

**AGRICULTURAL LAND PRESERVATION ADVISORY BOARD
CARROLL COUNTY, MARYLAND
OFFICIAL MINUTES
SEPTEMBER 1, 2021**

The Carroll County Agricultural Land Preservation Advisory Board met virtually on Wednesday, September 1, 2021 at 11:00 a.m. The following board members were present: Greg Dell, Tom Irwin, Chair, Jerry Russell, Vice Chair, Mark Savage, Stan Pennington, Alternate, and Alice Altstatt. Others in attendance were J. P. Smith, Jr., Program Manager, and Jackie Brathuhn, Preservation Specialist, of the Agricultural Land Preservation.

Notice of this meeting was posted electronically on the County's website.

Call to Order: Tom Irwin, Chair, called the meeting to order at 10:59 a.m.

Approval of Minutes - meeting minutes of August 4, 2021: Jerry Russell made a motion to approve the August 4, 2021 minutes. The motion was seconded by Greg Dell and carried.

Request of acreage release from the easement, Carl Seiler property, 1111 North Gorsuch Road, Westminster, MALPF easement: J. P. Smith, Jr. explained to the Board that the State Highway Administration needed to move Gorsuch Road where it intercepted Hampstead Mexico Road. They paid Carl Seiler for the ground and are reimbursing MALPF for the easement. Greg Dell motioned to approve the request, Jerry Russell Seconded, motion carried.

Request for butcher shop approval, Pine Ridge Farm LLC property, 5252 Band Hall Hill Road, Westminster, MALPF applicant: The butcher shop is already there from a previous owner. Pine Ridge Farm LLC would like to make it operational again along with all accessory uses available. Jerry Russell motioned to approve the request, Greg Dell seconded, motion carried.

Request for dwelling location approval, Hutchinson Family Limited Partnership, Keyville Road, Keymar, County easement: Presentation slides show the access and location request. J. P. Smith, Jr. explained that the old dwelling and structures were to be torn down and this would be the only dwelling on the farm. Greg Dell motioned to approve the request and Jerry Russell seconded, motion carried.

Request for location approval of child lot, John Hull, Jr. property, 1078 Sullivan Road, Westminster, MALPF easement: after discussion of the child lot location and its impact to the farm and farming community, the Board decided not to approve the location and no motion was made.


Request for farm alcohol production, Dennis and Sandra Brothers property, 400 S. Clear Ridge Road, New Windsor, Rural Legacy easement with MALPF as Grantee: J. P. Smith, Jr. explained the request to the Board. He let them know that the property is currently in violation of the easement for not following a Soil Conservation Plan, and fencing cattle out of the stream. The property owners have been in violation for a few years and have received 3 different notifications. The Board agreed and a motion was made by Jerry Russell that no approval would occur on the farm until it is in compliance with the easement. Greg Dell seconded motion carried.

Request for additional County funds transfer for MALPF applicant Red Properties LLC, 5140 Grand Valley Road, Westminster: J. P. Smith, Jr. explained to the Board how Red

Properties LLC had been through the MALPF cycle as an applicant 2 times without receiving an offer. Due to another applicant withdrawing their application, Red Properties has received an insufficient funds offer from MALPF for \$199,734.21. Red properties discounted asking price was \$265,342.00 and is what the offer would have been if there were enough State funds. Carroll County Ag Preservation office is asking to transfer an additional \$65,607.79 to MALPF using County program funds, to make up the difference. This property has been through the subdivision process and has 7 lots already perked with wells to retire. Greg Dell motioned to approve the transfer for no more than \$65,607.79 and Jerry Russell seconded, motion carried.

Announcements: J. P. Smith, Jr. informed the Board of the Carroll County Ag Preservation Newsletter will be updated and sent out once or twice a year. There will be an Ag Preservation story map link on the County website starting Friday September 3, 2021 for people to view which will be updated regularly.

Adjournment: The meeting adjourned at 11:53 a.m.



Tom Irwin, Chair