

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
OPEN MEETING MINUTES  
March 22, 2022  
This meeting was held via internet and telephone conference call.**

**Trustees Participating:**

William Allen, Chair  
Cricket Goodall, Vice-Chair  
Steve Connelly, representing Secretary Joseph Bartenfelder, Maryland Department of Agriculture  
Deborah Herr Cornwell, representing Secretary Robert McCord, Maryland Department of Planning  
Jerome Klasmeier, representing Comptroller Peter Franchot  
Joanna Kille, representing Treasurer Dereck E. Davis  
Elizabeth Hill  
J. Bruce Yerkes  
Joe Wood  
Gary Dell

**Trustees Absent:**

Catherine Cosgrove  
Gilbert "Buddy" Bowling

**Others Participating:**

Michelle Cable, MALPF Executive Director  
Diane Chasse, MALPF Administrator  
Chana Turner, MALPF Administrator  
Sarel Cousins, MALPF Administrator  
Amanda Massoni, MALPF Fiscal Specialist  
Kim Hoxter, MALPF Monitoring, Enforcement and Database Coordinator  
Patrick Martyn, Assistant Attorney General, Department of General Services  
Mike Steadman, Jr., Assistant Attorney General, Maryland Department of Agriculture  
Darryl Andrews, Appraiser, Department of General Services  
Will LeFort, Appraiser, Department of General Services  
Julie Enger, Appraiser, Department of General Services  
Stacy Kubofcik, MARBIDCO staff  
Donna Landis-Smith Queen Anne's County Program Administrator  
Billy Gorski, Anne Arundel County Staff  
Beth Beales, Caroline County Program Administrator  
J.P. Smith, Jr., Carroll County Program Administrator  
Ben Zito, Wicomico County Program Administrator  
Jennifer David, Calvert Co. Staff  
Charles Rice, Charles County Program Administrator  
Kathleen Seay, Charles County Staff  
Bill Amoss, Harford County Program Administrator  
Anne Roane, Talbot County Program Administrator  
Joy Levy, Howard County Program Administrator  
Scott Woodall, Carroll County Landowner  
Kevin Parker

Ms. Cable called the meeting to order at 9:04 a.m. via internet and telephone conference call. She stated the names of the participants on the conference call, for the record, and asked anyone that was not named to identify themselves.



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**B. CHARLES COUNTY**

1. 08-81-01C Serenity Farms, Inc. (Franklin Robinson) ~222 acres

Request:

Landowners request approval for the following agritourism activities:

1. Host the Southern Maryland Agricultural Development Commission's (SMADC) Buy Local Challenge Celebration on Monday August 1, 2022, from 5PM to 9PM.

Recommendation:

After reviewing the request and considering the criteria set forth in COMAR 15.15.07.03 and considering the historical relationship of the requested activities to farming, Staff recommends approval subject to notice to the landowners that any approvals by the Foundation for the requested activities shall not be construed as to override any local planning, zoning, or other statutes and regulations affecting property,

Ms. Cousins introduced the item. Mr. Rice was available for any questions from the Board.

Motion #3: To approve the landowners request to host the Southern Maryland Agricultural Development Commission's (SMADC) Buy Local Challenge Celebration on Monday August 1, 2022, from 5PM to 9PM, as presented. Alternative dates for a rain date are also approved, if needed.

Motion: Wood Second: Dell  
Status: Approved

**C. CAROLINE COUNTY**

1. 05-89-09 Rayfield, Julie ~140 acres

Request:

Request: retroactive approval of a one-acre non-subdividable owner's lot.

Recommendation:

Staff recommends approval.

Ms. Cousins introduced the item. Ms. Beales was available for any questions from the Board.

Motion #4: To approve the retroactive request for a one-acre non-subdividable owner's lot, to be documented through an amendment to the deed of easement, as presented.

Motion: Wood Second: Klasmeier  
Status: Approved

2. 05-89-09 Rayfield, Julie ~140 acres

Request:

Request approval for a 30' wide right-of-way (ROW) overlay easement to be used as a driveway to benefit Lot 4, which is southwest of the easement.

Recommendation:

Staff recommends approval.

Ms. Cousins introduced the item. Ms. Beales was available for any questions from the Board.

Motion #5: To approve the retroactive request for a 30' wide ROW overlay easement, as presented.

Motion: Dell Second: Yerkes  
Status: Approved

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D. CECIL COUNTY

- |    |            |                                   |             |
|----|------------|-----------------------------------|-------------|
| 1. | 07-01-21Ac | Sandy Bottom Preserve, LLC (Zook) | ~81.9 acres |
|    | 07-01-22Ac | Stoltzfus, Samuel & Sadie         | ~91.9 acres |

Request:

Due to expiration of a prior Board approval, the landowners request re-approval from the Board of a 2015 request for a boundary line adjustment to transfer 0.2123 acres to the Zook Easement property and 0.1767 acres to the Stoltzfus Easement property to reflect the actual location of the driveway owned by Stoltzfus.

Recommendation:

Staff recommends approval in accordance with COMAR 15.15.11.05.E

"E. If the funds and documentation required by this regulation are not provided by the landowner to the Foundation within 3 years of Foundation board approval, then, unless an extension request is submitted within 3 years and approved by Foundation staff, the approval is void."

Ms. Cousins introduced the item.

Motion #6: To approve the request for a re-approval of a boundary line adjustment transfer of transfer 0.2123 acres to the Zook Easement property and 0.1767 acres to the Stoltzfus Easement property to reflect the actual location of the driveway owned by Stoltzfus, as presented.

Motion:	Herr-Cornwell	Second:	Klasmeier
Status:	Approved		

E. CARROLL COUNTY

- |    |           |                |               |
|----|-----------|----------------|---------------|
| 1. | 06-82-23e | Woodall, Scott | ~137.47 acres |
|----|-----------|----------------|---------------|

Request:

To approve a contract purchaser's request for the relocation of a pre-existing dwelling.

Recommendation:

Staff recommends approval. Approval is conditioned upon Scott Woodall, the contract purchaser, acquiring title to the property and subject to the completion of an Amendment that will document the new location of the relocated dwelling and will include agreement to make the dwelling non-subdividable.

The Amendment will also describe the terms and conditions of the Foundation's approval for the dwelling relocation per COMAR 15.15.04.05.

Ms. Chasse introduced the item. Mr. Smith and Mr. Woodall were present to address the Board and available for questions.

Motion #7: To approve the contract purchaser's request to relocate the pre-existing dwelling, incorporating staff recommended conditions, as presented.

Motion:	Klasmeier	Second:	Goodall
Status:	Approved		

- |    |           |                          |               |
|----|-----------|--------------------------|---------------|
| 2. | 06-93-05e | Childs, Ellen and Thomas | ~68.351 acres |
|----|-----------|--------------------------|---------------|

Request:

Request for a 1-year extension to the validity of the preliminary release previously approved for a child lot for the original Grantor's daughter, Ellen Childs. If approved, it will extend a preliminary release which is set to expire in May of this year.

Recommendation:

Under COMAR 15.15.06.05.B.2, Staff recommends approval for the extension.

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Ms. Chasse introduced the item. Mr. Smith was available for any questions from the Board.

Motion #8: To approve the request for a 1-year extension to the validity of the preliminary release previously approved for a child lot for the original Grantor's daughter, Ellen Childs, as presented.

Motion: Herr-Cornwell Second: Goodall  
Status: Approved

3. 06-06-15 King, Henry and Katie ~155.154 acres

Request:

Request approval of nonsubdividable building envelope in exercise of an unrestricted lot right.

Recommendation:

Staff recommends approval.

Ms. Chasse introduced the item. Mr. Smith was available for any questions from the Board. Ms. Chasse informed the Board that the approval will be documented through the corrective easements that have not yet been completed for the previously approved subdivision.

Motion #9: To approve the request for a nonsubdividable building envelope in exercise of an unrestricted lot right, as presented

Motion: Herr-Cornwell Second: Wood  
Status: Approved

4. 06-06-15 King, Henry and Katie ~155.154 acres

Request:

Request approval of an overlay easement for a 50 foot right-of-way that is necessary to complete the previously approved agricultural subdivision.

Recommendation:

Staff recommends approval, subject to review and approval of the right-of-way easement document by Assistant Attorney General, Patrick Martyn.

Ms. Chasse introduced the item. Mr. Smith was available for any questions from the Board. Ms. Chasse informed the Board that the approval will be documented through the corrective easements that have not yet been completed for the previously approved subdivision.

Motion #10: To approve the request of an overlay easement for a 50 foot right-of-way that is necessary to complete the previously approved agricultural subdivision, as presented.

Motion: Wood Second: Connelly  
Status: Approved

**V. NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS:**

A. N/A

**VI. PROGRAM POLICY**

A. Legislative Update

Ms. Turner provided the Board with the status of 2022 legislation which may affect MALPF.

**VII. INFORMATION AND DISCUSSION**

**VIII. CLOSED SESSION**

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Mr. Allen asked for a motion for adjournment of the meeting to move into a closed session, pursuant to the applicable provisions of General Provisions Article Section 3-305 (b): (3) to consider the acquisition of real property for a public purpose and matters directly related to the acquisition; (7) to consult with counsel to obtain legal advice; and (8) to consult with staff, consultants, or other individuals about pending or potential litigation.

Motion #11: To adjourn the regular session at 10:02 a.m. to move into a closed session to consider the acquisition of real property for a public purpose and matters directly related to the acquisition; to consult with counsel to obtain legal advice; and to consult with staff, consultants, or other individuals about pending or potential litigation.

Motion: Dell Second: Klasmeier  
Status: Approved

The Closed Meeting of the Board was held from 10:13 a.m. to 11:18 a.m. on March 22, 2022 via internet and telephone conference call, pursuant to the provisions of the General Provisions Article Section 3-305 (b): Annotated Code of Maryland:

General Provisions Article Section 3-305(b):

(3) to consider the acquisition of real property for a public purpose and matters directly related to the acquisition;

(7) to consult with counsel to obtain legal advice; and

(8) to consult with staff, consultants, or other individuals about pending or potential litigation.

During the Closed Meeting, the following Board members were present: William Allen, Chair, Joanna Kille, representing Treasurer Dereck E. Davis, Jerome Klasmeier, representing Comptroller Peter Franchot, Steve Connelly, representing Secretary Joseph Bartenfelder, Maryland Department of Agriculture, Deborah Herr Cornwell, representing Secretary Robert McCord, Maryland Department of Planning, Gary Dell, Joe Wood, Cricket Goodall, J. Bruce Yerkes, and Beth Hill.

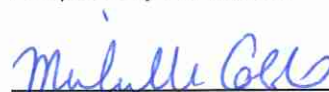
The following Board members were absent: Catherine Cosgrove, Gilbert "Buddy" Bowling

The following MALPF staff and legal representatives were also present during the closed session meeting: Michelle Cable, Diane Chasse, Chana Turner, Sarel Cousins, Kim Hoxter, Amanda Massoni, Michael Steadman, Jr., Assistant Attorney General, Maryland Department of Agriculture, and Patrick Martyn, Assistant Attorney General, Maryland Department of General Services.

TOPICS DISCUSSED:

- A. Approval of February 22, 2022 Closed Session Minutes
- B. Status Report of Pending Legal Issues
- C. FY 2022 Offers

Respectfully Submitted:



Michelle Cable, MALPF Executive Director