

Agricultural Land Preservation Advisory Board
Carroll County, Maryland
Official Minutes
June 12, 2024

The Carroll County Agricultural Land Preservation Advisory Board met on Wednesday, June 12, 2024, at 10:56 a.m. The following board members were present: Tom Irwin, Chair, Greg Dell, Alice Altstatt and Phil Snader. Others in attendance were J. P. Smith, Jr., Program Manager, Jackie Brathuhn Preservation Specialist, and Donna L. Black, Office Technician, of the Agricultural Land Preservation Office, Bradford I. Webb, Attorney and Dan Staley Surveyor, DRS & Associates. Mark Savage, Vice Chair and Stan Pennington, Alternate 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 May 1, 2024: Greg Dell made the motion to approve the minutes as written. The motion was seconded by Phil Snader motion carried unanimously.

Request for an agricultural forest bank overlay easement, Miller Stambaugh LLC., 309 Jasontown Road, Westminster, County Easement. JP introduced Bradford Webb, Attorney and Dan Staley, Surveyor to the Board. He explained the request to the board and showed the location of the overlay easement area on the property. Brad Webb spoke about his interpretation of the property Deed of Easement, file 0641. Mr. Webb stated Article II, Section A states, "any method of tree planting" and argued that the treebank falls under that. There was conversation between Phil Snader, Alice Altstatt and Tom Irwin and the board members say specifically "not to benefit another property or meet a development requirement." Treebank is to benefit commercial or residential development." JP also read directly from the Deed of Easement, Article II, Section D "Grantors further agree that the Property shall not be used to provide required open space for the development or subdivision of another property, nor shall it be used in determining any other permissible residential or commercial uses of another property." Dan Staley spoke about other forest bank easements. JP did not recommend this for approval. Jackie requested a copy of a Forest Bank Easement. Phil Snader made a motion to table the discussion for 30 days, to give the Board time to confer with the County Attorney, Tim Burke, Alice Altstatt seconded the motion, motion carried unanimously. Phil also requested that Jonathan Bowman, Forest Conservation Specialist for Carroll County Government to attend our July meeting.

Request for an agricultural subdivision, schoolhouse request, building envelope and right-of-way request, Henry King, 2835 Roop Road property, MALPF Easement: JP read the request letter from the Kings to Michelle Cable, Executive Director, Maryland Agricultural Land Preservation Foundation. The original approvals for 2835 Roop Road, Taneytown have expired. The Kings are requesting reapprovals for an agricultural subdivision, schoolhouse request, building envelope and right-of-way request for property located at 2835 Roop Road, Taneytown. Phil Snader made a motion to approve the agriculture subdivision, building envelope and the right-of-way. Greg Dell seconded the motion, motion carried unanimously.

Greg Dell made a motion to not approve the schoolhouse request. Phil Snader seconded the motion, motion carried unanimously.

Closed session: - Greg Dell made the motion to go into closed session. The motion was seconded by Phil Snader, motion carried. The board went into closed session at 12:18 p.m.

Opening of the Meeting: Greg Dell motioned to open the meeting at 12:38 p.m. The motion was seconded by Phil Snader, motion carried.

Announcements: Jackie gave a Budget update. On 7/1/2024 the FY25 Budget goes into effect. The Commissioners voted and we have one time money of 1 million dollars for this year. The Commissioners voted to remove on going funding so there is no budget for the future years. We will be getting some money back from MALPF and we still get the Ag transfer tax which will be about \$200,00.00 - \$300,000.00. JP announced that we will be sending out a press release to accept applications for the County Program starting July 1, 2024 until August 30, 2024.

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

Adjournment: The meeting adjourned at 12:41 p.m.

A handwritten signature in black ink, appearing to read "Tom Irwin", is written over a horizontal line.

Tom Irwin, Chair