



CALVERT COUNTY AGRICULTURAL PRESERVATION ADVISORY BOARD

150 Main Street
Prince Frederick, Maryland 20678
410-535-2348 • 301-855-1243
Fax: 410-414-3092
www.calvertcountymd.gov

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

Minutes

Monday, June 7, 2021 at 7:30 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#: 871 8945 9774

Phone: 833-548-0276

1. Meeting called to order.
 - a. **The meeting was called to order at 7:32 pm by Chairman Stephen Oberg.**
2. Recognition of Persons Attending the Meeting.
 - a. **APAB: Chairman Stephen Oberg, Thomas Hance, Walter Wells, Charles Spicknall (Alternate) Leonard Ogden, Parran Briscoe, Tommy Briscoe, (Absent).**
 - b. **Staff: Ronald Marney, Rachel O’Shea, Judy Mackall, Felicia Harrod, Kathleen Seay (Absent)**
 - c. **Guest: Matthew Scarborough, Jeffrey Tewell, Neal Smith, Dean Wilkinson**
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. May 3, 2021
 - i. **A motion to approve the June Minutes as amended was made by Walter Wells. The motion was seconded by Thomas Hance and passed unanimously.**
5. Old Business.
 - a. Vacancy Applications
 - i. **Agricultural Preservation Advisory Board (APAB) Vacancies: The members reviewed and discussed the five (5) APAB member applications for the appointment of two (2) vacancies for the replacement of board member Stephen Oberg and Parran Briscoe. Staff made the members aware that the vacancy position of Parran Briscoe is one of three (3) farmer positions of which COMAR requires that the member must make 50-percent or more of their income directly from agricultural practices.**
 1. **Walter Wells motioned to recommend to the BOCC the appointment of Tommy Briscoe to serve as an APAB member for the replacement of Parran Briscoe. The motion was seconded by Charles Spicknall and passed unanimously.**
 2. **Walter Wells motioned to recommend to the BOCC the appointment of Wilson Freeland to serve as an APAB member for the replacement of Stephen Oberg. The motion was seconded by Thomas Hance and passed unanimously.**

- b. Review of the Draft Rules & Regulations
 - i. All previous comments of the APAB regarding the draft rules and regulations has been incorporated in the redline draft. Board Members further discussed and reviewed the final draft of the rules and regulations. Members further discussed the consistency of the percentage for the preserved and non-preserved viable agricultural easements. The APAB request that the criterion of the percentages be set at 50%. Thomas Hance motioned to approve the updated Draft Rules & Regulations. The motion was seconded by Walter Wells and passed unanimously.
- 6. New Business.
 - a. [Request for construction of a dwelling on APD12-03](#)
 - i. ***Stephen Oberg recused himself in review of APD12-03 application.*** Members further reviewed and discussed the application of APD12-03 for the request to construct a primary residence on Lot 1 in Agricultural Preservation District 2012-03 (APD12-03). Lot 1 contains 2.0 acres. In addition, TDRs were addressed at the time of subdivision by removal of an existing tenant house, as shown on the plat recorded at KPS5/437. Walter Wells motioned to approve the request for the construction of a single family home for the property located at 2385 Parkers Creek Road, within APD12-03. The motion was seconded by Thomas Hance and passed unanimously.
 - b. [Request for construction of a dwelling on APD13-01](#)
 - i. Members further reviewed and discussed the of APD13-01 application for the request to construct a primary residence on Lot 2 in Agricultural Preservation District 2013-01 (APD13-01). Lot 2 contains 1.361 acres, and TDRs were addressed for Lot 2 via the existing dwelling within the APD as shown on the plat recorded at KPS5/377. Due to the small size of the lot, no impacts to agriculture are anticipated. Walters Wells motioned to approve the request for the construction of a primary residence for the property located at 3675 Flatbed Lane. The motion was seconded by Leonard Ogden and passed unanimously.
 - c. [Request to replat an existing parcel with new dwelling location in APD95-10](#)
 - i. The application is to relocate a 3 acre tract to the south eastern portion of Agricultural Preservation District 1995-10 (APD95-10) and for the location of a primary residence. The property is approximately 3 acres in size, as per plat recorded K.P.S. 5 at 436. Due to the small size of the parcel, no impacts to agriculture are anticipated. Walter Wells motioned to approve the request of a replat and of a primary residence located at 1300 Wohlgemuth Road with the condition the five (5) TDRs shall be required at the time of building permit application. The motion was seconded by Thomas Hance.
 - d. [Request for approval to host public events on APD83-05](#)
 - i. The application is for the request to host public events, in addition to the hosting of a public fireworks show at the Preservation District 1983-05 (APD83-05). The property contains 290.34 acres and is located at 150 Adelina Road. Judy Mackall provided an update on the progress of the applicant's permits. It is proposed that the number of events requested far exceeds the consistent standard of the number of events the board typically approve for applicants. Walter Wells motioned to defer the request of the Preservation District 1983-05 (APD83-05) for the hosting of public meetings until all permits are obtained. The motion was seconded by Leonard Ogden.

7. Program Updates.
 - a. NONE
8. Public Comment.

There is a time limit of 5 minutes per speaker.
9. Announcements.
 - a. At the May 3, 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, July 12, 2021 at 7:30 pm.
12. Adjourn.
 - a. **A motion to adjourn was made by Parran Briscoe 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>. ***