

**AGRICULTURAL LAND PRESERVATION ADVISORY BOARD
CARROLL COUNTY, MARYLAND
OFFICIAL MINUTES
MARCH 10, 2021**

The Carroll County Agricultural Land Preservation Advisory Board met virtually on Wednesday, March 10, 2021 at 11:00 a.m. The following board members were present: Greg Dell, Jerry Russell, Chair, Tom Irwin, Vice Chair, Mark Savage, Alice Altstatt and Stan Pennington, Alternate. Others in attendance were Deborah Bowers, Program Manager, J. P. Smith, Jr., Preservation Specialist and Jackie Brathuhn, Office Technician, of the Agricultural Land Preservation program. Also in attendance were Thomas Devilbiss, Director of Land and Resource Management and Chris Heyn, Acting Director of Land and Resource Management as well as Douglas York, Linda Alexander of CLSI and Stephanie Nanton.

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

Call to Order: Jerry Russell, Chair, called the meeting to order at 11:08 a.m.

Approval of Minutes - meeting minutes of January 13, 2021: Greg Dell motioned to approve the January 13, 2021 minutes. The motion was seconded by Tom Irwin and carried.

Request to construct a schoolhouse (Amish), Henry King property, MALPF easement, 2835 Roop Rd., Taneytown: Deb Bowers explained that MALPF policy allows non-agricultural activities and structures so long as they are contained within a one-acre area of the dwelling. After lengthy discussion, Mark Savage motioned to approve the request, Sissy Altstatt seconded, motion failed. Tom Irwin motioned to bring this item back to the Board at the next meeting. The motion was seconded by Mark Savage and carried.

Request for lot location approvals, The Maring Family LLC property, County easement, 1801 Gillis Road, Woodbine: The family is requesting two child lot locations, as allowed in the easement. They are proposing both side by side in the woods at the corner of the property with access onto Farmington Lane, and no access from or across the farm. Tom Irwin made the motion to approve the request, Greg Dell seconded, motion carried.

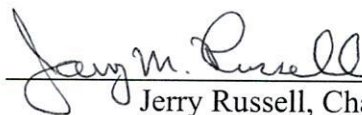
Request to relocate existing dwelling, Douglas York (contract purchaser) David Johansson property, MALPF easement, 3005 Mayberry Road, Westminster: Mr. York is seeking to replace and relocate the existing uninhabitable dwelling. Deb Bowers showed pictures of the road frontage as well as the access and Mr. York's four proposed locations. She explained how the proposed locations were in the interior of the property on the farm's best soils and could not recommend approval. She advised that the board should urge consideration of a frontage location before considering the proposed sites. After discussion that included remarks by Linda Alexander of Carroll Land Services, Inc., and Mr. York, Greg Dell motioned to approve Option #4 as the least intrusive location and Mark Savage seconded, motion carried.

Update on program activity; cost containment, MALPF program: Deb Bowers gave the Board a memo outlining her concern that farms with a high number of acres and low number of lot rights have received offers from MALPF that are above fair market value when divided per lot right. In 2001, the Advisory Board set the now long-standing policy of paying no more than 70% of fair market value and Deb Bowers asked the board for direction on whether the matter should be examined further. Greg Dell motioned to do nothing about it and Mark Savage seconded, motion carried.

Land acquisition; to consider an application to the Critical Farms Program and to consider an add-on to a County easement: Statutory authority to have a closed session is to consider the acquisition of real property for a public purpose and matters directly related thereto. The reason for closing is to consider an application to the Critical Farms Program and to consider an add-on to a County easement. Tom Irwin moved to close the meeting at 12:13 p.m. The motion was seconded by Greg Dell and carried. The following members were present during the closed session: Greg Dell, Jerry Russell, Tom Irwin, Stan Pennington, Alice Altstatt and Mark Savage. Others in attendance were Deb Bowers, J. P. Smith Jr., and Jackie Brathuhn.

Opening of the Meeting: Mark Savage motioned to open the meeting at 12:23 p.m. The motion was seconded by Tom Irwin and carried.

Adjournment: The meeting adjourned at 12:27 p.m.


Jerry Russell, Chair