

Agricultural Preservation Advisory Board

Meeting Minutes

March 12, 2024

7:00 p.m.

Board: Michael Jamison, Sarah Daken, Margaret Giblin, Nick Magliato, Randy Stabler

Staff: Mike Scheffel, Mike Weyand

Guests: Marc Potash, Robert Butz, Jessica Snyder, Joel King, Caroline Taylor, Dale Tibbitts

1. Introduction of Guests
2. Approval of February meeting minutes

Margaret motioned to accept the minutes; Jamison seconded, and the motion carried.

3. AEP/BLT Easement Program

- a. Jessica Snyder (Waredaca Brewery) – Request a new pavilion.

The Waredaca Brewing Company property (191ac), located at 4015 Damascus Road, is under a County preservation easement. Jessica would like to build a 2-story covered pavilion structure (32x36) to provide much-needed storage for the brewhouse operations and additional seating for tasting room patrons. The storage space would be used for ingredients, packaging materials, and equipment. The new pavilion is an agricultural structure not subject to a building permit. Jessica must work with the Soil Conservation District for Conservation for sediment and erosion control. Jessica must also work with DPS to review the well & septic capacity and would need to obtain an electrical permit for lighting. Stabler made a motion to approve as proposed, Magliato seconded, and the motion carried. Mike Weyand will follow up with Jessica Snyder with further Office of Agriculture guidance.

- b. Marc Potash (Trippy Goat) – Request a farm labor housing unit.

The Trippy Goat property, located at 20311 Beallsville Road (284ac), is under a County preservation easement. Marc is requesting the board to approve the location for a new Farm Labor Unit (FLU). Tenant houses for individuals fully engaged in farming the land are permitted on lands encumbered by County Agricultural Preservation Easements. Marc would like to build the structure on top of a small hill that is not currently being farmed. If approved, Marc would be required to work with DPS for a building permit. OAG staff noted the proposed building is potentially located within the “Saving and Excepting” area of the easement. Jamison made a motion to approve under the condition that the structure is not within the “Saving and Excepting” area of the agricultural preservation easement. Magliato seconded, and the motion carried. Mike Weyand will follow up with a conditional board approval letter to Trippy Goat Farm.

- c. Robert Butz – Development right transfer notification.

Robert Butz notified the board that an unused building right associated with a property at 15711 Sugarland Rd (39ac) would be transferred after purchase. Robert owns the adjacent property at 15611 Sugarland Rd (72ac) and was an original grantor with both parcels under a County preservation easement. As such, Robert can retain the development right after purchase.

4. Maryland Agricultural Land Preservation Foundation

- a. FY23 Applicants

The OAG continues to work with the FY23 applicants. One applicant has settled, and the OAG is working with the other to complete a baseline inspection.

- b. FY24 Applicants

FY24 applicants have received and accepted their offers and are now working with the Maryland Department of General Services.

- c. FY25/FY26 Combined Application Cycle

The Maryland Agricultural Land Preservation Foundation projects limited funds for the next two fiscal cycles. MALPF estimates 500k for FY25 and 725K for FY26 for a total allotment. MALPF would like to combine funding from both fiscal years (1.25 million) to compensate for limited funding. The drawback is that there will be only one application period for the next two years. MALPF is seeking feedback from local Preservation Boards. The board unanimously recommended a combined application period for FY25 & FY26.

- d. Inspections

OAG staff completed two MALPF easement inspections last month. Both properties were found to be in full compliance with the easement agreement. Staff is finalizing the inspection reports that will be sent to the property owners next week.

5. RLP Easement Program

a. FY23 Applicants

Rolling Acres Farm - 3111 Mt Carmel Cemetery Rd Brookeville. RLP easement terms have been reached and are being signed and finalized. OAG anticipates full execution and a request for payment within the week.

b. RLP Inspections

OAG staff completed two RLP easement inspections last month. Both properties were found to be in full compliance with the easement agreement. Staff is finalizing the inspection reports that will be sent to the property owners next week.

6. Legislative activities

a. [ZTA 23-09](#) – Incidental outdoor stays, planning board recommendations.

ZTA 23-09 would allow overnight stays on farms in the AR zone that also conduct accessory agricultural education and tourism activities as part of their regular operations. The proposed bill is on hold until June, pending revisions.

7. Other business

a. CREP/DNR/RLP Easement Option

OAG contacted DNR to set up a meeting to learn more about the new program. The County would need to sign an MOU to participate.

b. [APAB Advertisement Farmer Member](#) - Application Deadline: March 22, 2024

The meeting was adjourned at 8:20 pm