



**CALVERT COUNTY
AGRICULTURAL PRESERVATION
ADVISORY BOARD**

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Board of Commissioners
Mark C. Cox Sr.
Catherine M. Grasso
Earl F. Hance
Mike Hart
Todd Ireland

Minutes

Tuesday, January 10, 2022 at 7:00 pm

**This meeting was held in person as well as by video teleconference.
To join the meeting by phone or by computer please use the following login:**

Meeting ID#: 892 0783 1705

Local Phone: 301-715-8592

Toll Free: 833-548-0282

1. Meeting Called to Order
 - a. **The meeting was called to order at 7:00 pm by Chair Thomas Hance**
2. Recognition of Persons Attending the Meeting
 - a. **APAB: Chair Thomas Hance, Thomas Briscoe, Wilson Freeland, Leonard Ogden, and Walter Wells**
 - b. **Absent: Charles Spicknall (Alternate)**
 - c. **Staff: Jennifer David, Summer Roen, Ronald Marney, and Felicia Harrod**
 - d. **Guests: Nicholas Montgomery, Karen and Frederick Perise**
3. Approval of the Agenda
 - a. **A motion to approve the agenda was made by Wilson Freeland. The motion was seconded by Walter Wells and passed unanimously.**
4. Approval of the Minutes
 - a. December 5, 2022
 - i. **A motion to approve the November minutes as written was made by Thomas Briscoe. The motion was seconded by Wilson Freeland and passed unanimously.**
5. Old Business
 - a. Fiscal Year 2023 PAR Cycle Update
 - i. **The eleven (11) PAR applications of which are eligible to participate in the program will be reviewed once staff are in receipt of the legal/title documents, which are required from each applicant. The deadline submittal date has been set for April 14, 2023. The eligible applications cover a maximum total of 207 TDRs at a cost \$1,035,000. Based on this total, the balance of unused funds for the FY 2023 PAR cycle would be \$808,386.**
 - b. Critical Area TDRs Update
 - i. **Staff reported on the following regarding the computation of the Critical Area (CA) TDRs:**
 1. **Each Town Centers has its own criteria for the computation of density for land.**
 2. **The density within the CA for Family conveyance within the 1000 ft buffer as affected by the state law was discussed. Staff further clarified that wetland acres are not only taken out of the computation for the certification of TDRs in APDs, but also out of the density computations for residential development projects. The criteria for steep slopes are not exempt within the CA per the state's criteria. Staff will confer with subdivision staff in regard to the criteria of the steep slopes within a subdivision.**

Maryland Relay for Impaired Hearing or Speech: 1-800-735-2258

6. New Business

a. Request for approval of subdivision and dwelling location in APD 03-14

- i. **Members further reviewed and discussed the application of APD 03-14 for the request to relocate and to construct a primary residence on Agricultural Preservation District 2003-14 (APD 03-14). Parcel 339 is approximately 142.872 acres in size, as per plat recorded K.P.S. 3 at 96 and 97.**

Lot 1R is one of three (3) buildable lots located within APD 03-14. The lots were originally subdivided as Lots 1, Lots 2 and 5 in 2006. Lots 1 & 2 were originally recorded at Liber 2 Folio 408 and Lot 5 originally recorded at Liber 2 Folio 409-410. All three lots were subsequently replatted in 2007 into their current configuration at Liber 3 Folio 96 & 97. TDRs were accounted for at the time of subdivision for all three lots, Lot 2R being developed with a single-family dwelling in 2012 and lot 5R developed with the same in 2018. Lot 1R is the last remaining dwelling entitlement on the APD. A current Forest Management Plan is in place for the property as the applicant intends to harvest timber.

Wilson Freeland motioned to approve the request for the construction of a single-family home for the property located at 3805 Lower Marlboro Road within APD03-14 with the following condition:

- **A copy of the current Forestry Management plan shall be provided prior to permit approval. Compliance with the Forestry Management Plan shall be maintained per the requirements of the easement and shall adequately address all proposed activity.**

The motion was seconded by Thomas Briscoe and passed unanimously.

7. Program Updates

- a. **None**

8. Public Comment

There is a time limit of 2 minutes for individuals, or 5 minutes if speaking as the designated representative of an organization.

- a. **None**

9. Announcements

- a. **At the January 10, 2023 meeting, no closed items(s) were discussed.**

Closed to the public pursuant to General Provisions Article §3-305 of the Annotated Code of Maryland.

10. Recess, subject to Motion of Privilege for Closed Meeting

- a. **At this meeting, there were no closed item(s) to discuss.**

Closed to the public pursuant to General Provisions Article §3-305 of the Annotated Code of Maryland.

11. Next Meeting – February 6, 2023 at 7:00 pm

12. Adjourn

- a. **A motion to adjourn was made by Thomas Briscoe at 7:30 PM. The motion was seconded by Walter Wells and passed unanimously.**

*** If you would like to be notified of upcoming hearings, meetings, or other events, please subscribe via the Calendar page of our website at <http://www.co.cal.md.us/list.aspx>. ***