

CECIL COUNTY
AGRICULTURAL PRESERVATION ADVISORY BOARD

Friday, March 3, 2006 at 1:00 PM

BOARD MEMBERS PRESENT: Wayne Stafford (Chair), David Davis, Stephen Balderston, and Fred Orr, Sr., Mary Halsey

BOARD MEMBERS ABSENT: None.

OTHERS PRESENT: Eric Shertz (OPZ staff).

Chairman Stafford called the meeting to order at 1:04 p.m.

New Business

- 1) Request to establish a MALPF District: Paul Raech

LOCATION: 1415 Grove Neck Road

Earleville, Maryland 21919

Tax Map 61, Grid 2, Parcel 20

ACREAGE: 287 +/- (District size); 288 +/- (total farm)

ZONED: SAR (Southern Agricultural Residential)

Mr. Stafford called for a vote on the application. **Application unanimously approved.**

- 2) Request to establish a MALPF District: Charles Herzog

LOCATION: 56 McCush Road

Conowingo, Maryland 21918

Tax Map 16, Grid 12, Parcel 291

ACREAGE: 22.56 (District size); 22.56 (total farm)

ZONED: NAR (Northern Agricultural Residential)

Mr. Stafford called for a vote on the application. **Application unanimously approved.**

- 3) Request to establish a MALPF District: Arthur Magness

LOCATION: 127 Philipe Lane

North East, Maryland 21901

Tax Map 19, Grid 14, Parcel 111

ACREAGE: 81 +/- (District size); 81 +/- (total farm)

ZONED: NAR (Northern Agricultural Residential)

Mr. Stafford called for a vote on the application. **Application unanimously approved.**

- 4) Request to establish a MALPF District: Garren Family Real Estate Partnership

LOCATION: Middle Neck Road

Warwick, Maryland 21912

Tax Map 53, Grid 13, Parcels 43 & 44

ACREAGE: 100 (District size); 100 (total farm)

ZONED: SAR (Southern Agricultural Residential)

Mr. Stafford called for a vote on the application. **Application unanimously approved.**

- 5) Request to establish a MALPF District: Garren Family Real Estate Partnership

LOCATION: Middle Neck Road

Warwick, Maryland 21912

Tax Map 53, Grid 13, Parcel 45

ACREAGE: 50 (District size); 50 (total farm)

ZONED: SAR (Southern Agricultural Residential)

Mr. Stafford called for a vote on the application. **Application unanimously approved.**

- 6) Request to establish a MALPF District: Garren Family Real Estate Partnership

LOCATION: Middle Neck Road

Warwick, Maryland 21912

Tax Map 53, Grid 13, Parcel 24, Lot 5

ACREAGE: 50 (District size); 50 (total farm)

ZONED: SAR (Southern Agricultural Residential)

Mr. Stafford called for a vote on the application. **Application unanimously approved.**

- 7) Request to establish a MALPF District: Garren Family Real Estate Partnership

LOCATION: Middle Neck Road

Warwick, Maryland 21912

Tax Map 53, Grid 13, Parcel 24, Lot 6

ACREAGE: 50 (District size); 50 (total farm)

ZONED: SAR (Southern Agricultural Residential)

Mr. Stafford called for a vote on the application. **Application unanimously approved.**

- 8) Request to establish a MALPF District: Jacob & Virginia Carson

LOCATION: 1839 Biggs Highway

Rising Sun, Maryland 21911

Tax Map 18, Grid 10, Parcel 53

ACREAGE: 69.18 (District size); 69.18 (total farm)

ZONED: NAR (Northern Agricultural Residential)

Mr. Stafford called for a vote on the application. **Application unanimously approved.**

- 9) Request to establish a MALPF District: Jacob & Virginia Carson

LOCATION: 2000 Biggs Highway

Rising Sun, Maryland 21911

Tax Map 18, Grid 10, Parcel 23

ACREAGE: 73.83 (District size); 73.83 (total farm)

ZONED: NAR (Northern Agricultural Residential)

Mr. Stafford called for a vote on the application. **Application unanimously approved.**

10) Review of MALPF presentation to County Commissioners (handouts)
Discussion of handouts presented to the CCBCC by Mrs. Carol Council; reviewed proposed changes to District terms; discussion on Permitted Uses; discussion on funding for FY 2007.

11) Review of MALPF District Rankings for FY 2007 & Mailing (handouts)
Review of spreadsheet prepared by Eric Shertz (OPZ) for District Rankings; discussed increasing submitted applications over FY 2006.

12) Review of Cecil County Purchase of Development Rights Applications
Eric Shertz (OPZ) updated Board on status of three (3) applications for County PDR program, in process of appraisal, planning on making offers by end of June.

General Discussion

With there being no further items to discuss, the meeting adjourned at 3:20 p.m.

CECIL COUNTY
AGRICULTURAL PRESERVATION ADVISORY BOARD

Friday, June 16, 2006 at 9:00 AM

In the Office of Planning and Zoning Conference Room

BOARD MEMBERS PRESENT: Wayne Stafford (Chair), David Davis, Stephen Balderston, and Fred Orr, Sr.

BOARD MEMBERS ABSENT: Mary Halsey

OTHERS PRESENT: Eric Shertz (OPZ staff).

Chairman Stafford called the meeting to order at 9:02 AM.

New Business

1) Request to establish a MALPF District: C. Lea Reynolds & Lyn H. Rector

LOCATION: Telegraph Road & Thankless Lane

Rising Sun, Maryland 21911

Tax Map 11, Grid 10, Parcel 422

ACREAGE: 32.118 (District size); 32.118 (total farm)

ZONED: NAR (Northern Agricultural Residential)

Chairman Stafford called for a motion; Mr. Orr made a motion to recommend approval of the application as presented, seconded by Mr. Balderston. **Application unanimously approved.**

2) Request to establish a MALPF District: C. Lea Reynolds & Lyn H. Rector

LOCATION: Telegraph Road & Thankless Lane

Rising Sun, Maryland 21911

Tax Map 11, Grid 10, Parcel 423

ACREAGE: 32.118 (District size); 32.118 (total farm)

ZONED: NAR (Northern Agricultural Residential)

Chairman Stafford called for a motion; Mr. Orr made a motion to recommend approval of the application as presented, seconded by Mr. Balderston. **Application unanimously approved.**

3) Request to establish a MALPF District: Anna R. Milbourne

LOCATION: 212 Providence Road

Elkton, Maryland 21921

Tax Map 13, Grid 10, Parcel 18

ACREAGE: 81.52 (District size); 81.52 (total farm)

ZONED: NAR (Northern Agricultural Residential)

Chairman Stafford called for a motion; Mr. Balderston made a motion to recommend approval of the application as presented, seconded by Mr. Davis. **Application unanimously approved.**

4) Request to establish a MALPF District: Douglas B. McGlothlin

LOCATION: McCauley Road & Old Hilltop Road

Conowingo, Maryland 21918

Tax Map 16, Grid 4, Parcel 6 (93 acres)

Tax Map 16, Grid 3, Parcel 196 (1 acre)

Tax Map 16, Grid 5, Parcel 398 (24.09 acres)

ACREAGE: 118.09 (District size); 118.09 (total farm)

ZONED: NAR (Northern Agricultural Residential)

The location of the 24 +/- acre parcel was discussed, as it does not meet the MALPF criteria for the minimum size requirement. It was noted that the parcel is adjacent to other larger working farms, and is an important piece of land to preserve. Chairman Stafford called for a motion; Mr. Balderston made a motion to recommend approval of the application as presented and "... include (the 24 acre parcel) because it adjoins other large tracts of farm lands"; seconded by Mr. Davis. **Application unanimously approved.**

5) MALPF District term modification:

The Board was asked for its opinion of a change in the District Term, as per the request by MALPF staff. It was determined by the Board that the current five year period would be retained. Mr. Balderston commented that he felt anything over five years is too restrictive on the land owner. Chairman Stafford commented that the time spent reviewing the applications by the various departments and the tax credit given, warranted the five year term.

6) A.P.A.B. Meeting Schedule:

Discussion ensued regarding a setting a recurring day for the APAB meetings, it was the consensus of the Board to continue to call the meetings as needed, so the time of the meeting would be flexible, to suit weather and field conditions.

Chairman Stafford called to adjourn the meeting at 10:05 AM.

CECIL COUNTY
AGRICULTURAL PRESERVATION ADVISORY BOARD

Friday, December 15, 2006 at 9:00 AM

In the Office of Planning and Zoning Conference Room

BOARD MEMBERS PRESENT: Wayne Stafford (Chair), David Davis, Stephen Balderston (Vice-Chair), and Fred Orr, Sr.

BOARD MEMBERS ABSENT: Mary Halsey

OTHERS PRESENT: Eric Shertz (OPZ staff).

Vice-Chairman Balderston called the meeting to order at 9:18 AM, as Chairman Stafford was delayed.

New Business

1) Request to establish a MALPF District: Robert McCauley

LOCATION: 125 Carter Mills Road

Elkton, Maryland 21921

Tax Map 13, Grid 23, Parcel 102

ACREAGE: 60.3 (District size); 60.3 (total farm)

ZONED: NAR (Northern Agricultural Residential)

Vice-Chairman Balderston called for a motion; Mr. Orr made a motion to recommend approval of the application as presented, seconded by Mr. Davis. **Application unanimously approved.**

2) Request to establish a MALPF District: Richard Peterson

LOCATION: Kirk Road

Elkton, Maryland 21921

Tax Map 13, Grid 16, Parcel 310

ACREAGE: 27.22 (District size); 27.22 (total farm)

ZONED: NAR (Northern Agricultural Residential)

Vice-Chairman Balderston called for a motion; Mr. Orr made a motion to recommend approval of the application as long as lands of Robert Jackson are approved as a District, seconded by Mr. Davis. **Application unanimously approved.**

3) Request to establish a MALPF District: Palmarino & Dorothy Maccari

LOCATION: 3568 Telegraph Road

Elkton, Maryland 21921

Tax Map 13, Grid(s) 7 & 1, Parcel(s) 358 & 410

ACREAGE: 46.23 (District size); 46.23 (total farm)

ZONED: NAR (Northern Agricultural Residential)

Vice-Chairman Balderston called for a motion; Mr. Davis made a motion to recommend approval of the application as presented, seconded by Mr. Orr. **Application unanimously approved.**

4) Request to establish a MALPF District: John T. Milburn, Jr.

LOCATION: Little Elk Creek Road
Elkton, Maryland 21921
Tax Map 6, Grid 19, Parcel 68
ACREAGE: 80.114 (District size); 80.114 (total farm)
ZONED: NAR (Northern Agricultural Residential)

Vice-Chairman Balderston called for a motion; Mr. Orr made a motion to recommend approval of the application as presented, seconded by Mr. Davis. **Application unanimously approved.**

5) Request to establish a MALPF District: Lawrence J. Birney

LOCATION: 406 Brewster Bridge Road
Elkton, Maryland 21921
Tax Map 21, Grid 3, Parcel(s) 9 & 10
Election District 4
ACREAGE: 45.76 (District); 55.76 (Total farm)
ZONED: SR (Suburban Residential)

Vice-Chairman Balderston called for a motion; Mr. Orr made a motion to recommend approval of the application as presented, seconded by Mr. Davis. **Application unanimously approved.**

6) Request to establish a MALPF District: Alvin & Jean Major

LOCATION: Randalia Road
Chesapeake City, Maryland 21915
Tax Map 43, Grid 19, Parcel 4
Election District 2
ACREAGE: 151.97 (District); 151.97 (Total farm)
ZONED: SAR (Southern Agricultural Residential)

Vice-Chairman Balderston called for a motion; Mr. Davis made a motion to recommend approval of the application as presented, seconded by Mr. Orr. **Application unanimously approved.**

7) Request to establish a MALPF District: Alvin & Jean Major

LOCATION: 265 Court House Point Road
Chesapeake City, Maryland 21915
Tax Map 48, Grid 1, Parcel 1
Election District 2
ACREAGE: 161 (District); 161 (Total farm)
ZONED: SAR (Southern Agricultural Residential)

Vice-Chairman Balderston called for a motion; Mr. Davis made a motion to recommend approval of the application as presented, seconded by Mr. Orr. **Application unanimously approved.**

8) Request to establish a MALPF District: Alvin & Jean Major

LOCATION: 265 Court House Point Road
Chesapeake City, Maryland 21915
Tax Map 48, Grid(s) 1 & 8, Parcel(s) 1 & 2
Election District 2

ACREAGE: 108.6 (District); 108.6 (Total farm)

ZONED: SAR (Southern Agricultural Residential)

Vice-Chairman Balderston called for a motion; Mr. Davis made a motion to recommend approval of the application as presented, seconded by Mr. Orr. **Application unanimously approved.**

9) Request to establish a MALPF District: Robert Jackson

LOCATION: Kirk Road
Elkton, Maryland 21921
Tax Map 13, Grid(s) 16 & 21, Parcel(s) 39 & 63
Election District 4

ACREAGE: 237 (District); 241 (Total farm)

ZONED: NAR (Northern Agricultural Residential)

Vice-Chairman Balderston called for a motion; Mr. Davis made a motion to recommend approval of the application as presented, seconded by Mr. Orr. **Application unanimously approved.**

*** Chairman Stafford arrived prior to Item #10 being presented ***

10) Request to exchange Easement acreage with Non-Easement acreage: Stephen Basht

LOCATION: 58 Wood Valley Road
Rising Sun, Maryland 21911
Tax Map 12, Grid 3, Parcel 271
Election District 9

MALPF File #07-86-02es

Chairman Stafford called for a motion; Mr. Orr made a motion to recommend approval of the application as presented, as it would be to the benefit of MALPF to have the 1.5 acres that is used for production to be covered by the Easement; seconded by Mr. Balderston.

Application unanimously approved.

11) Request to relocate existing dwelling on Easement Property: Alan Burkhart

LOCATION: 450 N. Saint Augustine Road
Chesapeake City, Maryland 21915
Tax Map(s) 43 & 48, Grid(s) 23 & 5, Parcel(s) 25 & 116

MALPF File #07-93-01e

Chairman Stafford called for a motion; Mr. Davis made a motion to recommend approval of the application as presented, the land that is proposed to be used for the new dwelling is not in any production, so no land is being lost. The new dwelling will allow the two properties to be conveyed easier to any future owners. That entire area is used as horse farms, not crops so the smaller 60 acre sites fit the area well. The location is ideal as it will use an

existing driveway and it will be set back from the road and next to the woods, keeping with the character of other homes in the area; seconded by Mr. Balderston. **Application unanimously approved.**

General Discussion

Discussion ensued regarding the future requirements of a “Priority Funding Area”.

Rector/Reynolds properties have been listed for sale; they were established as Districts in June 2006. Potential new site for the Cecil County Farm Museum via land swap. Was not clear to the Board if site may be under contract already.

The Board was reminded of the upcoming deadline for the Cecil County Purchase of Development Right program for FY 2007, to date no applications had been received, expected two applications (McNatt & Osani) prior to January 1st deadline.

Chairman Stafford called to adjourn the meeting at 10:52 AM.