

AGRICULTURAL PRESERVATION WORK GROUP MEETING MINUTES

December 12, 2007

1. **Attendance:** Thomas Dernoga, Daniel Filippelli, Fred Tutman, Debra Naylor, Stephanie DeVille-Eugene, William Moore, Laura Moore, Boyd Campbell, Torben Agesen, Richard Krueger, Charles Renninger

2. **Meeting Agenda:**

- I. **Approval of Minutes (November 28)**

Minutes of November 28th were approved.

- II. **Discussion –**

- **Southern Maryland Agriculture Development Commission**

Yates Clagett (Soil Conservation District) provided a recap of the December 12th Southern Maryland Agriculture Development Commission meeting. The Commission's discussion focused on several topics including the following:

- Land Preservation
- Farm Link (linking young farmers to a database to pick up where retired farmers have stopped farming)
- State plan (workshops for farmers to work with CPAs for purpose of estate planning)
- New Farmers Training Program
- Need for a Livestock Facility
- Current government regulations, i.e. Health Department policies which are problematic
- Marketing as a major part of farming
- Brian Clark is the newly appointed Cooperative Extension Service agent

Mr. Claggett noted that the Commission was pleased with the attendance, especially from Prince George's County, at their forum held in November.

Members of the Work Group expressed dissatisfaction with the services that have been provided through Cooperative Extension and indicated that improvement is greatly needed.

There was considerable discussion concerning the livestock facility, its potential location and cost, as well as funding sources (local Counties).

Debra Naylor commented that she has been hearing more often about the increasing demand for local products, and Charles Renninger agreed that with the increase in fuel costs, the need for local supply is even more critical to keep consumer costs down. Mr. Renninger mentioned that an Amish market will be locating in the Villages of Marlborough local shopping center in Upper Marlboro and that this may be a good location and opportunity for the center's owner to also consider other farmers' market type uses to occupy other space which has been vacant for a long period of time.

Boyd Campbell suggested that the recommendation of exploring the location of a local livestock facility should be part of the Work Group's final report. William Moore agreed indicating that a concern to date has been that there is not enough meat, but he disagrees and believes that there are several ways to help pay for such a facility.

On a suggestion by Chair Dernoga, the Work Group agreed that a letter should be sent from the Work Group Chair and Vice-Chair to the Tri-County Council for Southern Maryland in support of further study of the feasibility of a joint cooperative livestock facility and the need to develop an implementation plan for this facility.

A brief discussion was held concerning Maryland-National Capital Park and Planning Commission lease arrangements and whether the Commission could be using their properties for different purposes. Fred Tutman expressed a concern with the Commission's priorities being in the wrong place and their focus being on certain public uses such as ball fields.

Chair Dernoga commented that the Planning Board continues to have concerns with “double-dipping” and does not support tree conservation easements on property encumbered by Purchase of Development Rights easements. He indicated his preference for allowing both types of easements as opposed to none at all when it comes to land preservation.

Mr. Dernoga indicated the need to further examine the Commission’s general tree conservation policies.

- Transfer of Development Rights (TDRs) Legislation

Chair Dernoga distributed three handouts:

- Fee-in-lieu for Open Lands Option (in lieu of purchasing development rights from a sending parcel) *Reference: St. Mary’s County*
- AG Zone Bill with purpose, applicability, and permitted uses (for creating a voluntary agricultural zone) *Reference: St. Mary’s County*
- Amendments to CB-44-2007 to delete Section 27-1913 concerning “Prohibited Transfers” and to modify Section 27-1915 concerning Receiving Districts and the percentage of TDRs which must be acquired for density existing prior to November 1, 2007 (O-S: 50%, R-A: 25%, Other Zones: 10%)

Chair Dernoga commented that the fee-in-lieu language provides a compromise in response to concerns raised by the development community and is good for the start-up of the TDR program. Yates Clagett added that this provides a secure funding source for the program.

- 4. Next Meeting:** January 9, 2008 at 3:00 p.m.
- 5. Adjourn:** The meeting was adjourned at 5:10 p.m.

