

AGRICULTURAL PRESERVATION WORK GROUP MEETING MINUTES

February 6, 2008

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

2. **Meeting Agenda:**

- I. **Approval of Minutes (December 12)**

Minutes of December 12th were approved.

On review of the December 12th minutes, Richard Krueger inquired about the letter to the Tri-County Council for Southern Maryland in support of further study of the joint cooperative livestock facility and a plan for its development. Chair Dernoga instructed staff to prepare the letter for his and Councilwoman Bland's signatures.

- II. **Discussion –**

- **Status of State Legislation**

Chair Dernoga provided an update on the status of three State bills: PG 322-08, PG 421-08, and PG/MC 116-08 (SB 95/HB 939). The members agreed that a letter should be sent from the Work Group to the Council Chairman requesting that the Council take a position in support of PG 322-08 (for the purpose of exempting a winery that applies for a certain license from certain quotas) and to notify the Delegation accordingly. Chair Dernoga indicated that PG 421-08 (Property Tax Credits for certain agricultural land) is moving

through the process; however, PG/MC 116-08 (SB 95/HB 939) (M-NCPPC – Prince George’s County Agricultural Preservation Easement Program) has been stalled. He noted that M-NCPPC has opposed the legislation; however, the Commission’s General Counsel has not responded after several requests for their comments and concerns over the past two months.

Margaret Addis informed the Work Group that members of the Delegation have indicated that they are waiting to hear from the farming community regarding their support of the County’s preservation program versus the M-NCPPC program. Dr. David Billings commented that the process used by the Commission is cumbersome and recommended that the different interest groups write letters expressing their support of the County’s Agricultural Preservation Easement Program. Boyd Campbell concurred with Dr. Billings. Chair Dernoga suggested that he draft a letter expressing frustration with the impediments concerning PG 116-08/SB 95 and requesting support from the legislators. The draft will be circulated to the members for comments and approval prior to distribution by the Work Group and interest groups.

- **Transfer of Development Rights (TDRs) Legislation**

Chair Dernoga distributed a list of “TDR Discussion Points” dated February 6, 2008 and draft language concerning a new Agricultural Conservation Zone (Legislative statement of findings and purposes) and use list including those uses permitted by special exception.

Daniel Filippelli commented on Point #2 concerning church development in the Rural Tier and the proposal to allow a church by itself but require 75% TDRs for other activities that are non-worship related, especially residential housing.

Mr. Filippelli suggested that associated educational facilities should be considered since many churches also include schools. Chair Dernoga indicated that the Council had a significant discussion surrounding churches during the review of the 2006 TDR legislation and that this issue may warrant further discussion by the Work Group and/or the Council prior to finalization of the legislation.

Margaret Addis indicated that a TDR program needs incentives to help ensure that the program is utilized. She suggested an incentive of an expedited process for the review of developments that include TDRs.

Boyd Campbell expressed concern that there has been no conversation about commercial development during the TDR discussions. Mr. Campbell noted the importance of public/private cooperation, including the municipalities, which has been key in the success of a New Jersey TDR program that he has researched.

Speaking as an active church member as well as a Rural Tier resident, Stephanie DeVille-Eugene commented that it is important to clarify why there is movement away from a square footage limitation on churches given the opinion of many residents in the Rural Tier that revenue is going out of the community, however, churches tend to result in traffic being generated from outside of the community.

Fred Tutman requested that the Work Group review and support HB 141 which allows a raw milk exemption.

4. **Next Meeting:** February 20, 2008 at 3:00 p.m.
5. **Adjourn:** The meeting was adjourned at 5:10 p.m.

