

BALTIMORE COUNTY LAND PRESERVATION NEWS



— PRESERVATION SUSTAINABLE STEWARDSHIP MANAGEMENT CONSERVATION —

Towson, MD - County Executive Kevin Kamenetz announced that the County's land preservation program has been recognized for its achievements and recertified for three years, allowing the County to retain the lion's share of local agricultural land transfer fees to invest in land preservation. The State Rural Legacy Program has also awarded funding to two County land trusts (See inside article) and Maryland Agricultural Land Preservation Foundation made easement offers to seven farms.

Baltimore County's Land Preservation Program Earns State Accolades and Funding to Preserve 1,000 More Acres

"Preserving rural land in Baltimore County continues to provide many benefits to the citizens of the County. From maintaining a source of local food, to preserving forests that enhance the water quality of our drinking water reservoirs, to reducing the cost of sprawl, Baltimore County remains a national leader in land preservation" said Kamenetz.

County Land Preservation Commitment is State and National Model -Under Kamenetz, County Has Invested \$9.7 Million, Preserved Almost Six Acres for Every Acre Developed

In approving the County's request for recertification, the Maryland Department of Planning recognized that even though it is the third most populous jurisdiction in Maryland, Baltimore County has planned for more than 135,000 acres – one third of the County – for agriculture, forestry and open space. Baltimore County has placed 62,828 acres under easement and is ranked first among counties for Maryland Environmental Trust donated easements, third for Rural Legacy and fourth for Agricultural Easements.

County Has Approved Only 2% of Permit Requests in Protected Agricultural Areas

Over the reporting period, FY 2012 – 2014, the County approved only 2% of all new permits within the 135,000 acres designated as Agricultural Preservation Area. It retained its protective agricultural zoning and committed \$9.7 million of county funds for land preservation during this period. Carol West, Executive Director of Maryland Agricultural Land Preservation Foundation praised the County's work saying, "The MALPF Board of Trustees and the Maryland Department of Planning were pleased to recertify Baltimore County for another three years. They continue to demonstrate their commitment to the preservation of farmland and support of farmers in the County. They have committed more funds for the current acquisition than any other county."

The next Application Deadline for selling an easement through the Maryland Agricultural Land Preservation Foundation will be in the spring of 2016.

The State only accepts applications once every two years. As indicated in the adjacent article, Baltimore County Landowners have been very successful in selling easements to protect farmland. This is a great chance to preserve your farm for future generations.

Contact Baltimore County Planning at 410-887-3480 for information on application materials and program information.

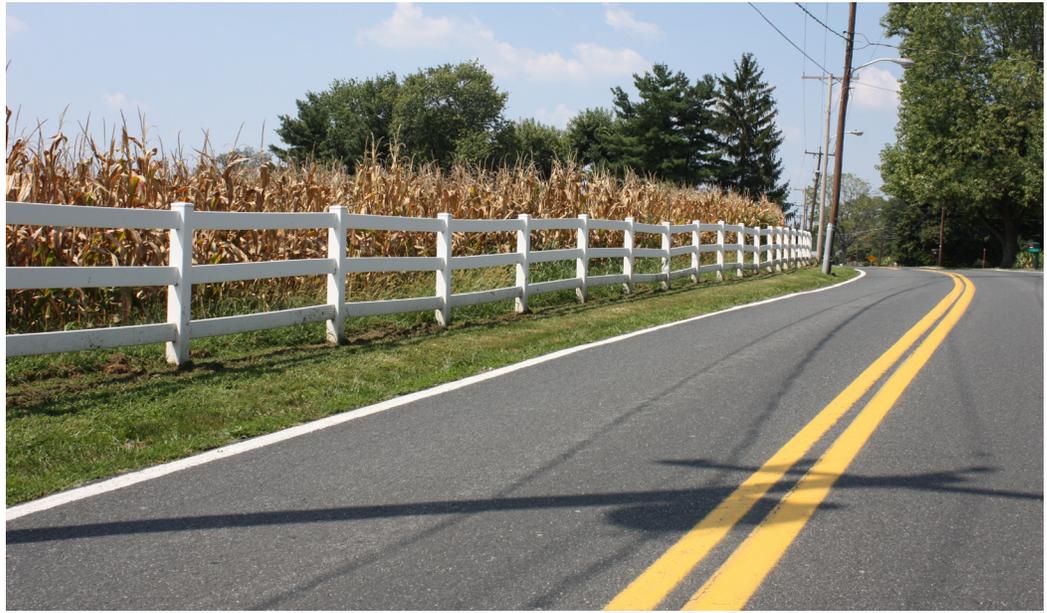
FROM THE CHAIR:

"New faces, new easements, continued progress.... As you will see in this newsletter there are many good things happening in land preservation in Baltimore County. On behalf of the Agricultural Land Preservation Advisory Board If you have donated or sold an easement, thank you. If not, please take time to investigate the various programs and note the spring deadline for the 2016 State application."

***-Gail Ensor
Chair, BCALPAB***

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VOLUME/ISSUE
01
AUTUMN 2015

The County's Land Preservation function has recently been relocated to the Department of Planning. This has created the opportunity to better integrate land preservation with land use planning. It has also provided the opportunity to make its programs more consistent with the County's Historic Preservation program, which is also housed in Planning. "We are pleased to have the Land Preservation Programs in Planning where we can integrate many of its functions into rural planning. We are especially pleased to work with the dedicated Agricultural Land Preservation Advisory Board," said Planning Director Andrea Van Arsdale. ■



"We greatly appreciate the continued support by the State, County Executive and County Council for farmers seeking to permanently preserve their farmland,"
-Gail Ensor, Chairperson of the BCALPAB

\$3.8 Million in State Funding For Preservation of 1,000 Acres

Subject to Board of Public Works approval, the State Rural Legacy Program has awarded \$1.1 million to two Baltimore County Land Trusts., Piney Run and Manor. These awards were out of a total of \$10 million statewide, for which there were 26 applications. These land trusts will seek to preserve land as soon as the funding receives final approval. The Maryland Agricultural Land Preservation Foundation Board of Trustees approved an allocation of \$2.63 million in state funds, and, with \$1.3 million in County matching funds, they made offers to seven farms, subject to Board of Public Works and County Council approvals. Preservation from these two programs is expected to protect 1,000 acres of rural land in the County. ■



Maryland Environmental Trust

MET is a state-wide land conservation organization created by the Maryland General Assembly in 1967. Over the past 45+ years, MET has become one of the most



successful land trusts in the country, having protected over 132,000 acres on more than 1,070 properties. Hundreds of landowners have worked with MET to protect their properties from development, preserve land for farming, forestry and equestrian uses, and realize a number of tax benefits. Landowners may be eligible for state and federal income tax benefits, property tax benefits, as well as estate tax benefits when they donate easements through MET.

MET's presence in Baltimore County is quite noticeable, holding more easements here than any other county in the state. MET to date holds easements on over 300 properties protecting over 17,000 acres in Baltimore County. MET relies on partnerships with local land trust partners and many of the easements we hold in Baltimore County are co-held with these partner organizations.

Most notably as of late, MET along with The Manor Conservancy (TMC) and Land Preservation Trust (LPT) have permanently protected 320 acres of farmland and forest from development in Baltimore County through the donations of three conservation easements.

Cunningham Farms, LLC donated a conservation easement on 166 acres of scenic farm and forest land near Phoenix in Baltimore County. The easement, held by MET and TMC, protects productive agricultural land and forest habitat.

The view from Stockton and Cooper Roads captures the property's rolling agricultural fields, forested stream valley and the border of its forested area. The property is part of a larger conservation area which includes several thousand acres of protected lands in the immediate vicinity of the property.

Ivy Hill Properties, LLC donated two conservation easements on a total of 153 acres of located along Ivy Hill Road and the Beaverdam Run stream near Oregon Ridge Park. The contiguous easements, held by MET and LPT, protect the pastoral scenic view from Ivy Hill Road and productive agricultural land and forest habitat, as well as a section of the Beaverdam Run, which meanders through the forest on the property. ■

MET has a new Executive Director, Bill Leahy. We look forward to working with him.



**To learn more about MET,
visit www.dnr.maryland.gov/met**

Advisory Board Memebers

**Gail Ensor
John Merryman
Russell Berk
Scott Welsh**

Staff

**Andrea Van Arsdale, Director
Wallace Lippincott
Carmella Iacovelli**

Meet Our New Members

Scott Welsh

Scott Welsh is our newest member on the Agricultural Land Advisory Board. He attended Hereford High School and is the owner of Maryland Flower and Foliage located in White Marsh, MD. His business includes greenhouse construction and maintenance, and he assists local growers to build state of the art greenhouse facilities. Scott also works closely with local growers and farmers to produce cuttings, seedlings and finished product for resale throughout the state of Maryland. Scott maintains over ¼ million sq. ft. of growing area and is one of the largest producers in Maryland.

Joe Wiley

Born and bred in Baltimore County, MD. Joe graduated high school from Western School of Technology and Environmental Science in Catonsville, MD with a major in Environmental Technology. Attending CCBC and Towson University he graduated with a degree in Geography and Environmental Planning. He currently is attending Philadelphia University for his Master's degree in Disaster Medicine and Management. Joe has been with the Department of Planning in different capacities for ten years, from GIS Mapping, Western Sector planner, now to the rural section of Baltimore County.

Kaylee Justice

Kaylee was born on the Eastern Shore of Maryland, where she earned her B.A. in Conflict Analysis and Dispute Resolution with a minor in Environmental/Land-Use Planning from Salisbury University. Before joining the Department of Planning in June, Kaylee interned for an environmental and occupational health nonprofit organization focused on the advocacy of dairy worker health and safety, and the prevention of pesticide exposure for at-risk groups. She is currently attending The School of Architecture and Planning at Morgan State University, where she is in the process of earning her Master's degree in City and Regional Planning.

MET is committed to the perpetual preservation of open space; something everyone should be concerned with as our water quality and natural resources rapidly decline due to excessive development outside of urban areas. If you are a landowner looking to protect your property from future development, please consider contacting MET to see if placing a conservation easement on your land would be possible. There are many benefits to seeing your land protected forever, but none as great as knowing your view will forever remain the same and be a sanctuary of life in a rapidly developing world. ■

Important Dates:

October 9, 2015 Deadline for CASA's Beginner Farmer Training Program (BFTP) applications for the 2016 Season. *For more information visit futureharvestcasa.org*

December 10, 2015 Northern Maryland Field Crops Day, *Contact University of Maryland Extension at 410-887-8090*

January 29, 2016 The Central Maryland Vegetable Growers Meeting, *Contact University of Maryland Extension at 410-887-8090*

May 1, 2016 Deadline for submitting applications to the County for sale of an easement through the Maryland Agricultural Land Preservation Foundation.





Baltimore County Department of Planning

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410-887-3480

— PRESERVE YOUR LEGACY —

Maryland Agricultural Land Preservation Program

A two-step program where, first, the landowner applies for designation as an agricultural district—a five-year commitment that restricts the land to agricultural use. Then, the landowner may apply for conservation easement sale, often referred to in this program as the sale of development rights. There is a minimum requirement of 50 acres to be considered for this program.

Easement Donation Tax Credit Program

If you are considering donating a conservation easement you may wish to contact the Maryland Environmental Trust. They will assist you in planning for your particular easement and, by donating directly to MET, you may qualify for special income tax benefits.

Rural Legacy Program

Five Rural Legacy Areas have been designated by the State of Maryland; Gunpowder River, Piney Run, Manor, Long Green Valley, and coastal areas. Landowners may sell or donate an easement through this program.

Baltimore County Land Preservation Program

The County Program is similar to the State Program (listed first) except in how one properties attributes compare to another for prioritizing, and how the per/acre price is derived. The County also accepts donations of easements and has recently adopted a program to protect imminently threatened farmland.

Conservation Reserve Enhancement Program

Protecting streams from runoff or livestock damage, restoring wetlands and retiring highly erodible lands are just some of the ways you can improve the environmental attributes of your property and doing so can reap major benefits. Landowners can be paid yearly under a 15-year contract, or can be paid for a permanent conservation easement affecting only the land where the practice is put in place. Such as the land where trees are planted creating a stream corridor or the land where a wetland is restored or crops restricted.

For more information please contact Baltimore County Department of Planning at 410-887-3480.