

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Planning Director
Prince George's County Planning Department

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April 11, 2016

Ms. Hillery Kelly
Senior Environmental Specialist
Washington Gas
6801 Industrial Road
Springfield, VA 22151

**RE: Washington Gas Pressure Station
(MR-1602A)**

Dear Ms. Kelly:

The Prince George's County Planning Department appreciates the opportunity to comment on the Washington Gas Pressure Station (Strip 12) project. The proposed project is the construction of a combined Remote Control Valve Pressure Reducing Station (RCV PRS) and Low Pressure Makeup Valve in a utility easement at the northeast corner of the intersection of Adelphi Road and Metzerott Road in College Park, Maryland, where three Washington Gas transmission pipelines currently intersect. This project will protect pipelines located downstream from over pressurization. The pipes will be approximately four to five feet in height and enclosed by security fencing.

Planning staff have reviewed the application and notes that what is proposed is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* policies for established communities and conforms to the institutional land use recommendation for the subject property in the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity*.

Since Washington Gas has obtained a utility easement from a private property owner, a preliminary plan of subdivision is not needed. In addition, a Natural Resources Inventory (NRI) equivalency letter and letter of exemption from the Woodland Conservation Ordinance for the subject project were obtained.

A review of Plat No. 1547 indicates that a historic graveyard is located on the site in close proximity to the proposed pressure station. Following the review of historical records for the subject property, Historic Preservation Planning staff determined that one-quarter acre tract of the subject property was set aside as a cemetery/graveyard in 1880. Based on the deed and will records of the original property owner, there are at least three known burials and possibly two additional burials in the cemetery/graveyard.

Staff wants to bring to the applicant's attention that under the Maryland Code of Criminal Law, Title 10 – Crimes Against Public Health, Conduct, and Sensibilities: Subtitle 4 - Crimes Relating to Human Remains, it is illegal to remove human remains without the authority of the State's Attorney for the county in which the burial site is located (§10-402). It is also illegal to destroy, damage, deface, or remove: (i) an associated funerary object or another structure placed in a cemetery; or (ii) a building, wall, fence, railing, or other work, for the use, protection, or ornamentation of a cemetery (§10-404).

Planning staff provides the following comments:

- Since this site is located at the edge of a low-density residential neighborhood and across the intersection from several single-family homes, it is recommended that the applicant take measures to protect the character of the neighborhood by providing a landscaped buffer around the perimeter of the subject property from the street. The applicant should consider providing an attractive and dense native species or screen with attractive wood or masonry fencing. Utilizing a chain-link fence is discouraged.
- Since a cemetery/graveyard was discovered on the site, staff recommends that the applicant determine the location of the graveyard/cemetery and any associated funerary objects. If the boundaries of the burial ground can be determined, it is recommended that the applicant clearly mark the graveyard/cemetery. Additionally, a temporary fence should be placed around the cemetery/graveyard to prevent any disturbance during the subject project's construction.

Please note that enclosed are three memoranda that include the full evaluation and comments of the proposal from staff of the Historic Preservation Section of the Countywide Planning Division, Central Section of the Community Planning Division, and the Urban Design Section of the Development Review Division.

Thank you again for allowing staff the opportunity to comment on this application. If you should have any questions or need additional information, please contact Tiffany Williams Jennings, Planner Coordinator, Special Projects Section, Countywide Planning Division, at 301-952-3248, or via email at Tiffany.WilliamsJennings@ppd.mncppc.org.

Sincerely,



Fern Piret
Planning Director

Enclosures

- c: Derick Berlage, Chief, Countywide Planning Division
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division
Tiffany Williams Jennings, Planner Coordinator, Special Projects Section, Countywide Planning Division
Jennifer Stabler, Archeology Planner Coordinator, Historic Preservation Section, Countywide Planning Division
Howard Berger, Planning Supervisor, Historic Preservation Section, Countywide Planning Division
Valecia Wilson, Senior Planner, Central Section, Community Planning Division
Katina Shoulars, Planning Supervisor, Environmental Planning Section, Countywide Planning Division
Whitney Chellis, Planning Supervisor, Subdivision Review Section, Development Review Division
Cynthia Fenton, Planner Coordinator, Urban Design Section, Development Review Division
Redis C. Floyd, Clerk of the Council, Prince George's County Council