

Agricultural Preservation Advisory Board

Meeting Minutes

June 11, 2024

7:00 p.m.

The meeting was called to order at 7:01 pm.

1. Introductions

Board Members: Randy Stabler, Nick Magliato, Wade Butler.

Staff: Mike Weyand

Guests: Don Burrows, Tom Hoffmann, Marc Potash

2. Approval of Minutes

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

3. AEP/BLT/TDR Easements

a. Trippy Goat Farm – Farm Access Road Expansion Request

Marc Potash of Trippy Goat Farm requested permission to expand the width of the farm access road, allowing two-way truck traffic. Weyand informed the board that a farm access road is an allowable activity under the terms of the agricultural preservation easement. The project must adhere to guidance provided by the Montgomery County Soil Conservation District. In addition, any intrusion into mapped wetland areas or the replacement of culverts may have additional state agency requirements. Butler also suggested checking with the fire marshal to ensure compliance with emergency transit.

b. AEP Lot Release

In August 2021, the Agricultural Preservation Board granted approval to the Worthington family to execute a child lot. The property at 21170 Beallsville Rd. is encumbered by a county agricultural preservation easement. The Worthington's are responsible for repaying the per acre easement price proportional to the size of the child lot. Weyand informed the board that after some delays, the Worthington Family is now executing the agreement.

c. TDR & BLT Incentive Update

On June 6, the Montgomery Planning Department presented its recommendations to the Board on revising the public benefits points system through their Incentive Zoning Update. The Planning Department recommends requiring developers to purchase either BLTs or an equivalent number of TDRs and to provide an incentive for purchasing TDRs instead of BLTs. This plan would involve changes in executive regulations to allow the OAG to buy TDRs from landowners at a set price and sell the TDRs to the developers for the same price.

4. Maryland Agricultural Land Preservation Foundation (MALPF) Easements

- a. FY23 Applicants
- b. FY24 Applicants
- c. FY25/FY26 Application – Marchant Farm (Seneca Farm LLC)

The APAB reviewed the Marchant Farm FY25/26 MALPF application for formal submission. Magliato motioned to submit the application; Butler seconded, and the motion carried.

5. Rural Legacy Program (RLP) Easements

- a. FY23 Grants

6. Easement Monitoring & Inspections

The Office of Agriculture conducted six farm inspections last month. All farms complied with and followed the easement terms. The County has met its annual Rural Legacy and MAPFL Preservation Program inspection requirements.

7. Legislative activities

- a. ZTA 24-02 – Campground (Agricultural & Rural Zones)

ZTA 24-02 will allow campgrounds in certain agricultural and rural zones under specific conditions.

8. Other Business

- a. APAB Non-farmer Member Vacancy

Five interviews were completed for the APAB non-farmer member vacancy. Staff anticipates a late June or July appointment.

- b. Upcoming Meetings and Events

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- June 19 – In-person Community Meeting – 4 MW Solar Facility (6 pm) - Upper Montgomery County Volunteer Fire Department
- Juneteenth (office closed): June 19, 2024
- Montgomery County Farm Bureau Board of Directors meeting: July 2, 2024
- Independence Day (office closed): July 4, 2024
- Agricultural Preservation Advisory Board meeting: July 9, 2024
- Montgomery Soil Conservation District Board of Supervisors meeting: July 12, 2024

The meeting was adjourned at 8:20 pm.