

**Agricultural Land Preservation Advisory Board
Carroll County, Maryland
Official Minutes
March 6, 2024**

The Carroll County Agricultural Land Preservation Advisory Board met on Wednesday, March 6, 2024, at 11:00 a.m. The following board members were present: Tom Irwin, Chair, Mark Savage, Vice Chair, Greg Dell, Phil Snader, and Stan Pennington, Alternate. Others in attendance were J. P. Smith, Jr., Program Manager, and Donna L. Black, Office Technician, of the Agricultural Land Preservation Office. Also in attendance was Donna Caple and Brandon Arbaugh. Alice Altstatt and Jackie Brathuhn Program Specialist were absent.

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

Call to Order: Tom Irwin, Chair, called the meeting to order at 10:58 a.m.

Approval of Minutes - meeting minutes of February 7, 2024, Phil Snader made the motion to approve the minutes as written. The motion was seconded by Mark Savage, motion carried.

Request to subdivide off a pre-existing dwelling, Donna Caple, 1801 Ridge Road, Westminster, MALPF easement: JP explained the request to the board. He showed the board the location to move the primary dwelling closer to Route 27. There was a lot of discussion about the farm not having a primary dwelling if this is approved. There is a possibility that a separately owed parcel within the farm will become the primary dwelling. JP did not recommend this request for approval. Phil Snader made the motion to approve the request with the condition that the old house be demolished. Greg Dell seconded the motion, none opposed, motion carried.

Request for a subdivision, Estate of William R. Powell, 1200 Trevanion Road, Union Bridge, MALPF easement: JP explained the request to the board. He showed the board the location Tom Powell is asking to subdivide on the North Side of Trevanion Road. Phil Snader asked about the MALPF requirement that parcels must be 50 acres for a subdivision. JP further explained in the past MALPF will make acceptations and consider smaller properties when they are divided by roads, streams, wetlands, or additional parcels not contiguous to the farm. This property has a house and farming facilities and can stand alone as a complete farm. JP recommend the request for approval. Greg Dell made the motion to approve the request with the condition there will be no further subdivision of the easement property. Mark Savage seconded the motion, none opposed, motion carried.

Request for a subdivision, Stevie E. Esh (new owner Julie Feeser property), Crouse Mill Road, Taneytown, County: JP explained the request to the board. This was previously approved by the board for the previous owner. Mr. Esh is the new owner and wants to sell the parcels separately that are under his easement. One parcel will be 108.8 acres and the other 72 acres. The deed of easement allows the properties to be sold separately. Phil asked about development potential, there is one primary dwelling allowed on each parcel. JP recommend the request for approval. Phil Snader made the motion to approve the request. Greg Dell seconded the motion, none opposed, motion carried.

Closed session: Greg Dell made the motion to go into closed session. The motion was seconded by Phil Snader, none opposed, motion carried. The board went into closed session at 11:50 am.

Opening of the Meeting: Greg Dell made motion to open the meeting at 11:57 a.m. The motion was seconded by Phil Snader, none opposed, motion carried.

The next meeting will be Wednesday, April 3, 2024.

Adjournment: The meeting adjourned at 12:04 p.m.



Tom Irwin, Chair