

BARRY GLASSMAN
HARFORD COUNTY EXECUTIVE

BILLY BONIFACE
DIRECTOR OF ADMINISTRATION



BRADLEY F. KILLIAN
DIRECTOR OF PLANNING & ZONING

Harford County Agricultural Preservation Advisory Board

Meeting Minutes

April 2, 2019

Opening

The meeting of the Harford County Agricultural Preservation Advisory Board was called to order at 7:00pm on April 2, 2019 at 220 South Main Street, Bel Air, Maryland 21014.

Board Attendees

Jeff Holloway, Dave Dougherty and David Keyes

John Stump and Zach Rose were unable to attend.

Staff: Bill Amoss & Melissa Lehr (notes)

Approval of Minutes

Mr. Keyes moved to approve minutes from the March 5th, 2019 meeting with Mr. Holloway seconding. The minutes were approved unanimously.

New Business

- Mr. Paul Bronston was in attendance to discuss and possibly receive more points in the ranking of his farm for agricultural preservation. Mr. Bronston has asked Mr. Watson (neighbor) to farm his land. Mr. Watson currently cuts hay on the Bronston farm. Mr. Bronston's farm was more like a nursery but Mr. Watson is helping convert it to be more of a regular farm to grow corn and such. Mr. Dougherty made a motion to give more points and all seconded. His farm has moved up 4 places in the ranking. Mr. Bronston thanked the board.
- Mr. Bob Wilson was there to represent Brian Baker's farm on Walters Mill Road for the wedding venue he is in the process of creating. Mr. Wilson stated, in completing the survey they discovered that the one acre parcel, which was always a separate parcel that Brian Baker's dwelling is on, was encroaching over the property line into the original Agricultural easement. So the only difference between this plan and the other

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one is we are picking up the dotted area and going to take it out of the original Agricultural easement, add it to the one acre piece to eliminate the encroachment of the house and in exchange for that, that area was added an additional amount from the parcel next door into the Agricultural easement. Fixing the property lines, so that there will no longer be encroachment to the minimum side yard setback, will now be in zoning compliance with setback regulations. The acreage out of the original Agricultural easement that will be added from the neighboring parcel will be an even swap in terms of acreage. Mr. Holloway made a motion and all seconded.

- Mr. Galbreath (Falling Branch Brewery) presented plans for the existing shop, machinery shed that will be taken over as the brew house is expanded. Future plans includes additions to the barn to house the brewery- 11 x16 (boiler room) and 11 x17 for grain milling. Handicap accessible bathrooms will also be added next to the Tap House. Mr. Keyes asked if the Board had reviewed the bathroom request previously. Mr. Galbreath confirmed they had not. The next item is that they would like to put up a pole barn as they are running out of storage and would like to utilize it for extra summer seating. This project will help to increase brewing by 30 times. They have had to outsource some of their brewing as to keep up with demand. This will enable them to do everything on site. They have 5 full time employees but will increase thus far by 2 and giving additional hours to current staff. Mr. Dougherty made a motion and all approved.
- Mr. Boniface informed the Board that there was \$5 million for this round and that offers may commence.
- The Delp property is bisected by a road, it is a total of 90 acres.
 - 78 points: soil productivity
 - 25 points: crop, land and pasture
 - 10 points: hydric exclusions
 - 9 development rights minus 1 for the home, has 8 to sell, has 2 family conveyances property owner had been owned prior to 1977.
 - 30 points: consistency to land use plan
 - 5 points: farm size (protected land he's contiguous what we talked about and soil conservation plan fully applied)
 - 10 points each: Full time owner/operator

The farm ranking was 7th.

Mr. Holloway made a motion and Mr. Keyes seconded.

- Trout property 65 acres.
 - 35 points: 63 acres are crop, land and pasture
 - 74.7 points: soil productivity

- 10 points: hydric soil
- 6 development rights minus 1 for the home gives him 5, no family conveyances.

- 15 points consistency to land use plan
- 5 points: farm size (he is not contiguous so no points)
- 10 points soil conservation
- 10 points each: Full time owner/operator 15

The farm ranking was 12th.

Mr. Dougherty made motion and Mr. Keyes seconded.

Updates

- Settlements are complete.
- MALPF offers- First offer is Rutledge farm, then the Rigdon's, and then the Bierman's.
- Rural legacy program-Sheeler is Friday, the other two are awaiting on the money and then there are 4-5 contracts that will need to be signed. Waiting on surveys in the Deer Creek area.
- Mr. Amoss emailed about the Transource hearing update.
- Also sent out an email on the latest water resource easement overlay policy.

Adjournment