

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
BOARD OF TRUSTEES MEETING
OPEN MEETING A G E N D A
November 28, 2023**

I. APPROVAL OF MINUTES:

Approval of Minutes of October 24, 2023

II. ADDITION OR DELETION OF AGENDA ITEMS

III. ANNOUNCEMENTS

IV. EASEMENT AMENDMENTS:

A. QUEEN ANNE'S COUNTY (Michelle & Rama)

1. 17-20-06 Blackdog Farms LLC ~ 148 acres
(Chris Rhodes)

Request to place a Wetland Restoration Easement (WRE) on a portion of MALPF property, and approval for MALPF to subordinate to the NRCS-WRE overlay easement.

B. CARROLL COUNTY (Michelle & Rama)

1. 06-89-38A Dietz, Keith and Aubree ~47 acres

Request approval of a land exchange that will add 1 acre into the easement area, in exchange for creating a 1-acre non-subdividable residential building envelope, which will remain encumbered by the MALPF easement.

C. ST MARY'S COUNTY (Sarel)

1. 18-02-18 Browne, Justin D. & Bonnie J. (a/k/a Williams) ~ 162.5 acres

Request approval for a land exchange that will add ~1.05 acres into the easement area in exchange for (1) the release of ~0.65 acres from the easement to be added to the released owner's lot; and (2) for creating a ~0.392 acre permitted use envelope surrounding the existing metal shop for a commercial excavating business.

2. 18-85-02 Belvidere Farm & Investments, Inc. (Mary Jo Willenborg) ~274 acres

Request approval to exclude up to 2.0 acres each from the easement for two child lots for Allison Nicole Willenborg and Eliot Declan Willenborg.

D. BALTIMORE COUNTY (Chana)

1. File #03-96-12c Austin, Inc. ~100 acres
File #03-00-08Ac Armacost, Joseph ~ 60 acres

Request approval for an agricultural subdivision whereby 17.7 acres of MALPF Easement #03-96-12c (Austin property easement) will be excluded from that easement and combined with MALPF Easement #03-00-08Ac (Armacost property easement), resulting in the Austin property easement consisting of ~82 acres, and the Armacost property easement consisting of ~78 acres.

E. FREDERICK COUNTY (Chana)

1. 10-92-06 Krantz Estate & Trust ~127 acres

Request approval that will ultimately release an owner's lot and amend the deed of easement to waive the ability to release the pre-existing dwelling from the farm:

1. Approve a new location for the previously approved owner's lot, up to 2-acres, that meets current lot location policy (the "New Owner Lot Location");

2. Acknowledge that the original grantors built and occupied the house they intended to be their owner's lot in the New Owner Lot Location and not the location originally approved for the owner's lot, and thereafter occupied the house for more than the 5-year occupancy requirement per family lot release law;

3. Approve the full release of the owner's lot in the New Owner Lot Location; and

4. In exchange for approving the full release of the owner's lot, amending the easement to document that the centrally located pre-existing dwelling shall never be subdivided from the farm.

2. 10-96-08 Rosebush Lee & Kristy ~129 acres
Request construction of a new building, ~20,000 sq. ft, to be used for their distillery operation, which will include a ~1,500 sq. ft. tasting area, with 1,000 sq. ft. seating area, and the remaining ~17,500 sq. ft. would be for distillery production and storage of agricultural equipment

3. 10-83-02B Zimmerman, Timothea & Jurgen ~56.1 acres
(Thanksgiving Farm)
Request approval for a land exchange that will add ~1.5 acres of unencumbered land to the easement in exchange for establishing a ~1.5 acre permitted uses envelope around an existing garden center/farm market and parking area.

F. KENT COUNTY (Chana)

1. File #14-86-03 Dill, Franklin M. II ~195 acres
Request to renew an existing Wastewater Spray Irrigation Agreement between the County, the Landowner and the Foundation. The renewed Agreement will expire in 5 years (January 1, 2029).

G. WASHINGTON COUNTY (Sarel)

1. 21-22-11 Thomas, Tracy & Brenda ~246.11 acre
Request approval to exclude up to 2.0 acres from the easement for a child's lot for Lonnie Thomas.

V. NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS:

A. BALTIMORE COUNTY (Chana)

B. CAROLINE COUNTY (Chana)

C. GARRETT COUNTY (Chana)

D. WICOMICO COUNTY (Chana)

VI. PROGRAM POLICY:

A. Washington County Ranking System Update (Sarel)

B. Closing FY23 Easement Application Cycle

VII. INFORMATION AND DISCUSSION:

N/A

VIII. CLOSED SESSION

Open session conference link and phone number:

<https://meet.google.com/vqj-xnab-mfm>

Phone: 252-820-1242

PIN: 967 228 898#