



HOWARD COUNTY OFFICE OF COMMUNITY SUSTAINABILITY
3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-0700
www.howardcountymd.gov FAX 410-313-3390 TDD 410-313-2323

**HOWARD COUNTY AGRICULTURAL PRESERVATION BOARD (APB)
AND STATE AGRICULTURAL PRESERVATION ADVISORY BOARD (APAB)**

June 27, 2022

Attendance:

Board Members: Ann Jones

Cathy Hudson

Jamie Brown

Abby Gibbon

Savannah Kaiss

Staff:

James Zoller, Executive Secretary/Agricultural Coordinator (OCS)

Matthew Hoover, Administrative Aide, (OCS)

Morenike Oyenusi, Senior Assistant County Solicitor

Beth Burgess, Chief, Resource Conservation Division

Kathy Johnson, Director of Agriculture Business Development

Lauren McDonald, Planner One, Resource Conservation Division

Guest:

David Plummer

Ted Mariani

Ted Mariani Jr.

Terry Fisher,

Howie Feaga

Action Items

1. Minutes from the meeting of April 25, 2022

Mr. Brown motioned for approval, and Ms. Hudson seconded the motion. All members in attendance voted in favor for approval of the April 25, 2022 Minutes.

2. Request for Approval, Exchange of Land Under Easement for Unencumbered Land, Oakdale Farm, LLC (Mariani) property, HO-92-02-E, 175.41 acres (APB) ([Staff Report](#))

Ms. Burgess reviewed the staff report with the board. Oakdale Farm, LLC is the current owner of the property which is located at 16449 Ed Warfield Road. On July 26, 2021 the Board approved a request to encumber 5.85 acres adjacent to the north of the property and to release from the easement 5.55 acres in the southwest area of the subject property. The location became problematic during the subdivision process, so the property owner is now seeking approval for a different exchange scenario.

The current request is to encumber the 5.85 acres which is adjacent to the north of the property and to release 2.8 acres adjacent to the four existing restricted lots that have been previously released. The 2.8 acres to be released from the easement is in the woods and compromises the proposed 1.3-acre lot. With the updated exchange they are putting more acres into the preservation program.

The staff recommends approval of the request to exchange of land under easement for unencumbered land, subject to all the permits state and county are approved and the deed of easement is to be prepared, executed, and recorded in the land records of Howard County.

Mr. Brown motioned to approve, and it was seconded by Ms. Hudson. All Board members in attendance voted in favor of the request, so the motion passed.

Discussion Items

1. Howard Soil Conservation District – BMP Grant Program

The sub-committee for the BMP Grant Program met and discussed the program. A [summary](#) of the sub-committee's 5/18/22 meeting and a copy of the [Cost Share forms](#) were sent to the APB prior to the meeting. They wanted to run their ideas by the APB to ensure that they captured the concepts and ideas that the APB had for the cost share program.

One suggestion the APB made was to require the applicants to be committed to one of the other cost share programs. It was stated that this was already one of the requirements and they would update the documents to make that clear. Some other suggestions were to possibly provide money up front, for the APB to have input on the project approvals and that past contracts should not be eligible.

Mr. Plummer took notes and said he will work with the Office of Law to update it. A copy will be sent to the APB members, after the changes are made. An update on how the program is doing will be provided during a future APB meeting.

2. Program Updates

The O'keefe properties and the Spence property were introduced and discussed at the council this month.

Tomorrow the Resource Conservation Division will be representing the Barrow project at the Maryland Agricultural Land Preservation Foundation (MALPF) meeting.

There are no IPA settlements for August and there will be none until February 2024. They are still working on three outstanding settlements from last year.

The Agricultural Innovation Grant applications are due July 15, 2022.

Public Testimony

Howie Feaga – A property owner wants to trade between two easements rocky ground for good ground. If the trade was allowed, they would build houses on the rocky ground instead of the good ground. He wondered if they would consider allowing the property owner to do this. A possible issue with the trade is one of the easements is under Howard County and the other is under a MALPF easement.

Howie Feaga – There is a graveyard next door to him that is running out of space. He wonders if the County would consider allowing him to sell some of his land or dedicate some of that land to the grave yard.

Meeting Adjourned

Mr. Brown motioned to adjourn, and Ms. Hudson seconded the motion. All board members were in favor of the meeting adjournment. The meeting adjourned at 8:21 PM.