

MINUTES

The Kent County Agricultural Preservation Advisory Board met on Wednesday, March 23, 2022, in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland. The following members were in attendance: David Hill, Chairman, Davidson Coleman, Bradley Morris, Tyler Gale, and Ernest "Tot" Strong. Carla Gerber, Deputy Director, was also in attendance.

The meeting was called to order at 5:30 p.m.

APPLICATIONS FOR REVIEW:

ALP 22-01, Harmony Crest Partnership – Ag Preservation District

Ms. Gerber presented the application to establish a local Agricultural Preservation District on the applicant's 300-acre farm located on Lambs Meadow Road. The district is two parcels, one is landlocked. Following a brief discussion, the Board found that the application exceeds the minimum criteria for districts.

Mr. Strong motioned to forward a favorable recommendation to the Planning Commission and County Commissioners. Mr. Gale seconded the motion. The motion was approved unanimously.

ALP 22-02, Harmony Crest Partnership – Ag Preservation District

Ms. Gerber presented the application to establish a local Agricultural Preservation District on the applicant's 126.32-acre farm located on Kentmore Park Road. Following a brief discussion, the Board found that the application exceeds the minimum criteria for districts.

Mr. Strong motioned to forward a favorable recommendation to the Planning Commission and County Commissioners. Mr. Coleman seconded the motion. The motion was approved unanimously.

Massey Properties, LLC – Ag Subdivision

Ms. Gerber presented the application to reconfigure an existing MALPF easement (Map 24, Parcel 109) and a pending MALPF easement (Map 24, Parcel 18) on Walnut Tree Road near Massey. Parcel 18 is bisected by the road and the applicant wishes to add that portion of Parcel 18 to Parcel 109. Both farms will be over 200 acres and have over 89% qualifying soils.

Mr. Gale made a motion to recommend approval of the agricultural subdivision finding that both parcels will be able to sustain long-term agricultural production. Mr. Strong seconded the motion. The motion was approved unanimously.

GENERAL DISCUSSION:

Ms. Gerber presented a proposal for a second accessory farm dwelling on the farm owned by Janet Bernardy. Her daughter wants to construct a home, which will be located in the vicinity of the home occupied by Mrs. Bernardy. The location was likely determined by the location of an acceptable septic reserve area. Her son lives in the original farmhouse. The house will not be subdivided. As a district, we review these requests with respect to MALPF's lot location guidelines. The Board expressed some concerns about possible future subdivision and using tillable land for the house. They decided that they wanted to see a more complete proposal.

ADJOURN

There being no further business for the good of the organization, Chair Hill made a motion to adjourn which Mr. Morris seconded. The motion passed unanimously, and the meeting was adjourned at 6:00 P.M.

David Hill

/s/ Carla Gerber
Carla Gerber