

Agricultural Land Preservation Advisory Board
Carroll County Maryland
Official Minutes
April 4, 2022

The Carroll County Agricultural Land Preservation Advisory Board met on Wednesday, April 6, 2022, at 11:00 a.m. The following board members were present: Tom Irwin, Chair, Jerry Russell, Vice Chair, Alice Altstatt, Greg Dell, Mark Savage, and Stan Pennington, Alternate. Others in attendance were J. P. Smith, Jr., Program Manager, Jackie Brathuhn, Preservation Specialist, and Donna Black Office Technician, of the Agricultural Land Preservation Office. Also in attendance were Jerry Stambaugh and Ashleigh Hall.

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 March 2, 2022: Mark Savage made the motion to approve the March 2, 2022, minutes. The motion was seconded by Alice Altstatt, motion carried.

Request for approval of a mulch operation and sawmill operation, Jerry Stambaugh, 2145 Jasontown Road, Westminster, MALPF easement: J. P. Smith, Jr. explained the request for a mulch and compost operation as well as a sawmill lumber operation. J. P. reviewed the property with the board and explained if approved this would still have to go through Zoning. Jerry Stambaugh spoke to the board, outlining the process and location on the farm and a general operation. Tom Irwin had questions about the varieties of compost. JP explained that both of these requests are an allowed use on a MALPF Easement and recommend the board approve the request. Greg Dell made a motion to approve the request, Mark Savage seconded, motion carried.

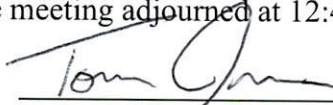
Request for Septic Overlay, Orndoff Holdings LLC, 412 Old Bachmans Valley Road, Westminster, MALPF easement: J. P. Smith, Jr. clarified the request for a septic overlay to the board. The farm will be used for an event venue and the Health Department is requiring an updated septic system for both the venue as well as the residence. This property has 3 small areas equaling 6.3 acres of MALPF easement. The first choice of location for the septic's was not acceptable because of the concaved topography of the land. The second area, which will be under the MALPF easement, was a viable area for the Health Department with good soils. Ashleigh Hall addressed the board, pointed out the location of the septic and expressing the importance of the location for the venue, this farm is on the National Historic Registry. J. P. recommended the board approve the request. Mark Savage made the motion to approve, Greg Dell seconded. After further discussion, Tom Irwin made an amendment to the previous motion – adding words “for a deep or shallow trench. If a sand mound is needed, it must come back to the board for re-evaluation”. Vote for amended motion: approved - Tom Irwin, Alice Altstatt and Jerry Russell. Opposed Mark Savage and Greg Dell, motion carried. The board then voted on the original motion to approve the request; motion carried.

Discussion on Easement Evaluation Formula Worksheet: Jackie discussed remainders and how a farm would qualify and the value of points. She reviewed the valuation forms for a “current applicant with lot potential”, a “30-acre remaining portion”, and a “125 remaining portion” outlining the difference in points when there are no lot rights. Board members asked multiple questions and discussed each form in depth. J. P. thinks that this is the best way score farms when considering remainders into the program and to use the County scoring sheet guidelines (at least 60 acres, or 30 acres and be adjacent to a preserved farm. Properties of fewer than 30 acres are not eligible at this time. Alice Altstatt made the motion to accept remainder into the County program using the current scoring sheets and processes, Jerry Russell seconded. Greg Dell asked what would happen if we used all funds on remainders and Critical Farm applicant came in. Stan talked about the board having the flexibility to review farms and funding quarterly and decide the order they can come into the program. Greg Dell made an amendment to the previous motion – adding words: “Starting FY23 (7/1/2022) Carroll County Agricultural Land Preservation Program will review remaining portion applications and funding quarterly, informing owners they may be moved to the next quarter depending on funding”. Vote for amended motion: approved Greg Dell, Mark Savage, Jerry Russell, Tom Irwin, Alice Altstatt. Opposed none, motion carried.

Closed Session: to consider application to the Critical Farms Program: 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 application to the Critical Farms Ag Land Preservation Program. Jerry Russell moved to close the meeting at 12:38 a.m. The motion was seconded by Mark Savage and carried. The following members were present during the closed session: Tom Irwin, Jerry Russell, Greg Dell, Alice Altstatt, Mark Savage, and Stan Pennington. Others in attendance were J. P. Smith Jr., Jackie Brathuhn and Donna L. Black.

Announcements: J. P. Smith, Jr., informed the Board that 12 farm applications, for the FY22 MALPF program, offers were on hold pending appraisal review. J. P. has issues with the property appraisals coming back low and requested MALPF review these further. Accepting applications to the MALPF program for FY23 ended on 4/1/2022.

Adjournment: The meeting adjourned at 12:45 p.m.



Tom Irwin, Chair