

posting facility over 21,000 tons of wood waste, grass and leaves are received and recycled in 1991. One issue for future consideration is the degree to which the County will support recycling by making industrial land available for the construction of reprocessing facilities.

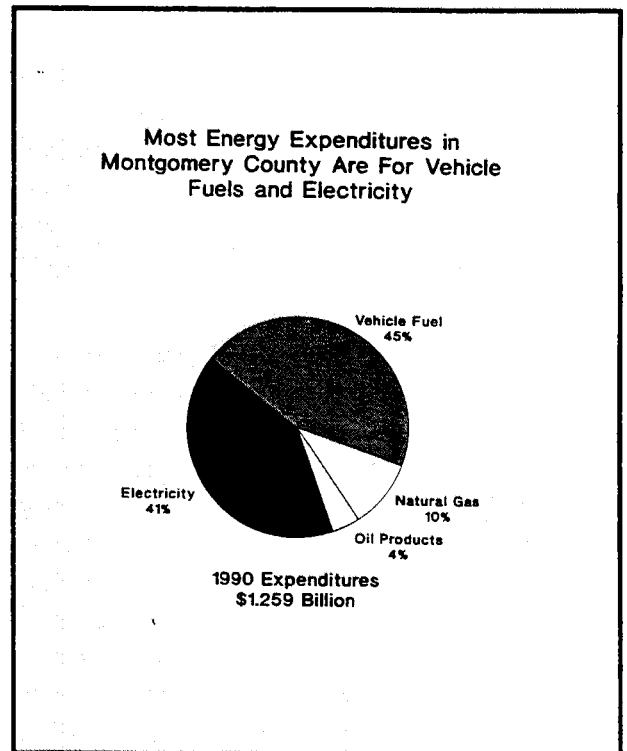
* The County's solid waste management plan calls for the construction of a Resource Recovery Facility (RRF), increased recycling, and construction of at least one new landfill. The RRF, a waste-to-electricity plant proposed for a site in Dickerson, is designed to burn up to 1,800 tons a day of waste, which, it is estimated, will account for 58 percent of the waste stream by 1995. The balance will be recycled or sent to one of the new landfills to be located either in Dickerson or Boyds. Critics of this proposal claim that the RRF will undermine recycling efforts and create environmental hazards, such as air pollution and toxic ash, in the County's wedge areas.

While the incinerator issue awaits resolution by an adjudicatory hearing, a 10-million-cubic-yard capacity expansion of the Oaks Landfill recently has begun and will extend the landfill's useful life another 7 to 10 years. One of the recurring controversies associated with solid waste disposal is the siting of new facilities due to concerns about environmental and community impacts.

16. ENERGY

County residents and businesses have come to expect inexpensive and reliable supplies of energy to sustain the standard of living and economic growth we benefit from. For the future, the County is looking to increased conservation and efficiency as one means of meeting energy demand that will rise with growth and development. There are several reasons for this strategy. First, there is no assurance that energy will remain cheap and abundant in the future. Second, most of the money spent on energy leaves the area, whereas conservation efforts might stimulate the local economy. Third, reducing energy demand through conservation will further efforts to improve regional air quality.

* Energy expenditures in Montgomery County increased about 182 percent between 1976 and 1990. Increases in the cost of energy, especially for electricity and vehicle fuels, account for much of this change. During this same period, energy consumption rose 45 percent. Based on 1990 data, roughly 45 percent of energy expenditures were spent on vehicle fuels, 41 percent on electricity, 10 percent on natural gas and 4 percent on oil products.



* The County plans to increase efficiency through a variety of means. The 1990 Montgomery County Energy Plan seeks to amend building codes, educational programs and renewable energy projects such as solar energy and co-generation that are supportive of energy conservation. It also seeks to encourage land use patterns that offer alternatives modes of transportation to the single-occupant auto and shorter trip lengths.

17. DEVELOPMENT GUIDELINES

The planning process involves the balancing of a number of competing goals and objectives. When these competing interests are examined in the evaluation of an individual development pro-

posals, the conflicts become readily apparent. Many of the more commonly applied guidelines that can be used in the Planning Department's review have been combined into a single volume for reference by staff, developers, and the Planning Board.

*** The Planning Board has consolidated guidelines to identify and protect natural resources during the development process. The guidelines focus on the protection and preservation of: stream valleys, wetlands, floodplains, forests, threatened and endangered species, unsuitable land, and on the avoidance of areas that could be flooded in the event of a dam break. These guidelines, originally published in 1983, were updated in 1991.**

*** The collective effect of the Planning Board's development guidelines is consistent with the intent of the state's "Chesapeake Bay Watershed Development Policies and Guidelines." The State guidelines give general guidance while the County's development guidelines**

(Environmental Management of Development in Montgomery County, Maryland) quantify or provide more specific guidance relevant to the Planning Board's role in the development process.

*** The Planning Board may require developers to provide an Environmental Impact Analysis when proposing construction in areas identified as environmentally sensitive or requiring special protection. This analysis is used to inventory and analyze natural features, assess the impacts of development, and identify appropriate mitigation measures. The Planning Board also may require binding development agreements to ensure adherence to the conditions of approval relating to environmental protection.**

*** Conservation easements, dedication of parkland, and dedication of open space are used in part to ensure the protection of sensitive environmental features. In addition, much of this land provides recreation and relief from urbanization.**