

MINUTES

The Kent County Planning Commission met in regular session on Thursday, June 2, 2016, in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland, with the following members in attendance: Elizabeth Morris, Chairman; William Sutton, Vice Chairman; Ed Birkmire; James Saunders; Kim Kohl; William Crowding; and Joe Hickman. Staff in attendance were: Amy Moredock, Director of Planning, Housing, and Zoning; Stephanie Jones, Environmental Planner; Katrina Tucker, Community Planner; G. Mitchell Mowell, Planning Commission Attorney; and Tonya Thomas, Secretary.

Ms. Morris called the meeting to order at 1:30pm.

MINUTES

The minutes of May 5, 2016, meeting, were approved as presented.

APPLICATIONS FOR REVIEW:

Mr. Austin requests an after-the-fact variance to retain accessory buildings in the Critical Area Buffer totaling 336 square feet and a concrete hardscape totaling 280 square feet, resulting in 616 square feet of construction located approximately 31 feet from mean high tide. The larger accessory building seems to have historically been located within the Buffer; however, the applicant relocated the smaller accessory building from outside of the Buffer, attaching it to the structure located inside the Buffer. The applicant must clarify measurement discrepancies found between the applicant's and staff's calculations of the accessory buildings and the hardscape areas.

- Staff's measurements of the accessory buildings are 208 square feet (13 by 16 feet) and 128 square feet (8 by 16 feet) totaling 336 square feet.
- The applicant's measurements are 224 square feet (14 by 16 feet) and 112 square feet (8 by 14 feet) totaling 336 square feet.
- Staff's measurements of the hardscape adjacent to the sheds totals 332 square feet. If staff's measurements are accurate, then the after-the-fact buffer variance request totals 668 square feet.
- The applicant's measurements total 280 square feet (14 by 20 feet) of patio.

The applicant further requests a buffer variance to construct a patio located adjacent to mean high tide identified as a "transitional staging area" on page 15 of 16 of Mr. Austin's submittal. The applicant notes that he wishes to add concrete hardscape to improve and further develop an existing patio at the river's edge currently covered in mud. The resulting patio area measures 288 square feet (to include the existing 240 square foot mud-covered patio and a 48 square feet extension of the patio). The applicant also wishes to construct an anchored lift to assist with transition into the water. A lift would be considered a water dependent facility and would not need a variance to be permitted within the buffer; however the construction of a concrete patio adjacent to mean high tide would require a buffer variance. Mr. Austin is requesting a buffer variance for 288 square feet for the "transitional staging area."

The 0.389-acre property is located on West Edge Road along the Chester River in the First Election District. The property is zoned Critical Area Residential (CAR) and comprised of a single family dwelling, detached garage, 2 accessory buildings (one which was relocated from outside of the buffer and attached to an existing shed located within the buffer); the buffer is partially forested. The neighborhood is characterized by waterfront homes on relatively small and medium size lots.

Present and duly sworn in were the applicant, Harry H. Austin; and Stephanie Jones, Environmental Planner.

Ms. Jones gave an overview of the application and cited all the applicable laws of the *Kent County Land Use Ordinance* to include Article V, Section 5.5 that establishes the minimum yards; Article XI, Section 2.35 that defines the buffer within the Chesapeake Bay Critical Area; Article V, Section 5.7.B.3 which addresses development in the buffer; and Article IX Section 2.2 that authorizes the Board of Appeals to grant variances buffer requirements.

Ms. Jones advised that the Critical Area Commission provided comment with a recommendation that Mr. Austin should remove the shed that he relocated into the Buffer and reduce the associated hardscape to area needed for reasonable access to the shoreline. The Critical Area Commission is not opposed to a permitted structure at the shoreline in order to allow ADA access to the water. Ms. Jones also stated that upon inspection of the property, staff could not corroborate the presence of the existing 240 square foot mud-covered patio and 48 square foot extension of that patio indicated in the application.

Mr. Austin's testimony described his disabilities and how the accessory structures and hardscape has given him the accessibility to move about the property without limitations.

Mr. Birkmire asked the applicant how the relocation of the building improved accessibility to the water.

Mr. Austin stated the buildings are situated on level ground and therefore minimum steps are needed. The buildings allow him to be enclosed should he need a place to sit while traversing the area between the water's edge and his dwelling.

Mr. Birkmire asked Ms. Jones if there was an alternative area on which to place the buildings on the property.

Mr. Austin stated the buildings could be moved to the rear of the property; however, that would defeat the purpose of the accessibility to the water provided by the building's existing location.

The requests for relief from the provisions of the *Land Use Ordinance* were reviewed in great detail by the Planning Commission who commented that there was inadequate documentation to substantiate a determination of demonstrable and exceptional unwarranted hardship related to the condition of the property since the actual surveyed distance of structures and the 100-foot buffer as well as lot coverage was not provided.

As the Planning Commission was unable to make the necessary findings of fact to favorably consider the variance request it was suggested that the applicant obtain a certified engineered survey that includes topography, delineation of the buffer, and location of all structures on the property with setbacks labeled.

The applicant requested that review and action on the Critical Area Buffer variance request be tabled to allow opportunity to address the above noted comments and suggestions.

Christian Havemeyer requests a variance of 27 feet for a pier with 11 proposed mooring piles with an overall length of 177 feet. The applicant's request is based on his desire to provide an alternate docking location for the Schooner Sultana. The property, located at Walnut Point Road in the Seventh Election District, is improved by multiple single family dwellings, accessory buildings, pier, tennis court, and a swimming pool. An accessory dwelling and a swimming pool are located within the 100-foot Critical Area Buffer. The property is zoned Resource Conservation District, "RCD," and the surrounding area is characterized by woodlands, single family dwellings, and agriculture production. The property is located along the waterfront of the East Fork of Langford Creek.

Present and duly sworn in were the applicant, Christian Havemeyer, and Drew McMullen, Board Member at Sultana Projects, Inc.; and Stephanie Jones, Environmental Planner.

Ms. Jones gave an overview of the application and cited all the applicable laws of the *Kent County Land Use Ordinance* to include Article V; Section 2.5 that establishes the minimum required yard restrictions; Article V, Section 2.4.B.7 which contains the provisions for permitted accessory uses that includes private piers; Article VI, Section 3.7 which establishes regulations that apply to piers in any district; and Article IX Section 2.2 that authorizes the Board of Appeals to grant variances from the pier length requirements.

Ms. Jones advised that the width of the waterway is approximately 825 feet and the proposed pier comprises 21.1% of the waterway; therefore, the 177 foot pier would not exceed 25% of the width of the waterway. However, a measurement that indicates the resulting pier's proximity to the channel in this location is needed. Ms. Jones further noted that all neighboring piers meet the *Ordinance* pier length requirement of 150 feet, with the exception of one that was built prior to 1994. Ms. Jones also advised that the parcel is located within several sensitive species habitat.

Mr. Havemeyer described past issues with storms on the Chester River, the disruptions the storms have on the docking of the Sultana, and the difficulty in locating safe harbor for a ship the size of the Sultana when there are severe weather events.

In response to the inquiry concerning the location and depth of channel, Mr. McMullen asked if a NOAA chart would suffice for the identification of water depths in the East Fork of Langford Creek. Ms. Moredock advised that the NOAA chart is sufficient; however, the distance from the edge of the resultant pier to the deepest part of the river channel should be documented by a registered surveyor.

The requests for relief from the provisions of the *Land Use Ordinance* were reviewed in great detail by the Planning Commission who offered the following comments:

- The proposed pier/mooring piles meet all the setback requirements. The width of the waterway is approximately 825 feet, and the proposed pier comprises 21.1% of the waterway; therefore, the 177 foot pier does not exceed the width of the waterway.
- The proposal would change the character of the neighborhood because all the neighboring piers meet *Ordinance* pier length requirements, except for one which exceeds the 150-foot pier length requirement. It was constructed prior to 1994.
- Evidence that the variance is consistent with the Comprehensive Plan has not been provided.
- While the Commission acknowledges that the site may be desirable to safe-harbor the Sultana, the applicant has provided no documentation or argument relative to the existence of a practical difficulty onsite. The applicant must provide data relative to some unique characteristic of the streambed or waterway in this location in order to make the necessary findings of fact.

After much discussion and consideration of all applicable laws, Mr. Hickman made a motion to forward an unfavorable recommendation to the Board of Appeals for a variance of 27 feet for a pier with proposed 11 mooring piles with an overall length of 177 feet. If the Board of Appeals is inclined to approve the variance, then the Planning Commission recommends the following conditions:

- The applicant must provide documentation as to the proposed pier extension's proximity to the channel.
- The applicant receives joint approval from the Army Corps of Engineers and Maryland Department of the Environment prior to issuance of a County building permit.

Mr. Sutton seconded the motion, and the motion passed with 5:1 vote with Mr. Birkmire voting against the motion.

Duane Lindstrom is requesting renewal of the special exception and site plan approval to continue operation and expand existing sand and gravel pit as well as an existing excavation contractor's yard. The gravel pit is on a 36-acre parcel (Parcel 9) that adjoins a 122-acre property (Parcel 12) on which the excavation contractor's yard is located at 25820 Still Pond Neck Road, south of Betterton. Both parcels are owned by the applicant.

The excavation site comprises approximately 4.9 acres located interior to the 36-acre parcel, which is otherwise farmed. The current depth of mining ranges from 10 to 25 feet across the site, and the applicant intends to excavate up to 62-feet in depth. The applicant seeks to expand the pit by 2.2 acres. The excavation contractor's yard is also positioned interior to the property on which it is located, and this property is farmed as well. Although the property has frontage on Clark Road, access to the gravel pit and excavation contractor's yard is by an unimproved lane from Still Pond Neck Road. Historical access to the properties has been from Still Pond Neck Road via a 16.5 right-of-way across the adjoining land. This private right-of-way also serves the residential dwelling and agricultural structures on the farm.

The existing excavation contractor's yard occupies approximately 4.84 acres of the 122-acre tract. The applicant's narrative advised that there are 12 to 18 employees year round at this site.

The parcel is zoned "AZD," Agricultural Zoning District, and is generally surrounded by farmland and woodland. There is also a residential dwelling on the farm that is the subject of a minor subdivision plat for the purpose of an intra-family transfer from father to son and a private road waiver that is pending signature. These approvals were conditionally granted by the Planning Commission at its 7 April 2016 meeting.

Present and duly sworn in were Kyle Lindstrom, family member; Peter Bourne, Professional Engineer; and Katrina Tucker, Community Planner.

Ms. Tucker gave an overview of the application, a brief history of the prior special exceptions granted for the gravel pit and contractor's yard, and cited all the applicable laws of the *Kent County Land Use Ordinance* to include Article VII, Section 2 that sets forth the standards applicable to all special exceptions; Article VII Section 7.52 which establishes the special exception standards for sand and gravel pits; Article VII, Section 7.22 which establishes the standards for excavation contractor's yard in AZD; and Article VI, Section 5 of the *Ordinance* which outlines the procedures and requirements for site plan review.

Utilizing exhibits comprised of photographs of the site and aerial imagery, Mr. Bourne described the topography, existing natural vegetation, and the view-sheds for the surrounding properties. Mr. Bourne demonstrated that the expansion will not be visible to the neighboring properties, and testified that the expansion will not generate additional traffic as a more than the equivalent acreage of the expansion has been reclaimed.

After much discussion and consideration of the testimony and all applicable laws, Mr. Hickman made a motion to forward a favorable recommendation to the Board of Appeals for renewal of the special exception for the sand and gravel pit, an expansion of 2.2-acres, and the continued operation of the existing excavation contractor's yard based on the following findings, which included adding the Board of Appeals conditions of the 2010 renewal:

- The operation has been in existence since 1989 and the special exception consistently renewed.

- The applicant through testimony asserted that materials will not be brought from off site for mixing or processing.
- Approximately 3.3-acres of the existing 4.9-acre pit have been reclaimed. The existing pit and the expansion area is located interior to the property and the 36-acre farm is more than adequate for the existing and expanded use.
- Trucks enter and depart the site by an existing unimproved stone lane from Still Pond Neck Road. Renewal of the special exception, even with the expansion, should not result in increased traffic since a 3.3-acre portion of the pit has been reclaimed which is greater than the 2.2-acre expansion. The State Highway Administration comments are forthcoming.
- The property is zoned AZD and the nature of the area is farmland and woodland.
- The operation will not disturb prime agricultural lands, nor the forested areas or woodlands on the farm.
- The closest places of public gathering are in the Town of Betterton, less than a mile distance. These include the Betterton Community Park, the Volunteer Fire Company, the Betterton Methodist Church, Town owned properties, and other public facilities such as Betterton Beach.
- During the course of prior renewals the record has been devoid of any evidence that the use would have a negative impact on community facilities and services.
- There are no cultural and historic landmarks or off-site significant natural features in the vicinity that would be adversely impacted by the use. The 2.2-acre expansion will result in clearing forested areas on the property. However, 2.2-acres of existing cropland will be afforested through natural regeneration. The Site Plan reflects the location of where forest fencing and signage will be installed.
- The 1 March 2016 Field Report from the Maryland Department of the Environment's Land Management Administration, Minerals, and Oil & Gas Division advises that the site is "surrounded by a well vegetated earth berm with a swale on the outside edge to divert runoff water from the surrounding fields." The applicant must ensure that it continues to have appropriate measures in place to control deleterious effects from noise, vibration, smoke and particulate matter, toxic matter, odor, fire or explosion hazards, or glare upon surrounding properties.
- There are no known threatened or endangered species, areas of specific value, or rare assemblages of species or other vital habitat are located within the limits of the pit. There are no direct impacts to environmentally sensitive areas.
- With the prior renewals the record has been devoid of any evidence that the use would impact property values, water quality, fish, wildlife, or plant habitat.
- The surface mine permit was last renewed in March of 2016 (Renewal of Surface Mine Permit No. 89-SP-0342) and is valid until 31 January 2021.
- The applicant advised through testimony that there are appropriate measures in place to control deleterious effects from noise, vibration, smoke and particulate matter, toxic matter, odor, fire or explosion hazards, or glare upon surrounding properties.
- The Kent County Health Department has approved this application.
- A note on the site plan states that there is no exterior lighting or signs on the site.
- The gravel pit is surrounded by a well-vegetated earth berm. The applicant demonstrated with photographs that the natural topography and vegetation provides sufficient screening such that the site is not visible year round from adjacent properties and public roads.
- The 1 March 2016 Field Report from MDE states that the "permittee informed the Department of their intentions to apply for a permit modification ... [to] expand the current pit by adding approximately 5 acres to the west of the site." The applicant for this Special

Exception from the County has only requested a 2.2 acre expansion. If granted by the Board of Appeals, the expansion may not exceed 2.2 acres.

- The boundary of the approximate 2.3-acre area of the contractor's yard is delineated on the Site Plan, which complies with the standard that a contractor's yard permit area must be larger than two (2) acres and smaller than twenty (20) acres. In accordance with Article VII, Sec. 7.22 of the Land Use Ordinance it must be separately designated and permitted. None of the contractor's yard activities may occur within the sand and gravel pit area.
- The proposal is consistent with the Comprehensive Plan, the general intent and the use, design, and environmental standards found in the *Land Use Ordinance*.

Mr. Crowding seconded the motion, and it was approved unanimously.

After much discussion and consideration of all applicable laws, Mr. Hickman made a motion to grant preliminary approval of site plan based on the following:

- The operation has been in existence since 1989 and the special exception consistently renewed. There is no reason to believe that the surrounding properties will be negatively impacted by the continuation of the operation.
- Approximately 3.3-acres of the existing 4.9-acre pit has been reclaimed. The existing pit and the expansion area is located interior to the property and the 36-acre farm is more than adequate for the existing and expanded use.
- The applicant through testimony asserted that materials will not be brought from off site for mixing or processing.
- Trucks enter and depart the site by an existing unimproved stone lane from Still Neck Pond Road. Renewal of the special exception, even though there is an expansion, should not result in increased traffic since a portion of the area of the pit has been reclaimed which is greater than the area of expansion.
- There are no known threatened or endangered species, areas of specific value, or rare assemblages of species or other vital habitat are located within the limits of the pit. There are no direct impacts to environmentally sensitive areas.
- The property is zoned AZD and the nature of the area is farmland and woodland.
- The operation will not disturb prime agricultural lands, nor the forested areas or woodlands on the farm.
- With the prior renewals the record has been devoid of any evidence that the use would impact property values, water quality, fish, wildlife, or plant habitat.
- The closest places of public gathering are in the Town of Betterton, less than a mile distance. These include the Betterton Community Park, the Volunteer Fire Company, the Betterton Methodist Church, Town owned properties, and other public facilities such as Betterton Beach.
- During the course of prior renewals the record has been devoid of any evidence that the use would have a negative impact on community facilities and services.
- There are no cultural and historic landmarks or off-site significant natural features in the vicinity that would be adversely impacted by the use. The 2.2-acre expansion will result in clearing forested areas on the property. However, 2.2-acres of existing cropland will be afforested through natural regeneration. The Site Plan reflects the location of where forest fencing and signage will be installed.
- The surface mine permit was last renewed in March of 2016 (Renewal of Surface Mine Permit No. 89-SP-0342) and is valid until 31 January 2021.

- The applicant advised through testimony that there are appropriate measures in place to control deleterious effects from noise, vibration, smoke and particulate matter, toxic matter, odor, fire or explosion hazards, or glare upon surrounding properties.
- The Kent County Health Department has approved this application.
- A note has been included on the site plan that there is no exterior lighting or signs on the site.
- The gravel pit is surrounded by a well-vegetated earth berm. The applicant demonstrated with photographs that the natural topography and vegetation provides sufficient screening such that the site is not visible year round from adjacent properties and public roads.
- The boundary of the approximate 2.3-acre area of the contractor's yard is delineated on the Site Plan. In accordance with Article VII, Sec. 7.22 of the Land Use Ordinance it must be separately designated and permitted. None of the contractor's yard activities may occur within the sand and gravel pit area. A contractor's yard permit area must be larger than two (2) acres and smaller than twenty (20) acres.
- The use is consistent with the Comprehensive Plan, the general intent and the use, design, and environmental standards found in the Land Use Ordinance, as well as existing and planned land use in the area.

Mr. Crowding seconded the motion, and it was approved unanimously.

The following must be addressed in order to receive final site plan approval:

- The Citizen Participation Plan report must be submitted.
- The site plan note indicating the acreage of the lands owned by Lindstrom needs to be revised to identify the acreage of the parcel on which the pit is located separate from the acreage of the parcel on which the excavation contractor's yard is located.
- The sediment control plan signed on 1 March 2016 is valid for two years; however, this plan did not include the 2.2 acres of expansion. Revised plans received on 25 May 2016 delineate the area of expansion. This revised Erosion and Sediment Control Plan must be resubmitted for review and approval by the Soil Conservation District.

Town of Chestertown - The Town Manager of Chestertown forwarded the proposed 2016 Chestertown Annexation totaling approximately 79.67 acres. The properties involved in the Annexation are on Tax Map 37, Parcels 10, 486, 172 (Lot 1), and 20, as well as a 1.02-acre unidentified parcel/right of way. All properties are zoned "IV," Intense Village and "C," Commercial. The parcels are currently owned by KRM Development Corporation and are located along Washington Avenue and Scheeler Road. The proposed properties are currently agricultural land, with the exception of Parcel 172 (Lot 2) which is the current site of Weinstein's Plumbing Supply Store.

Present and duly sworn on were William Ingersoll, Town Manager; Kees de Mooy, Town Zoning Administrator; and Amy Moredock, County Planning Director.

Ms. Moredock gave an overview of the application summarizing the proposed zoning changes as follows:

- The zoning on Parcel 20 which is currently zoned "C" is proposed to be changed to "RB," Professional Office District.
- The zoning on Parcels 486 and 172 (Lot 1) which is currently zoned "C" is proposed to be changed to "LI-2," Light Industrial District.
- The zoning on Parcel 10 and the 1.02-acre unidentified parcel/right of way which are currently zoned "IV" are proposed to be changed to "LI-2".

Ms. Moredock also cited relevant strategies from the Kent County Comprehensive Plan and advised that in 2006 the Maryland General Assembly passed specific guidance for annexation. Most of the guidance dealing with annexation applies to town requirements for annexation. However, a “5-year rule” is applicable to the County comments on annexation. A standard applies to annexation projects that prohibit any annexation that proposes different uses or substantially higher densities than that permitted by the existing county zoning for five years unless the County grants a waiver.

Mr. Ingersoll and Mr. de Mooy provided an overview of the proposal and stated the annexation is very important for employment opportunities and job retention in the Town of Chestertown, which also benefits the County.

Mr. Saunders noted that this annexation may present an opportunity for children who grow up in Kent County to remain, find jobs, and raise their families here.

Ms. Morris and Mr. Sutton expressed the importance of providing only one entrance on Route 213. Mr. Ingersoll stated there are no additional entrances proposed.

After much discussion and consideration of all applicable laws, Mr. Hickman made a motion to forward a favorable recommendation to the County Commissioners of Kent County based on the following findings:

Following careful consideration of the proposal as presented by the Town of Chestertown, the Planning Commission voted unanimously to send a favorable recommendation to the County Commissioners regarding the Town’s 2016 Annexation proposal citing the following:

- The proposed annexation project does not represent significant changes to either density or permitted uses which apply to the zoning districts in question. Therefore, the five-year rule would not apply to this proposal.
- The proposed annexation proposal is consistent with the Kent County Comprehensive Plan strategies relative to Growth in Towns and Designating Growth Areas in cooperation with Towns.
- The legal description for the 79.67 acres is described by metes and bounds in the 2016 Chestertown Annexation Resolution No. 1 that is part of the petition.

Mr. Birkmire seconded the motion, and it was approved unanimously.

2015 Annual Report

Ms. Tucker presented the Department of Planning, Housing, and Zoning’s 2015 Annual Report to the Maryland Department of Planning. Mr. Sutton made a motion to approve the transmittal letter and adopt the 2015 Annual Report as presented finding that it is factually complete and reflects the County’s endeavors to comply with, and implement, the Comprehensive Plan. Mr. Crowding seconded the motion; and the motion passed unanimously. The 2015 Annual Report will be submitted to the County Commissioners and sent to the Maryland Department of Planning.

Staff Reports

Amy Moredock:

- The MACo Planners Affiliates met in May and will be meeting again on June 3, 2016. MACo has taken a position in favor of supporting the County's preemption argument in the Mills Branch Solar Case currently moving through the Public Service Commission review process. The affiliates decided to participate by writing a letter in support of the County's position regarding preemption. Further, if a Certificate of Public Convenience and Necessity is granted by the PSC and if the County appeals that decision, then MACo will file an amicus brief and contribute not only their weight and support but also financial backing in the case.
- The Kent County Commissioners approved the Zoning Map Amendment its May 17, 2016 meeting. The Critical Area Commission was required to review the application as the proposed amendment alters the County Critical Area program by adding Resource Conservation District acreage to the zoning map. The CAC approved the amendment at its June 1st meeting conditioned upon the recordation of a protective easement on the acreage included in RCD. The Commissioners may not enact the map amendment until the easement is recorded.
- Approved an administrative special exception regarding a large accessory structure on a parcel of less than 5 acres located on Porter's Grove Road. A condition of that approval included the correction of a zoning violation for a home occupation (tinting business) that had been operating from the site without receiving proper permits.
- Another administrative special exception for a large accessory structure on a parcel of less than 5 acres located on Cording Road has been scheduled for June 6th.
- An administrative buffer variance is scheduled for June 28th. The applicants are requesting a buffer variance to repair and replace an upgrade a septic system by installing a BAT septic system on a parcel on Mallard Road.
- Gave a presentation to the Economic Development Commission relative to their continued interest in the 301 Corridor. This is the second presentation given to the group regarding the permitted uses and the studies conducted of the area in an attempt to promote the area and make it attractive to businesses. The Economic Development Commission is also interested in the Chester River Crossing. I will give a presentation the Chester River Bridge Task force on regarding zoning districts involved in the area, as well as studies of the Crossing.
- Attended the Inn at Huntingfield Ribbon Cutting Ceremony in May. The new cottages which were recently approved by the Planning Commission, are beautiful and available for multiple uses such as conferences, events, and retreats.

Mitch Mowell:

- Announced that the Public Hearing on the Mills Branch Solar application before the Maryland Public Service Commission (PSC) is scheduled for June 21, 2016 at 6:00 p.m. at the Kent County Public Library. Additionally, the PSC will be conducting evidentiary hearings on June 22, 23, and the 24th in the Kent County Commissioner's hearing room.

Stephanie Jones:

- Accompanied the Planning Director to the June Critical Area Commission meeting to present the Zoning Map Amendment that was heard by the Planning Commission on April 7th. The Critical Area Commission approved the map amendment as a refinement to the County's Critical Area Program and conditioned that approval on the recordation of an easement on the land subject to the extension of the RCD on the property. If the County wants to acquire

the growth allocation acreage as a result of this map amendment, then a wetland delineation needs to be done to determine the exact acreage of that area.

- Attended a Coastal Resiliency Community of Practice meeting held by the Eastern Shore Land Conservancy. All counties on the shore are represented. The next meeting scheduled for June 7, 2016 will be the last one. The Eastern Shore Land Conservancy is looking to extend the meetings to further assist the counties with coastal resiliency efforts.

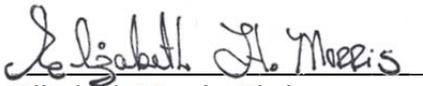
Katrina Tucker:

- In addition to preparing the 2015 Annual Report, the 2015 Rock Hall Annual Report was also completed.
- The County received eighteen applications from landowners for the Maryland Agricultural Land Preservation Foundation (MALPF) FY 2017-18 easement acquisition cycle. Due to continued limited funding at the state level, the Board of Trustees for the Maryland Agricultural Land Preservation Foundation decided to combine the FY2017 and FY2018 cycles and only accept applications this year. In addition, the Foundation also placed a cap on the number of applications that can be submitted for appraisal for this cycle. A maximum of eight (8) applications may be submitted from each county. The 18 Kent County applications will be reviewed, scored ranked, and presented to the Kent County Agricultural Preservation Advisory Board for selection of the top 8 applications to recommend to the County Commissioners. The County Commissioners must approve the top eight ranked applications to be submitted to MALPF by the July 1, 2016, deadline.

General Discussion:

William Crowding announced that he accepted the position to serve on the Planning Board for the State of Maryland.

There being no further business for the good of the organization, the meeting was adjourned at 4:24 p.m.


Elizabeth Morris, Chairman


Tonya L. Thomas, Clerk