



CALVERT COUNTY AGRICULTURAL PRESERVATION ADVISORY BOARD

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Board of Commissioners
Earl F. Hance
Mike Hart
Thomas E. Hutchins
Kelly D. McConkey
Steven R. Weems

Minutes

Monday, March 1, 2021 at 7:00 pm

3rd Floor Conference Room – Planning & Zoning

Due to COVID-19 this meeting shall be held via teleconference.

Please join the meeting by phone.

Meeting ID#: 891 7434 1406

Phone: 833-548-0276

1. Meeting called to order.
 - a. **The meeting was called to order at 7:00 pm by Chairman Stephen Oberg.**
2. Recognition of Persons Attending the Meeting.
 - a. **APAB: Chairman Stephen Oberg, Leonard Ogden, Thomas Hance, Walter Wells, Charles Spicknell (Alternate) (Absent), Parran Briscoe (absent).**
 - b. **Staff: Ronald Marney, Kathleen Seay, Felicia Harrod**
 - c. **Guest: Neil Smith, Dean Wilkinson, James Briscoe**
3. Approval of the Agenda.
 - a. **A motion to approve the agenda was made by Thomas Hance. The motion was seconded by Walter Wells and passed unanimously.**
4. Approval of the Minutes.
 - a. February 1, 2021 and February 11, 2021 Minutes
 - i. **A motion to approve the February 1st Minutes as amended, and the February 11th Minutes as written was made by Walter Wells. The motion was seconded by Thomas Hance and passed unanimously.**
 - ii. **Staff announced that the February 25, 2021 meeting was canceled.**
5. Old Business.
 - a. Purchase and Retirement Program (PAR) – Update
 - i. **Ronald Marney reviewed the status of the PAR Cycle. He announced, of the three (3) outstanding PAR applications, legal approval was received for two (2) of the PAR Conveyances. ACLT documents are in the mail for final signature and recordation. Staff is awaiting to receive the recordation of Ms. Bowen’s estate. All applications were processed except for one, in which the applicant failed to apply for an extension. Cycle will be complete once payment has been received by the two final applicants.**
 - b. Review of the Draft Rules & Regulations
 - i. **The Board discussed the state of the local program along with general concerns with consistency and recent legal challenges, which includes the following:**
 1. **Prime land/Forestry – The Board discussed the criteria of the PAR and the priority towards acreage over forestry. Staff agreed to confer with a forester to confirm the definition of “*what is considered the terms of prime land.*” Staff will also seek out the**

term “*Merchantable*.” In addition, staff removed a portion of section VI and adjusted accordingly.

2. **Tenant Houses** – The Board further discussed item #5 of page 13 regarding the tenant houses. After discussion, Thomas Hance motioned that the previous language be reinstated regarding the density of the tenant houses. The motion was seconded by Walter Wells and passed unanimously. Thomas Hance further motioned to limit the amount of tenant house, in which the first tenant house is to not be counted, but any other dwelling is to be counted.
3. **Public Events on APDs**. – Staff recommended that the Board initiate a form of criteria for public events. At the Board’s request, staff will modify page 15, item #5, second paragraph, last sentence, which should allow the approval of multiple events to be held per a month for a maximum of 12 public events per calendar year.

- ii. The current status of the Board was discussed at length with focus on the two term expirations (Stephen Oberg and Parran Briscoe). After discussion the item was tabled for discussion to be tentatively held on April 5th. The date was to be finalized after Staff confirmed Board member availability.

6. New Business.

- a. [Joint Recertification Application of TDRs for APD00-12 and 03-14](#)
 - i. **Walter Wells motioned to approve the recertification application of The TDRs for APD00-12 and 03-14 and directed staff to move forward with the recertification to request the Board of County Commissioners (BOCC) approval to reclaim the TDRs for the replat of the Fedrigault Property located in Solomons (REPL-138175). Of the Five (5) TDRs three (3) are from APD00-12 and the remaining two (2) are from APD03-14. The motion was seconded by Thomas Hance and passed unanimously.**

7. Program Updates.

- a. NONE

8. Public Comment.

There is a time limit of 5 minutes per speaker.

9. Announcements.

- a. At the February 11, 2021 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, 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 – Monday, April 5, 2021 at 7:00 pm.

12. Adjourn.

- a. **A motion to adjourn was made by Walter Wells at 8:26 PM. The motion was seconded by Thomas Hance and passed unanimously.**

Reasonable accommodation will be provided upon request. Requests are encouraged to be submitted in advance of the meeting date. This agenda is subject to change. If any items are added for consideration, they will be included on a revised agenda that will be issued prior to the closed session.

*** 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>. ***