



**MEMORANDUM**

DATE: July 2, 2024

TO: The Maryland-National Capital Park and Planning, Full Commission

FROM: Paul J. Sun, Land Acquisition Specialist *PJS*  
Park Planning and Environmental Stewardship  
Department of Parks and Recreation

SUBJECT: **PGCPB Resolution No. 2024-053 (M-NCPPC No. 24-18)**

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Attached, please find the above referenced Resolution regarding the granting of a perpetual easement on Commission owned property (Beltsville Community Center) to the Washington Suburban Sanitary Commission (WSSC).

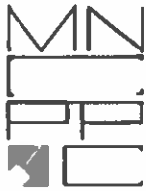
The Commission agrees to grant this easement to WSSC for rights to install a sewer line by Nezianya Investment LLC.

We request that the Prince George's County Planning Board Resolution be scheduled for adoption by the Full Commission in July of 2024.

Thank you for your attention to this matter.

Attachment:

- M-NCPPC Resolution No. 2024-053



PGCPB No. 2024-053

MNCPPC No 24-18

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission ("Commission") is authorized under the Annotated Code of Maryland, Land Use § 17-205 to transfer any land held by it and deemed by the Commission not to be needed for park purposes or other authorized purposes; and

WHEREAS, the Commission owns Beltsville Community Center, located at 3900 Sellman Road in Beltsville, and further identified as Parcel A, Tax Map 18, Grid D-1 (Tax Account No. 0040824); and

WHEREAS, Washington Suburban Sanitary Commission ("WSSC") has requested that the Commission convey a 20' wide by 99' long (1,986 ± square foot) perpetual sewer easement over Parcel A to WSSC so that WSSC can provide sewer service to houses to be built on the adjacent Neziyana Investment LLC property at 3800 Sellman Road, Beltsville, further identified as Tax Map 18, Grid D-2 (Tax Account No. 0035428) pursuant to Minor Subdivision Plat 4-22072; and

WHEREAS, the Commission wishes to grant to WSSC such 1,986 s.f. perpetual sewer easement as requested by WSSC, for no monetary consideration.

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby approves the conveyance of the above-referenced easement, contingent on approval by the full Commission.

BE IT FURTHER RESOLVED, that, in connection with the transactions contemplated herein, the Executive Director is authorized to execute and deliver, on behalf of the Commission, any and all such certificates, documents, and/or instruments, and to do or cause to be done, any and all such acts, as the Executive Director deems necessary or appropriate to make effective or to implement the intended purposes of the foregoing resolution, without limitation, and the taking of such actions shall be deemed conclusively to be authorized hereby.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Geraldo, Shapiro, Doerner, and Bailey voting in favor of the motion, during open session at its regular meeting on Thursday, June 13, 2024.

Adopted by the Prince George's County Planning Board this 27th day of June, 2024.

This is to certify that the foregoing is a true and correct copy of Resolution No. 24-18 adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Bailey, Bartley, Geraldo, Harris, Hedrick, Linden, Shapiro, Pedoeem and Washington in favor of the motion, and Commissioner Doerner being absent for the vote at its regular meeting held at the Wheaton Headquarter Building in Wheaton and virtually on Wednesday, July 17, 2024, and broadcast by the Montgomery Planning Department.

Peter Shapiro

Jessica Jones

By: Jessica Jones, Planning Board Administrator

William Spencer, Acting Executive Director

APPROVED AS TO LEGAL SUFFICIENCY
Hunter D. Maneval
M-NCPPC Legal Department

Date 6/28/24

**Proposed Sewer Easement**  
**Property of The Maryland-National Capital Park and Planning**  
**Commission (M-NCPPC)**

**Grant of Easement to Washington Suburban Sanitary Commission (WSSC)**

Prince George's County Planning Board,

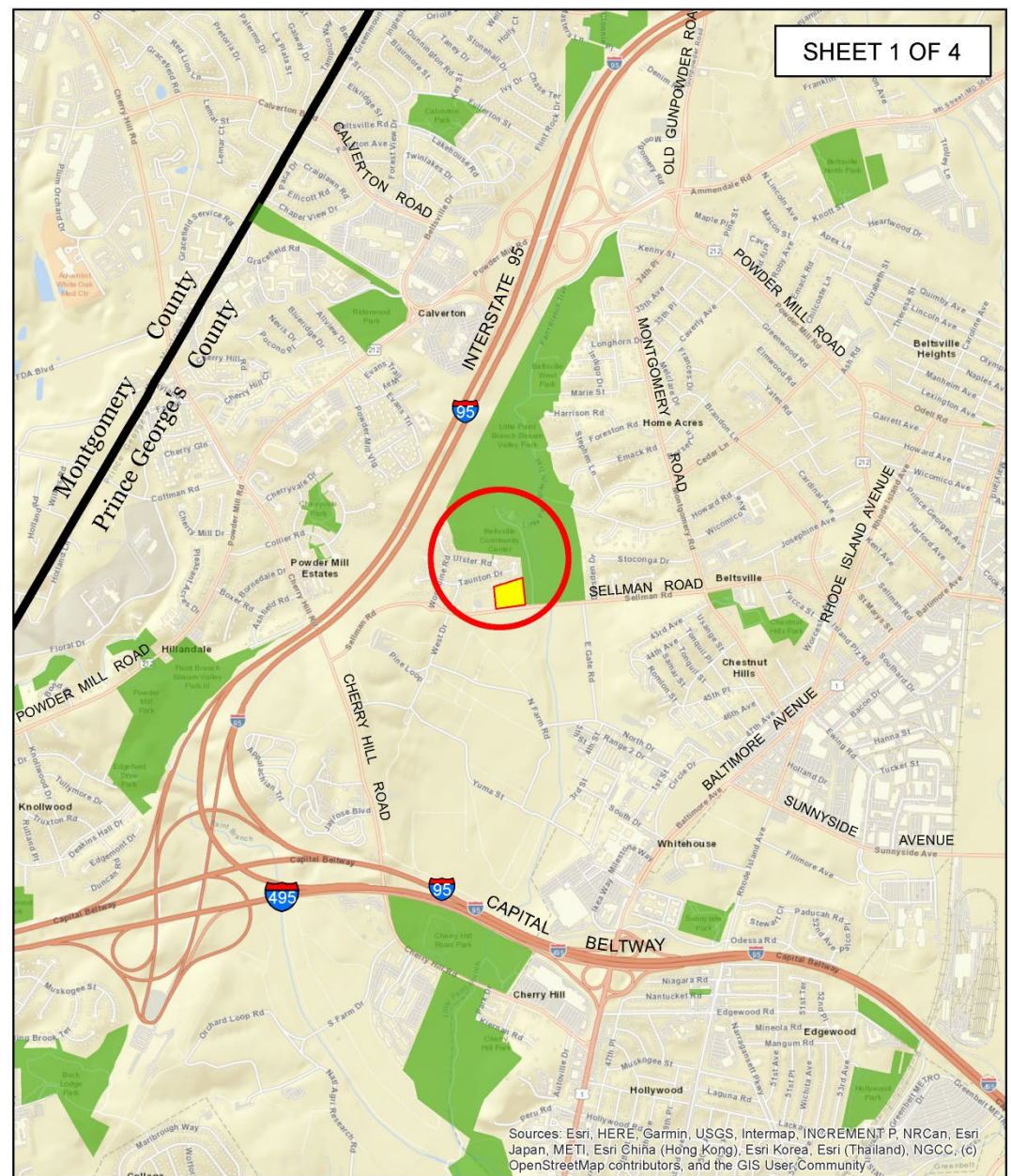
June 13, 2024

**Item #\_\_\_**

# Property of M-NCPPC


## Beltsville Community Center

Map: 18 Grid: D 2  
Parcel A



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Location Map

	<b>DATE:</b> April 2024
	<b>SCALE:</b> <span style="border: 1px solid black; padding: 2px 10px;">2,000</span> Feet

46

Beltsville Community Center  
M62  
3900 Sellman Road  
Parcel 188  
Tax Map 18, Grid D2  
Nezianya Investment, LLC

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SHEET 2 OF 4

# Property of M-NCPPC

## Beltsville Community Center

**Little Paint Branch Trail**

Parcel 188  
Tax Map 18, Grid D2  
Election District 1  
Tax Account #0035428  
Owner: Nezianya Investment, LLC  
Acreage: 4.38 acres

The Little Paint Branch Trail runs westward from the Community Center towards US Route 1

Beltsville Community Center  
M62  
3900 Sellman Road  
Parcel 188  
Tax Map 18, Grid D2  
Nezianya Investment, LLC

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DATE: April 2024  
SCALE: 1,000 Feet

# Property of M-NCPPC Beltsville Community Center



**In 2018, when the Little Paint Branch was under construction, the adjacent owner to the Beltsville Community Center (Nezianya Investment LLC) donated property and easements to M-NCPPC so that the trail could be implemented.**



# Property of M-NCPPC Beltsville Community Center



Office of the Chairman  
Prince George's County Planning Board

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco

(301) 952-3561

February 21, 2018

Nezianya Investment LLC  
C/o Mr. Daniel Nezianya  
PO Box 39028  
Washington, DC 20016

**Re:** Easement Donation for Little Paint Branch Public Trail

Dear Mr. Nezianya:

This letter is to acknowledge and thank you for your donation to The Maryland-National Capital Park and Planning Commission ("MNCPPC") of surface easements across your property located at **3800 Sellman Road, Beltsville, Maryland 20705**. Your donation, described more specifically as Tax Parcel 188, Tax Map 18, Grid D2, Tax Account #0035428, was made on behalf of **Nezianya Investment LLC**. Please be advised that The Maryland-National Capital Park and Planning Commission is acknowledged as a qualified organization able to accept charitable donations under Section 170 of the Internal Revenue Code.

Your donation of surface easements in this location will facilitate the development of the Little Paint Branch Trail, a facility that will add immeasurably to the recreational opportunities and enjoyment of residents in the Beltsville area and in Prince George's County.

Again, we thank you for your generosity and your support of the M-NCPPC.

Elizabeth M. Hewlett  
Chairman

c: Darin Conforti  
Finance Department

**Correspondence from the then  
Planning Board Chair  
acknowledging Nezianya  
Investment LLC.**

# Property of M-NCPPC Beltsville Community Center

In June of 2023, a Minor Subdivision Plat (4-22072) was approved for the adjacent property owned by Nezianya Investment LLC.





# Property of M-NCPPC Beltsville Community Center

As part of Minor Subdivision Plat (4-22072) approval, there is a requirement for the property owner to obtain a sewer easement to provide public sewer service to the new subdivision.



## Sewer House Connection Easement to WSSC

- Based on the graciousness of Nezianya Investment LLC , DPR staff has determined that we can grant the necessary sewer easement across our property for no cost considerations.
- The proposed sewer easement will be 20' in width by approximately 99' in length for a total area of 1,986 square feet.

STAFF  
RECOMMENDATION

Approval

(Tyler/McNeal/Sun)

\* Subject to Approval of the Full Commission