

Baltimore County Agriculture Advisory Board
Meeting Minutes
(Minutes Approved October 8, 2014)

MEETING: August 27, 2014 Field Meeting – 3:00pm – 5:00 pm & Board Meeting – 6:30 pm to 8:30 pm @ The Baltimore County Center for Maryland Agriculture, 1114 Shawan Road, Cockeysville, MD 21030

FIELD MEETING INTRODUCTION: The field meeting commenced at 3:00 pm.

Motion: Harriet McGinnis Second: John Merryman Decision: Unanimous Approval

BOARD MEMBERS PRESENT: Gail Ensor, Harriet McGinnis, John Merryman, David Sparks, Russell Berk

MEMBERS ABSENT: David Martin, Ann Jones

OTHERS PRESENT: Wally Lippincott, Carmela Iacovelli, Frederick Fulco, Sr. (landowner at the field meeting), Bryan Harrison (landowner at the field meeting), David Hayden (landowner at the field meeting).

RECESS: The meeting was recessed at 3:01 pm.

MEETING RECONVENED: The meeting was reconvened at 3:35 pm by Gail Ensor, Chair.

Baltimore County Easement/Landowner Requests/ Issues

Addition to the Agenda: Fulco, Frederick, Sr. (BC# 12-08) - 1095 Oakland Road, Freeland, MD 21053, 27.65 Easement Acres

Request – For a child's lot and approval of the lot location for Frederick L. Fulco, Jr.

Discussion: The Board and staff members visited this property during the field meeting and met with Frederick L. Fulco, Sr. on site. During the field meeting the Board members discussed the two proposed lot locations with Mr. Fulco.

Motion: The request for a child's lot for the Fulco Farm will be introduced at the August 27, 2014 Board meeting and placed on the September 10, 2014 meeting agenda.

Motion Made by: Harriet McGinnis **Second:** Russell Berk

Decision: Unanimous Approval

RECESS: The meeting was recessed at 4:00 pm.

MEETING RECONVENED: The meeting was reconvened at 4:25 pm by Gail Ensor, Chair.

Roberts, Ron & Karen – 15820 Carroll Road, Monkton 6.87 acres

Request – Legitimacy of farm/Reduced Acreage farm request for a three (3) stall horse shed.

Discussion: The Board and staff members visited this property during the field meeting and noted the horses in the barn and the pasture adjoining the home. Wally Lippincott discussed the owners request and location for a three (3) stall horse shed. The property is currently assessed as residential according to the Maryland SDAT and Baltimore County Zoning has asked the Board to determine if the property has an agricultural use before issuing a permit to construct the proposed shed.

RECESS: The meeting was recessed at 4:30 pm.

MEETING RECONVENED: The meeting was reconvened at 4:45 pm by Gail Ensor, Chair.

Harrison, Bryan & Gloria, 11728 Falls Road, Upperco 19.92 acres

Request – for an agricultural subdivision of 16.5 acres of 17728 Falls Road to add to the Safely Home LLC Farm (BC#04-01) – 3820 Mt. Carmel Road, Upperco owned by David & Joann Hayden.

Discussion: The Board and staff members visited this property during the field meeting and met with Bryan Harrison and David Hayden on site. Staff (Wally Lippincott) presented the owners’ request to sell 16.5 acres to the adjoining farm (Safely Home, LLC) owned by David and Joann Hayden to increase the number of acres in pasture for their horse operation. The remainder (3.34 acres) will remain the Harrisons home parcel. Mr. Lippincott reviewed the criteria for a “General Exemption” for an agricultural subdivision of a property: The request must be for Agricultural Purposes, no construction of new roads or streets, and the request must meet Zoning Regulations.

Field Meeting Recessed at 5:00 pm by Gail Ensor, Chair.

**BOARD MEETING AT THE BALTIMORE COUNTY CENTER FOR
MARYLAND AGRICULTURE**

BOARD MEETING INTRODUCTION: The meeting was re-convened at 6:30 pm.

BOARD MEMBERS PRESENT: Gail Ensor, Harriet McGinnis, John Merryman, David Sparks, Russell Berk

MEMBERS ABSENT: David Martin, Ann Jones

OTHERS PRESENT: Wally Lippincott, Carmela Iacovelli, Jeff Mahew, Ron & Karen Roberts (landowners), Michael Ruby (Reporter for the Country Chronicle)

I. APPROVAL OF MINUTES/ADDITION OR DELETION OF AGENDA ITEMS:

- A. Approval of Minutes of: May 14, 2014 and June 11, 2014.

Motion: To approve the minutes of June 11, 2014 as presented.

Motion made by: Harriet McGinnis

Second: David Sparks

Decision: Unanimous Approval

Motion: To approve the minutes of May 14, 2014 as presented.

Motion made by: Harriet McGinnis

Second: John Merryman

Decision: Unanimous Approval

B. Addition or Deletion of Agenda Items.

1. Addition of the Fulco Child's Lot request.

Motion: To accept the addition to the agenda.

Motion made by: Harriet McGinnis

Second: John Merryman

Decision: Unanimous Approval

II. MALPF EASEMENT LANDOWNER REQUESTS/ISSUES

None

III. BALTIMORE COUNTY EASEMENT/LANDOWNER REQUESTS/ ISSUES

Zoning Request for a General Exemption

A. Harrison, Bryan & Gloria, 11728 Falls Road, Upperco 19.92 acres

Request – for an agricultural subdivision of 16.5 acres of 17728 Falls Road to add to the Safely Home LLC Farm (BC#04-01) – 3820 Mt. Carmel Road, Upperco owned by David & Joann Hayden.

Background

The Harrisons are proposing an agricultural subdivision of 16.5 acres of their 19.5 acre property. The 16.5 acre field is to be purchased by the adjoining farm (Safely Home, LLC) owned by David and Joann Hayden to increase the number of acres in pasture of Safely Home, a thoroughbred horse farm that is preserved through a co-held easement (Baltimore County/Piney Run Rural Legacy). The remainder of the Harrison property (3.34 acres) will remain their home parcel.

The criteria for a “General Exemption” for an agricultural subdivision of a property are:

- The request is for Agricultural Purposes
- No new roads or streets
- The request meets Zoning Regulations

DISCUSSION: The Board visited this property during the field meeting and met with Bryan Harrison and David Hayden on site. The 16.5 acre field is currently in soybeans. According to Mr. Hayden the field will be planted in grasses and become pasture for yearlings and a barn will be constructed.

MOTION: The Board recognizes that the 16.5 acres has a current and proposed agricultural use and recommends the request for the Agricultural Subdivision of the Harrison property.

Motion made by: David Sparks
Decision: Unanimous Approval

Second by: Russell Berk

Baltimore County Easement

B. Fulco, Frederick, Sr. (BC# 12-08) - 1095 Oakland Road, Freeland, MD 21053, 27.65 Easement Acres

Request – for a child’s lot for Frederick L. Fulco, Jr.

Background

Mr. Fulco is requesting a child’s lot for his son Frederick L. Fulco, Jr. There are two (2) proposed locations in the wooded area on parcel 94. Access will be from a shared right of way into the property which also serves the main house. This property is allowed 1 child’s lot per the easement.

DISCUSSION: None

MOTION: To table the request until the September 10, 2014 meeting.

Motion by: John Merryman **Second by: Russell Berk**
Decision: Unanimous Approval

IV. BALTIMORE COUNTY ZONING or NUISANCE ISSUES

Roberts, Ron & Karen – 15820 Carroll Road, Monkton 6.87 acres

Request – Legitimacy of farm/Reduced Acreage farm request for a three (3) stall horse shed.

Background

Mr. and Mrs. Roberts have recently purchased the property. This property is zoned RC-2, assessed as residential use according to the MD SDAT, and borders several large easement properties. The property currently has horses. The proposed structure is 10’ x 36’ overall with an 8’ lean to, 3 stalls (10’ x 10’), and a storage area (6’ x 10’). The new building will be constructed next to the existing barn. Mr. and Mrs. Roberts are requesting the shed to ensure that the horses will have adequate protection from the weather.

Baltimore County Zoning has requested that the Board determine the legitimacy of a farm use on the Roberts property.

DISCUSSION: Mr. and Mrs. Roberts presented their request to the Board. Points of discussion were: the location of the structure, the number of horses that the Roberts will have on the property (4 maximum), and whether the Roberts have a Soil Conservation Water Quality (SCWQ) plan for the property (not at this time). It was recommended that the Roberts contact the Soil Conservation District and have a SCWQ plan prepared for the property. The Roberts are also interested in the Manor Conservancy. Staff will follow up with contact information.

MOTION: The Board acknowledges that this property has a farm use and recommends approval for the horse shed.

**Motion by: Harriet McGinnis
Decision: Unanimous Approval**

Second by: John Merryman

V. CLOSED MEETING

Motion: to close August 27, 2014 meeting of the Baltimore County Agricultural Land Preservation Advisory Board, pursuant to Sections 7-1-104 and 7-1-105 of the County Ethics Law, to visit and discuss matters relating to the acquisition of easements on properties that have applied to the Maryland Agricultural Land Preservation Foundation FY15/16 Cycle.

Motion by: John Merryman

Second by: Harriet McGinnis

Approved by/at: John Merryman, David Sparks, Russell Berk, Harriet McGinnis at 6:40 pm.

- **ITEMS DISCUSSED**
Easement Ranking of the Applicant Farms using a Cost Effective Analysis (CEA) and Land Evaluation Site Analysis (LESA)
- **PERSONS PRESENT**
Gail Ensor, Harriet McGinnis, David Sparks, John Merryman, Russell Berk, Jeffrey Mayhew, Wallace Lippincott, Jr., Carmela Iacovelli
- **ACTIONS TAKEN**
The final ranking was determined. The Board recommended approval of the order of ranking for the FY 15/16 MALPF easement applicants.

Motion made by: John Merryman Second: Russell Berk

Decision: Unanimous Approval by Harriet McGinnis, David Sparks, John Merryman, and Russell Berk

Motion: to Close “Closed Session” and Reconvene Public Meeting

Motion by: David Sparks

Second by: John Merryman

Approved by/at: John Merryman, David Sparks, Russell Berk, Harriet McGinnis at 7:25 pm

VI. OLD BUSINESS UPDATES – None Discussed

VII. STATUS OF EASEMENT TRANSACTIONS/ INSPECTIONS/ UPDATES – None Discussed

VIII. FUTURE MEETING DATES

Next Meeting Date(s): September 10, 2014

IX. ADJOURNMENT

Motion: To adjourn

Motion made by: John Merryman

Second: David Sparks

Decision: Unanimous Approval

Time: Meeting adjourned at 7:30 pm