewerage.

The sewerage treatment plant has a design capacity of 900,000 gpd and a NPDES permit for 700,000 gpd. Flows in 2000 averaged at 544,125 gpd. The County can reserve up to 15 percent of the treatment plant capacity for industrial uses. The County currently has 41,209 gpd reserved for future industrial use.

The *Carroll County Water and Sewer Master Plan*, adopted in 1999, addresses specific recommendations regarding needed improvements to the sewer system and what areas are planned to be served. Please refer to this plan for more details on the capacity and demand of the public sewer system. That plan will be amended to reflect needed changes to the planned service areas resulting from the adoption of this comprehensive plan.

10 U.S. Postal Service Office

While the post office is not typically covered in the community comprehensive plan and the adequacy of this facility is beyond the control of local government, it is important to note that the U.S. Postal Service currently has its facility located in the downtown area at the intersection of Houck Avenue and West Street North, one block off of Main Street. The U.S. Postal Service has determined that it has outgrown this facility and has a need for a larger facility to accommodate current and future postal needs. They purchased a site on the southwest corner of the intersection of Lower Beckleysville Road and Black Rock Road. The site was annexed to the Town in 2002. As of August of 2002, no development plans for the site had been officially submitted for review.

❖ Analysis of Community Needs

The ability for a jurisdiction to supply adequate public facilities concurrent with reasonable, planned demand and concurrent with the financial ability to make improvements is of paramount importance and relates directly to managing growth. Article 66B gives express authority for the Town to request certification that public facilities are adequate when a proposed development plan is submitted. It also states that the Planning Commission may condition approval of a development plan on the basis of adequacy.

The Town must keep in mind that the courts will not likely tolerate continued denial of development plans based on facility inadequacy if the Town has no plans to eventually make the needed improvements. In addition, impact fees collected from developers may only be used to make improvements to facilities that are needed based on additional demand or impact created by the new development. Impact fees may not be used to eliminate existing deficiencies in public facilities.

The Town does not currently have its own specified standards for any given public facility. Several facilities, which the Town and County share (such as fire protection services) or





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for which the County has responsibility (schools), are certified by County agencies. However, the Planning Commission does not have any policies or regulations specifying how it will handle and react to these certifications.

To prevent inadequacies from occurring in the future, consideration of demand and capacity needs, facilities in the future should accommodate current growth rates, an aging population, downtrends in the volunteer base for fire services, and gaps in the provision of recreational facilities.

1 Public Schools

The current capacity of the schools in the Hampstead area is identified in the *School Facilities Master Plan*.

School officials are reevaluating enrollment projections and redistricting options before recommending a solution for the elementary schools. A

School Name	State-Rated Capacity	Actual 2001 Full-Time Enrollment	Portable Classrooms
Hampstead Elem.	534	594	4
Spring Garden Elem.	576	699	6
Shiloh Middle	921	829	0
North Carroll Middle	881	670	12
North Carroll High	1,359	1,519	0

new high school facility, Winters Mill High School, is planned for the Westminster area, to open in 2002, and will receive some students from North Carroll High School.

The *School Facilities Master Plan* contains student and enrollment projections and identifies when new schools are needed and where. Please refer to this document for more information on planned schools.

2 Libraries

The North Carroll Library serves approximately 25,059 people in the Manchester and Hampstead areas. Population growth in the area is projected to increase to 28,613 by the year 2010. The North Carroll Library shares the current building with the area's senior center. Projections for the needs of the senior center suggest a new facility will be needed to accommodate the growth of both facilities. One of the facilities will need to relocate to a new facility, so the other will be able to expand into the vacated space in the existing facility.

3 Solid Waste

Based on the fact that most of the solid waste is transferred to an incinerator facility in York County, the need for an additional facility is not anticipated in the near future.

4 Senior Centers

The North Carroll Senior Center serves approximately 3,437 people (age 60+) in the Manchester and Hampstead areas. Senior population growth in the area is projected to increase to 5,047 by the year 2010. The North Carroll Senior Center is located in the lower level of the





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area's library. Projections of the needs of the senior center suggest a new facility will be needed to accommodate the growth of both facilities. One of the facilities will need to relocate to a new facility, so the other will be able to expand into the vacated space in the existing facility.

5 *Parks & Recreation*

The community seems to have a fair number of tot lot facilities scattered throughout the Town. Many of these are provided by homeowners' associations. Some of the empty ballfields located at the elementary schools are often in poor condition and are not capable to supporting actual games and team practices. The community lacks pedestrian and bicycle paths that would both connect existing neighborhoods to each other as well as to downtown. Such facilities would provide connections for alternative modes of transportation as well as provide additional recreation opportunities. The area is served by the Hashawha Environmental Center and Bear Branch Nature Center. However, a community or regional park similar to what is offered at Piney Run -- trails, picnic pavilions, ballfields, and multiple other facilities in one location for both active and passive recreation activities -- is not located within easy access of the community. Such a facility located within or close to the community would provide opportunity for greater usage, provide an additional destination point for pedestrian and bicycle paths, and fulfill some of the other recreational needs of the community.

6 *Public Safety: Police Services*

The threshold for number of police officers in the County Master Plan is 1.1 sworn police officers per 1,000 residents. The existing population of the Hampstead Election District is 13,111. The area is served by 132 policemen from the State Police and County Sheriff's office. The existing ratio for county residents is 1.2 officers per 1,000 residents. The Town police force has seven officers serving the Town. The existing ratio per 1000 residents for the Town is 1.38 officers. The projected population for the Hampstead GAB is 10,083 at zoning capacity. Eleven police officers would be needed to achieve the threshold ratio for town residents at that point.

Neighborhood security was identified as a growing concern for the existing and proposed neighborhoods and businesses. Plans for proposed developments are not reviewed for resident, patron, or employee safety to avoid potential crime opportunities. The community would like to see more efforts made to prevent crime in order to remain a safe place to live, work, and visit.

7 *Public Safety: Fire & EMS*

The growing strain on fire, EMT, and ambulance services will continue as the volunteer fire company struggles to staff emergency equipment for an increasing number of emergency calls. The growth in overall population in general and senior age population in particular will place a more immediate demand to address this facility need. This problem is exacerbated by an increased difficulty to find volunteers to staff the needs of the company. The need for additional volunteers and paid medical and fire positions for the Hampstead area will continue to grow with the community's size.





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8 Public Water Service

Usage figures for the average daily water use for the Town of Hampstead have increased considerably over the past 10 years. New residential development in the Town of Hampstead continues at a steady pace but nears capacity in the next several years. Although there is a considerable amount of area and homes in the future planned service category, most of these developments are existing and are currently served by private wells or will be developed with private wells. The major needs for the water system will come from approved residential development which is not yet connected. The Water Resource Administration has allocated 491,000 gallons per day for average daily use and 717,500 gallons per day for maximum usage. The average daily use in 2000 was 383,000 gallons per day.

The Town has upgraded several areas of the water system, including construction of a 400,000-gallon water tower at the north end of town. The Town is also installing a Scada System for operating, monitoring, and controlling the wells it uses for water supplies.

Using the categories for future water system development, water use and need calculations were performed to assess future water system needs. Calculations are divided into: Existing and Final Planning Current Served Demand and Unserved Demand, Priority Planning, and Future Planning.

Current Served Demand Existing & Final Planning Planned Water Service Area	
Current Water Allocation (Water Resources Administration)	491,000-gpd
Existing Usage (2000 average daily flows)	383,000 gpd
Planned Usage For Approved Subdivisions	107,730 gpd
<i>Current Capacity Available for Future Development</i>	<i>270 gpd</i>

Areas within the Existing and Final Planning service area which do not have final approved plans were calculated based on acreage of the parcels in the land use categories of residential, commercial, and industrial. Current capacity is not sufficient to meet the demand of all unserved areas within the Existing and Final Planning service area. Additional water sources will be required to meet this demand.

How are the planned water and sewer service areas defined?

The planned service areas for public water and/or sewer service are divided into three categories – Existing and Final Planning, Priority Planning, and Future Planning. The **Existing and Final Planning Service Area** consists of existing users of the system as well as those that are either under construction or in the final approval stages of development. A property must be within this service category at time of connection in order to receive public water or sewer service. The **Priority Planning Service Area** generally indicates those properties that are adjacent to existing system facilities and capital facilities are scheduled and can be implemented within the 6-year CIP timeframe. All properties in this area must connect when developed. The **Future Planning Service Area** shows areas where necessary improvements to accommodate the area are planned but are not anticipated to occur sooner than six years. Situations may arise that preclude the extension of services to these areas. Areas not included in one of these three categories are not planned for public service. For additional and detailed information on these service areas, refer to the *Water and Sewer Master Plan* for Carroll County.





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Unserved Demand Existing & Final Planning Planned Water Service Area	
Residential	5,601 gpd
Commercial	13,455 gpd
Industrial	7,211 gpd
Other - North Carroll Middle School	3,790 gpd
Capacity Needed for Unserved Demand in Existing & Final Planning Service Area	30,057 gpd
Current Capacity Available for Unserved Demand	270 gpd
Additional Capacity Needed to Serve Unserved Existing & Final Planning Service Areas	29,787 gpd

Areas designated Priority Planning service area for public water include industrial areas already annexed or directly adjacent to the Town's corporate boundary and residential areas not served but are part of priority annexation areas adjacent to the Town. These areas will likely be served in the immediate future, upon development or annexation. Further water development and allocation for approximately 164,266 gpd will be required to serve all of the Priority Planning service areas.

Projected Demand Priority Planning Planned Water Service Area	
Residential	71,974 gpd
Commercial	2,858 gpd
Industrial	89,434 gpd
Capacity Needed to Serve Priority Planning Service Area	164,266 gpd

Most of the areas within the Future Planning service area are residential areas which have been previously developed and are served by private wells. These areas have been included in the service area since they fall within the Town's Growth Area Boundary and would be considered for annexation and water service if needed. The remaining vacant areas within the service area may be annexed and served in the future, if and when the development occurs.

Projected Demand Future Planning Planned Water Service Area	
Residential	282,995 gpd
Commercial	24,050 gpd
Industrial	0 gpd
Capacity Needed to Serve Future Planning Service Area	307,045 gpd

These calculations, for all categories, were then added to project the future average daily usage need for the water system. Further water allocation and development will be necessary to bring the complete water service area onto the public water system. The majority of the industrial areas are served by private well systems and are not contemplated at this time to need to connect to the public system.





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Projected Demand Hampstead Community All Planned Water Service Areas	
Existing & Final	520,787 gpd
Priority	164,266 gpd
Future	307,045 gpd
Capacity Needed to Serve All Planned Service Areas	992,098 gpd

Please refer to the map titled “Proposed Water Service Area” to see into which service categories specific areas of the Community Planning Area fall.

Water Service Category Acreage Planned Water Service Area Hampstead Community Planning Area		
Service Category	Acreage	Approximate # of Parcels
Existing & Final Planning	1,137.44	2,156
Priority Planning	418.08	215
Future Planning	889.93	690
Total	2,445.45	3,061

Source: Carroll County Planning Department, 2001

9 Public Sewer Service

Figures for the average daily flows for the years 1999 and 2000 were averaged to provide a figure of 549,675 gallons per day (gpd) for the existing demand on the sewer system. Demand created by subdivisions that are approved but not yet connected to the system is estimated at 70,550 gpd. This includes lots that are recorded but undeveloped as well as lots that are approved but not recorded. Together, the demand for existing and approved uses (served demand) is 620,225 gpd. These areas fall under the Existing and Final Planning Category of the Planned Sewer Service Areas. Using the design capacity of the treatment plant, the total remaining capacity for all that is not yet served would then be 279,775 gpd.

Current Served Demand Existing & Final Planning Planned Sewer Service Area	
Current Plant Capacity	900,000 gpd
Existing Usage (average daily flows) -	549,675 gpd
Planned Usage For Approved Subdivisions -	70,550 gpd
Current Capacity Available For Future Development	279,775 gpd

Also within the Existing and Final Planning Sewer Service Areas are lots that are vacant or would be available for infill development and are not yet served. The total demand that would be created by these uses is 30,596 gpd plus an additional 7,850 gpd for redevelopment of the old elementary school. This leaves 241,460 gpd for the Priority and Future Planning Sewer Service Areas.





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Unserved Demand Existing & Final Planning Planned Sewer Service Area	
Residential (13.7 AC)	16,725 gpd
Commercial (9.52 AC [6,661 gpd]+ redevelopment of old school [7,850 gpd])	14,511 gpd
Industrial (10.3 AC)	7,210 gpd
<i>Vacant & Infill Lots and Planned Projects W/I Service Area</i>	<i>38,446 gpd</i>
Current Capacity Available for Future Development	279,906 gpd
<i>Capacity Available to Serve Priority & Future Planning Service Areas</i>	<i>241,460 gpd</i>

The Priority Planning Sewer Service category includes three areas, one of which is the “Hospital” property. While the entire portion of this property within the Growth Area Boundary has been included in the planned service area, in reality only a portion (about 43.37 acres) could potentially be available for industrial development there due to issues related to the Hampstead Bypass. It is not yet certain how much, if any, of this land will be available for development. Therefore, only this 43.37 acres and areas around the Trenton Mill Business Park and the North Carroll Middle School have been included in the calculations for the Priority Planning Sewer Service Area. The total demand then created by the Priority Planning Sewer Service Area is 86,615 gpd, leaving 154,558 gpd capacity to serve the Future Planning Sewer Service Area.

Projected Demand Priority Planning Planned Sewer Service Area	
Residential	0 gpd
Commercial	0 gpd
Industrial	82,825 gpd
Other (North Carroll Middle School)	3,790 gpd
<i>Capacity Needed to Serve Priority Planning Service Area</i>	<i>86,615 gpd</i>

The Future Planning Sewer Service Area is the last category of areas planned for public sewer service. As the total capacity needed to serve this category would be 99,149 gpd, available capacity remaining in the sewage treatment plant at this point would be 55,409 gpd.

Projected Demand Future Planning Planned Sewer Service Area	
Residential	42,260 gpd
Commercial	34,432 gpd
Industrial	22,457 gpd
<i>Capacity Needed to Serve Future Planning Service Area</i>	<i>99,149 gpd</i>

A total of 844,591 gpd of capacity would be needed to serve all areas within the planned service categories. As the treatment plant’s design capacity is 900,000 gpd and the capacity permitted by the State is 700,000 gpd, the planned service areas herein assume that the permitted capacity would be increased at some point to accommodate additional users.





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Projected Demand Hampstead Community All Planned Sewer Service Areas	
Existing & Final	658,671 gpd
Priority	86,615 gpd
Future	99,149 gpd
Capacity Needed to Serve All Planned Service Areas	844,435 gpd

The remainder of the Sweetheart Cup property has not been included in the Planned Sewer Service Area. It is recommended that any future expansion of Sweetheart Cup obtain additional capacity needed through the treatment plant at Black & Decker or on site. The plant should have more than enough remaining capacity to accommodate any additional needs of Sweetheart Cup should they work out an agreement for that use.

Please refer to the map titled “Proposed Sewer Service Area” to see into which service categories specific areas of the Community Planning Area fall.

Sewer Service Category Acreage Planned Sewer Service Area Hampstead Community Planning Area		
Service Category	Acreage	Approximate # of Parcels
Existing & Final Planning	998.46	2,297
Priority Planning	238.68	18
Future Planning	205.83	144
Total	1,442.97	2,459

Source: Carroll County Planning Department, 2001

❖ Recommended Actions

- ◆ *Jointly determine between the Town and County what the planned sewer system capacity and availability will be and what areas will ultimately be served*

Since the public sewer system is owned and operated by the County but most of the development it serves is in the Town or planned to be in the Town, the Town and County should work together on services issues related to the plant. The ultimate capacity needed and areas to be served depend on the Town’s plans for future development and connections to existing residential, commercial, and industrial facilities. Areas approved to connect to the sewer system should be consistent with the *Water and Sewer Master Plan* and the community comprehensive plan, as well as be agreed upon by both jurisdictions.

- ◆ *Revise the Water and Sewer Master Plan to reflect desired timing of future development*

The limits of the planned service areas for both public water and sewer will be modified during the next triennial update to coincide with the recommendations of this plan and make them consistent. The planned service areas shown on the *Water and Sewer Master Plan* should never go beyond the Growth Area Boundary. No areas would be permitted to annex and/or





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obtain public water or sewer service unless the area is shown in a planned service area. The Town should not consider annexing land in the Future Planned Service category until all areas within the Priority Planned Service area have already been annexed. The County has a policy not to issue well and/or septic permits for new development within the Priority Planning area to encourage annexation. The proposed service area designations for both public water and public sewer service, shown as Existing & Final Planning, Priority Planning, and Future Planning, are shown on the maps entitled, "Water Service Areas" and "Sewer Service Areas". Designation on these maps within the Priority or Future Planning Service Area does not indicate an intention by the Town to provide service. Rather, it indicates a willingness to provide service if capacity is or can be made available and if the property is already within the corporate boundaries or will be annexed.

- ◆ *Create agreement between Town and County that new areas of development will not be served with public sewer service unless annexed into the Town*

Benefits to both the Town and the County are provided by the annexation of any areas within the sewer service area. By the two jurisdictions agreeing that any property to be served by public sewer service will be annexed first, both jurisdictions receive the tax benefit of the development of that property. The Town also has the opportunity to control the characteristics of that development if it is located within the town limits. Joint planning in this regard provides for more orderly development that is ultimately consistent with the comprehensive plan.

- ◆ *Encourage cooperation between the Town and County on evaluation of adequacy of public facilities and commitment to providing facilities*

The Planning Commission has the authority to disapprove development if public facilities are not available to serve that development. However, some facilities are provided by the County, and some are provided by the Town. Therefore, neither has complete control over the adequacy of those facilities and improvements thereto if development is delayed to allow for improvements to inadequate facilities. The Town and County can each agree not to allow development when a facility controlled by the other is inadequate and then jointly plan on how to address this inadequacy.

- ◆ *Tie the Capital Improvement Program (CIP) to planned public facilities projects and a development/annexation phasing plan*

To really manage growth effectively and efficiently, development must not be allowed to occur before adequate public facilities are available. The Town must also have plans to improve public facilities where future growth is planned if development is delayed or halted as a result of the lack of adequate facilities. In other words, public facilities must be made available concurrent to the occurrence of new development. Improvements to public facilities should be planned to occur when growth is projected to occur, within the limits of what the Town can afford and the revenues and improvements that can be expected from impact fees and other developer requirements. The CIP should also reflect efforts that will be made to correct any current deficiencies that may exist prior to the onset of new development, especially where the adequacy of a given public facility will be used as a basis for disapproving a development plan.





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- ◆ *Identify and acquire a site for a future community park, including a site for additional ballfields and basketball courts*

The northeastern area of Carroll County lacks a facility that provides amenities similar to those found at Piney Run Park. A community park of this magnitude could provide many facilities for which residents within the community expressed a desire. A community park can also provide a site for needed additional ballfields and basketball courts. The site recommended for this project is the property currently owned by Mr. Leister off Lower Beckleysville Road and adjacent to the Lions Park. Mr. Leister is in agreement to the County purchasing his property for this use or something similar that would help to preserve the land. The site would provide area for additional ballfields to be constructed close to those at the Lions Park. Trails and pavilions, which are not readily available in the area in such a setting, would also be included. The Proposed Transportation Improvements map shows pedestrian and bicycle trail access into the site from other points in the community. The proximity of this site to Hampstead's downtown area would also provide a close tie-in to the community and its neighborhoods. The park could be accessed by children and other users who do not wish to travel by car. Park design should include preservation of the character of the farm and plans for future incorporation of the homestead into the park's facilities. Potential well sites are also located on the property. Park uses would be consistent and favorable to maintain water quality for those wells and would allow the land to be under town control, once annexed, in terms of water appropriation permits from MDE.

- ◆ *Continue to acquire and protect land for the planned Union Mills Reservoir as a future community water supply source for the Towns of Hampstead and Manchester and the City of Westminster*

The Union Mills Reservoir has been a planned reservoir site for the County for nearly 30 years. As State regulations and policies are tightened and water sources become more and more difficult to find and secure, it is important to continue to work toward ultimate development of this planned reservoir site as a future water supply for these communities. Recent drought conditions have exacerbated this need and reinforced the importance of continuing to plan for this reservoir.





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❖ Anticipated CIP Projects

Anticipated CIP Projects Related to Community Facilities Hampstead Community Comprehensive Plan 2002

Project	Description	Cost Estimate	Anticipated Funding Sources
◆ New Library		Information not available	Carroll County
&/OR			
◆ New Senior Center		Information not available	Carroll County
◆ Hampstead Municipal Park	Grading & construction of 2 ballfields, 2 picnic pavilions, picnic tables, paved parking lots, landscaping, backstop, & play areas	\$336,000	Town of Hampstead Carroll County MD Program Open Space Maryland Community Parks and Playgrounds Program (CPP)
◆ Leister Community Park	Grading, seeding, landscaping, SWM, & construction of 2 or more ballfields, restroom, gatehouse, offices, play equipment, picnic pavilions, trail system, backstop, & parking	\$740,000	Carroll County MD Program Open Space

