

Agricultural Preservation Advisory Board

Meeting Minutes

October 14, 2025

7:00 p.m.

The meeting was called to order at 7:03 pm.

1. Introduction

Board Members: Randy Stabler, Sarah Daken, Nick Magliato, Wade Butler, and Tom Hoffmann.

Staff: Mike Weyand

Guests: Don Burrows, Dale Tibbitts.

2. Approval of Minutes

Magliato motioned to accept the minutes; Hoffmann seconded, and the motion carried.

3. Board Requests

a. AEP – Child Lot Request – Kephart Farm

Staff presented a request from the Kephart family to release two child lots under a MALPF easement. The Board reviewed the background, current request, and MALPF's position. Magliato motioned to endorse the proposed locations and clustering for two child lots and authorized staff to submit a letter of support to MALPF, subject to final site location review by OAG staff and compliance with applicable regulations. Butler seconded the motion. Motion carried unanimously.

4. AEP/BLT/TDR Easements

a. FY25 AEP Easement Acquisition

The Office of Agriculture Staff reported progress on FY25 acquisitions.

b. BLT & AEP Executive Order

Staff summarized Executive Order 159-25, which updated easement pricing for FY26.

New 2025 BLT Program Pricing

Fair Market Value (FMV): \$544,000 per eligible parcel

Base Value (70% of FMV): \$380,800

Maximum Value (80% of FMV): \$435,200

The Board supported opening a new BLT purchase period and discussed outreach, application caps, and ranking procedures.

c. Chapter 2B Regulation Update

The Office of Agriculture is working on updates to Chapter 2B regulations. These updates will modernize terminology, incorporate a new program for TDR purchasers, and potentially revise requirements related to FLHU acreage, tenant houses, and child lot provisions (possibly extending to grandchildren). Staff will continue to update the board as this process evolves.

5. Maryland Agricultural Land Preservation Foundation (MALPF) Easements

a. Update - FY25/FY26 MALPF Easement Acquisition

The Office of Agriculture is proceeding with FY25 MALPF easement acquisitions.

6. Rural Legacy Program (RLP) Easements

No update.

7. Easement Monitoring & Inspections

a. Inspection & Reporting Monthly Update

All easement inspections conducted during the reporting period were found to be compliant. No violations were found, and reports were submitted to the state to fulfill monitoring requirements.

b. DPS Policy Memo 25-300 – *no update*

No update.

8. Legislative activities

a. [MC 15-25 – Dept. Commerce – Montgomery County Agricultural Reserve Study](#)

Staff provided a summary of House Bill 1228, recently passed by the Maryland General Assembly. The legislation directs the Maryland Department of Commerce to conduct a comprehensive study of economic development and the visitor economy within the Agricultural Reserve. The study, due by **June 30, 2026**, will:

- Assess the impact of tourism and visitor activity in the Reserve;
- Recommend policies to support businesses, recreation, and historic sites; and
- Promote and preserve the Agricultural Reserve's economic and cultural vitality.

Board members expressed interest in closely monitoring the study's progress, noting the importance of ensuring that tourism and economic development initiatives do not compromise the Reserve's core mission of supporting agriculture. The Board emphasized the need for any recommendations to align with the long-standing preservation goals of the Agricultural Reserve.

b. ZTA 25-10 Landscaping Requirements – Native Plants

Staff provided an overview of the proposed zoning text amendment and its current status (ZTA was tabled for further discussion).

9. Solar/Energy

a. Solar Projects in the Agricultural Reserve

no update

10. Other Business

a. APAB Letter – Forest Conservation Law

Staff confirmed submission of the Board’s letter supporting the agricultural exemption and regulatory flexibility.

b. Ag Land CIP – Budget Submission FY27-FY32

Staff reported that the Office of Agriculture submitted its CIP request focused on easement funding and land preservation.

c. Upcoming Meetings and Events

- October – Close Encounters with Agriculture Program
- October 14 – MSCD Board of Supervisors Meeting
- November 4 – Farm Bureau Banquet
- November 10 - Farm-to-Table Symposium

The meeting went into closed session at 8:34 pm.