



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

HOWARD COUNTY AGRICULTURAL LAND PRESERVATION BOARD

December 17, 2018

Staff Report

- Owner:** Camilla Carroll & Philip Carroll
3500 Manor Lane
Ellicott City, MD 21042
- Farm Location:** Property is located on the south side of Frederick Road, east of Folly Quarter Road.
Tax Map 23, Parcel 71; 500 acres
- Easement Designation:** Howard County Easement HO-11-01-E
- Request:** Review by the Howard County Agricultural Preservation Board of proposed forest conservation buffer
- Recommendation:** Decision by the ALPB regarding forest conservation buffer

Summary:

Camilla Carroll and Philip Carroll placed 500 acres of the 892-acre Doughoregan Manor property under an ALPP easement on July 20, 2011. This acreage has been planted in corn and soybeans for many years. In addition, the 94-acre portion of the property containing the historic dwellings and other structures was encumbered by a Howard County Conservancy (HCC) easement on August 26, 2011. A 75-acre portion of the property was encumbered by an easement held by Howard County, MD and the HCC on October 4, 2006 as part of a density sending project. The remainder of the property is being residentially subdivided and is known as the Westmount development. The issue before the Board is a forested buffer on the Carroll ALPP easement to provide visual screening from Westmount.

Staff Analysis:


According to Joe Rutter, representative for the Carrolls, there will be two landscape buffers planted, one along Westmount Parkway in the Westmount right-of way and the other on the eastern edge of the historic HCC easement land owned by the Carrolls. The purpose of these buffers is to shield the view from the historic buildings to the Westmount development. The planting on the Carroll portion is the result of a Memorandum of Agreement (MOA) between Westmount, the Army Corps of Engineers and the Maryland Historic Trust. In addition to the planting on the Carroll HCC easement property, the MOA seeks additional mitigation of visual impacts on the historic buildings through a 35' wide forest buffer on the eastern edge of the Carroll ALPP easement property, where it abuts the Westmount development. Attached is the language from the MOA, which indicates that a good faith effort should be made to plant this additional buffer, if the planting is approved by the Board.

The Board typically reviews requests for impact on current or future agricultural operations. There is nothing specific within the Code or the Board's Rules of Procedure which provide guidance for reviewing this request. While the physical separation of a 35' wide forest buffer would potentially reduce trespassing and farm/non-farm conflict, it would also remove approximately 20,000 square feet of ag land from production. The proposed buffer supplements other physical barriers between the two properties, which also mitigate farm/non-farm conflicts.

Staff Recommendation:

Decision by the Board regarding the need for the proposed forested buffer.

Prepared by: _____



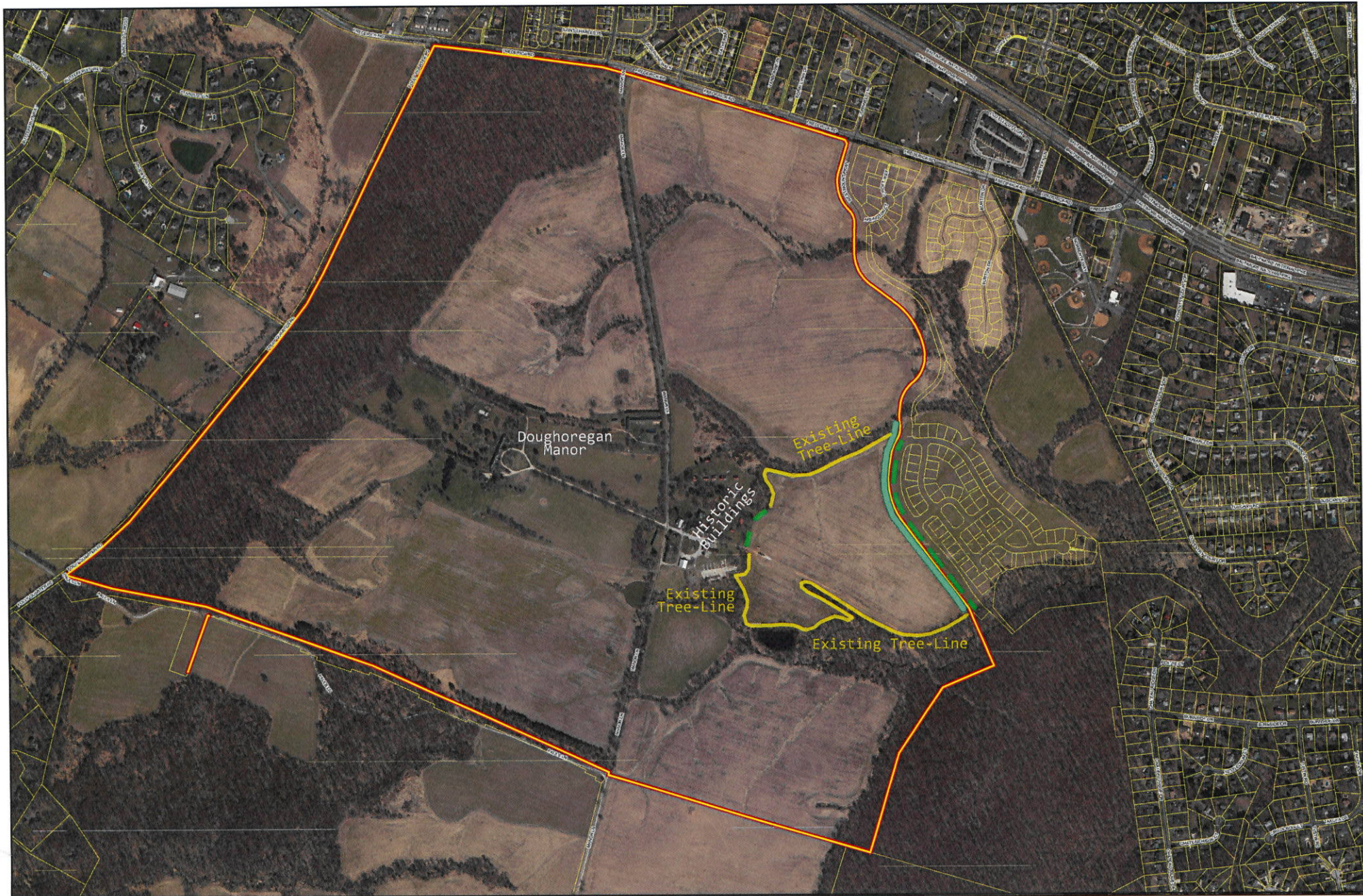
Joy Levy, Administrator
Agricultural Land Preservation Program

Date: _____

12/1/15

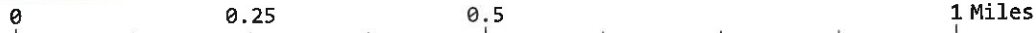
Attachments:

- Aerial Photo
- Preservation Map
- Soils Map
- Request letter from Joe Rutter, with maps
- MOA between the Army Corps of Engineers and the MD Historic Trust
- Email from Camilla Carroll



Aerial Overview

CARROLL PROPERTY
 3500 Manor Lane
 Ellicott City, Maryland 21042



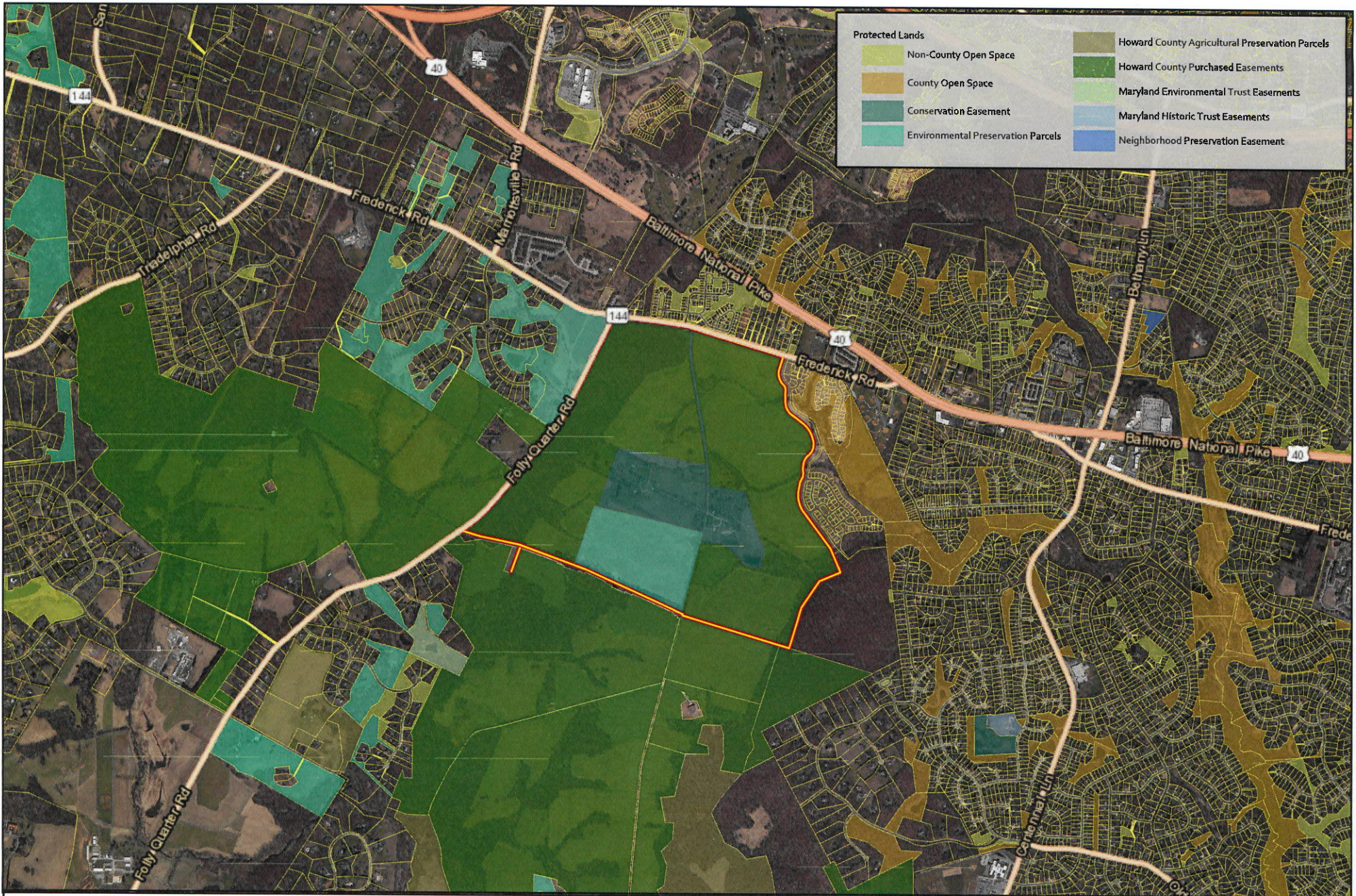
Tax Map: 23
 Parcel(s): 71

- Currently planned tree-line additions for screening
- Requested additional 35 ft. forested screening buffer

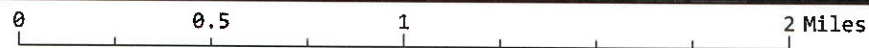


Howard County Dept. of Planning & Zoning
 Resource Conservation Division
 Division of Research
 December 10, 2018

Aerial imagery covers only Howard County and terminates just beyond the county line



Protected Lands



CARROLL PROPERTY
 3500 Manor Lane
 Ellicott City, Maryland 21042

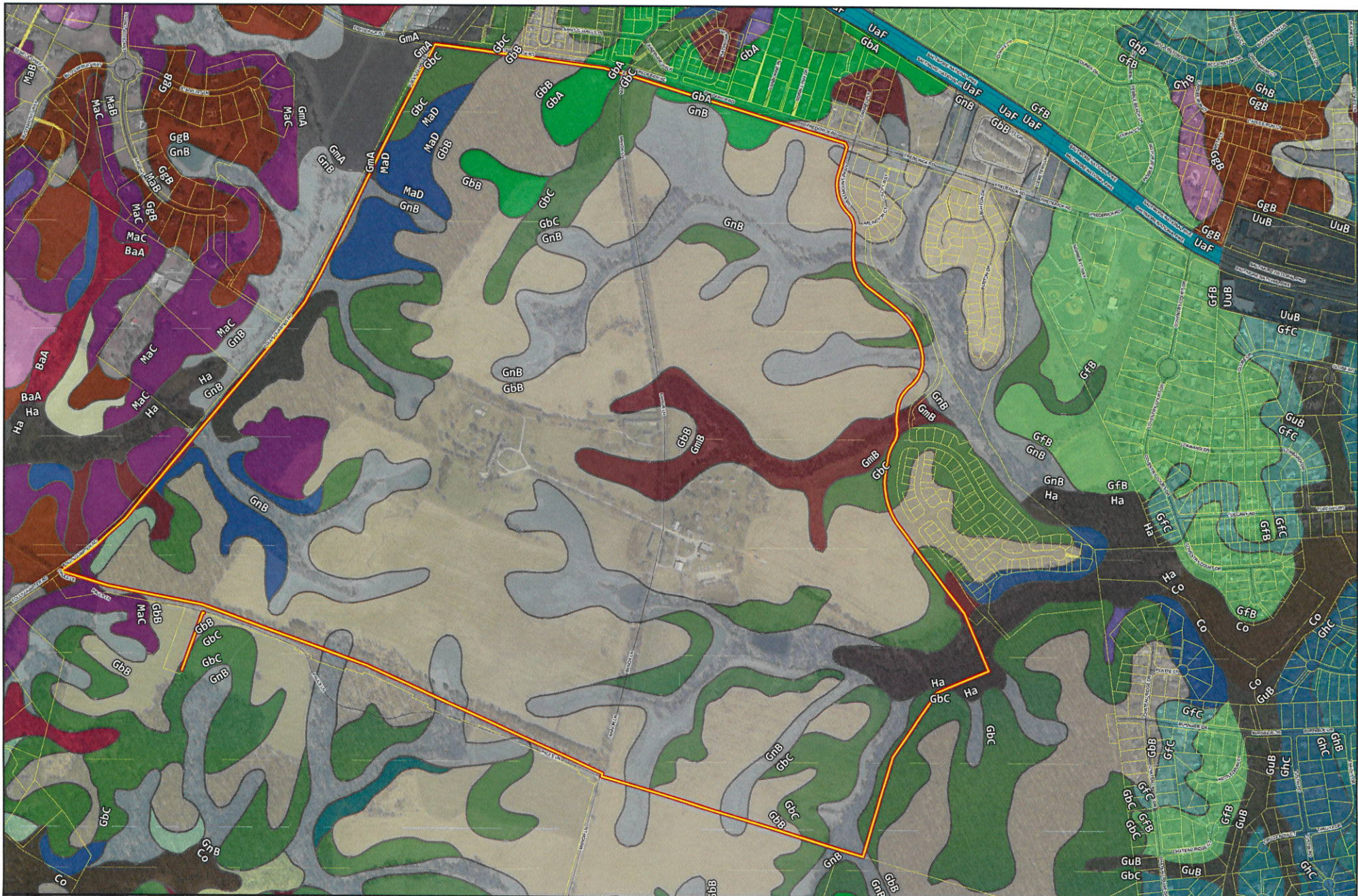
Tax Map: 23
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Esri, HERE, Garmin, © OpenStreetMap contributors



Soils Overview



CARROLL PROPERTY
 3500 Manor Lane
 Ellicott City, Maryland 21042

Tax Map: 23
 Parcel(s): 71



Howard County Dept. of Planning & Zoning
 Resource Conservation Division
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 December 10, 2018

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JWR, LLC
3435 JENNINGS CHAPEL ROAD
WOODBINE, MD. 21797

November 26, 2018

Joy Levy
Agriculture Preservation Administrator

RE: Carroll Property and Westmount Development

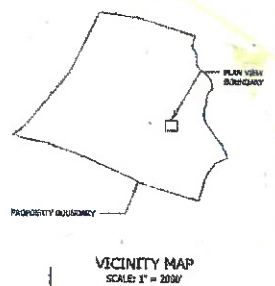
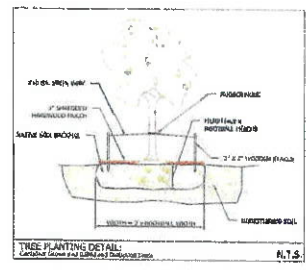
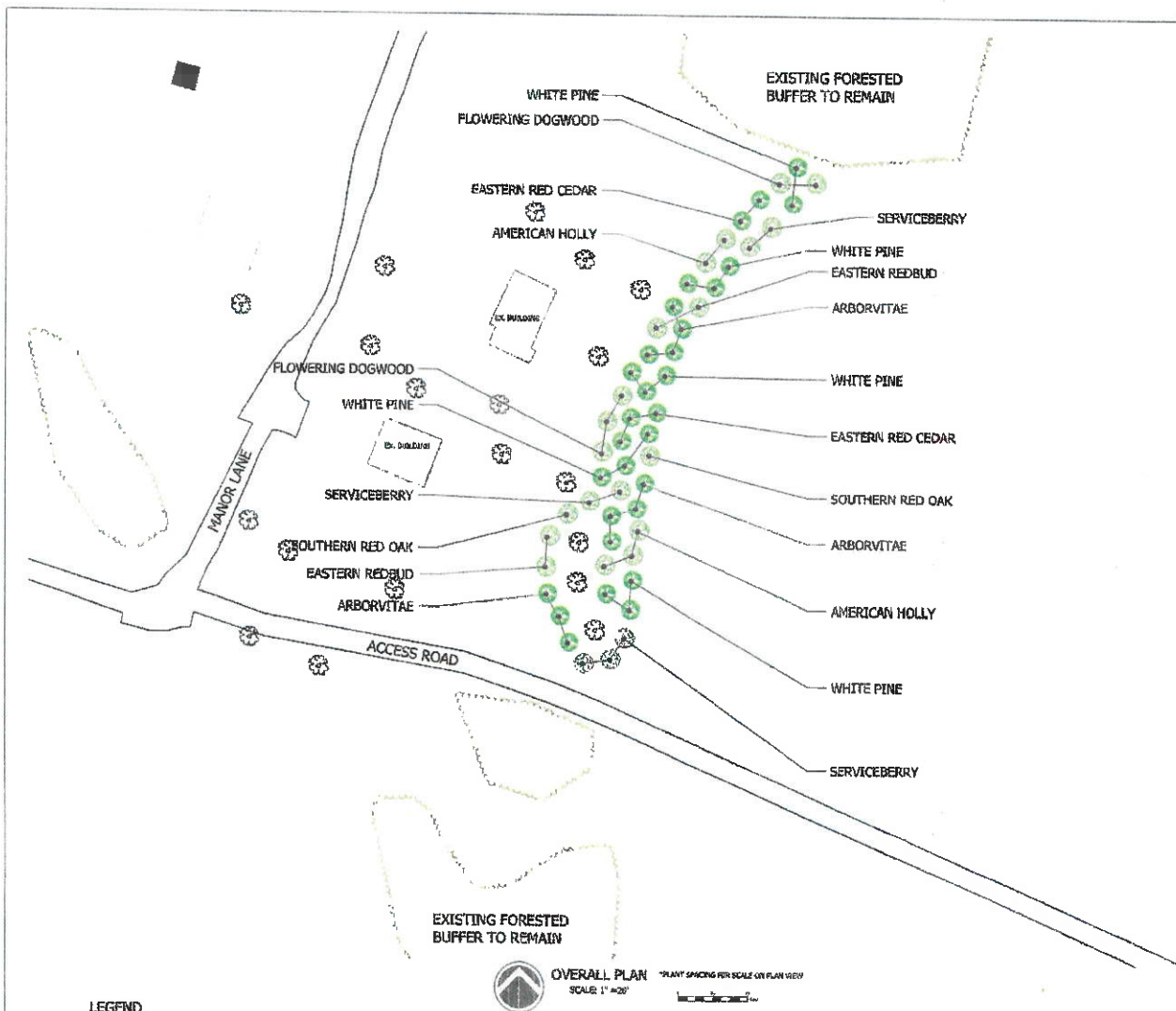
Dear Ms. Levy,

As we discussed I would like to make a presentation to the Agricultural Preservation Commission regarding a request by the CORPS as part of a MOA for stream crossings along Westmount Parkway.

The critical part of the presentation is to get a decision by the Board on the appropriateness of Westmount planting a forest conservation buffer along Westmount Parkway on the Carroll property within the Agricultural Easement. The purpose of the planting is to supplement the street trees that are within the Westmount right-of-way and outside of the Agricultural Easement property. The purpose is to buffer the view from the historic landmark property to the road and development within Westmount. As part of the MOA Carroll agreed to plant a landscape buffer outside of the Agricultural Easement as shown on the attached Exhibit B. This planting is adjacent to the buildings within the easement dedicated to the County and HCC and shields the view from the historic buildings to the Westmount property. The purpose of that easement is to prohibit further subdivision of the 94.5 acres that contain the historic buildings. The additional 35 foot wide Forest Buffer shown on Exhibit C would buffer the farm field. I am prepared to present the attached plans of the property and explain the request to the Board.

I will be available to attend the Board meeting and answer any questions.

Joseph Rutter, AICP
JWR, LLC



PLANTING SPECIFICATIONS GENERAL

- The Contractor shall notify the local owner's representative at least 10 days prior to start of planting within the project area so the planting crew may be notified in the field and the local owner may make any necessary preparations relative to the agricultural activities on the street surrounding the project site.
- The Contractor is responsible for the location of all independent utilities prior to the start of construction. Any damages to utilities as a result of planting or other activities will be the sole responsibility of the Contractor and shall be repaired at the Contractor's expense.

STANDARDS

- Planting material will conform to the current issue of the "American Standards for Nursery Stock", published by the American Association of Nurserymen.
- The placement of container-grown plants shall be in-line, end-to-end, and the container shall be placed throughout the growing matrix, with the roots extending to the bottom of the container, and the container rim must remain in the same position. Plants not meeting these criteria will be rejected.
- Plants of non-commercial origin shall be rejected, with no leaf spots, damage, discoloration, or wilting, and the evidence of insects on the plants. Plants not meeting these criteria will be rejected.
- Planting materials may be substituted upon written approval from the local owner, the Maryland Department of the Environment and U.S. Army Corps of Engineers.

SOIL AND ENVIRONMENT

- Soil shall be analyzed in accordance with the following specifications:
 - Soil shall be analyzed for pH, nutrient levels, and percentage of organic matter.
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PLANTING

- Plants shall be from small grade species such as white oak, red oak, and white pine, and shall be of the following sizes:
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PLANTING, REMOVAL AND MAINTENANCE

- Plants shall be planted in accordance with the following specifications:
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PLANT INSPECTION AND ACCEPTANCE

The design review contractor shall be responsible for inspecting all planting projects on a periodic basis to ensure that all work is in accordance with the approved plan and specifications.

PLANT QUANTITIES

- All plants shall be inspected for the location of any full planting activity, after final inspection and acceptance of the work to the planting project. Plants shall be inspected for the location of any full planting activity, after final inspection and acceptance of the work to the planting project.
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PLANTING PROCEDURES

- Planting shall be performed in accordance with the current edition of the Landscape Contractors Association "Landscape Specification Guidelines" and as specified below.
- Plants shall be removed from the site within the planting area, using the plant removal method specified in the plant schedule as a guide.
- Container-grown plants shall be planted during the months of September 1 - November 15 and 1 - June 15. Planting outside of these specified dates is not permitted without approval from the local owner.
- Planting shall not occur during periods of anticipated inclement weather, when the ground is frozen or excessively wet or dry, or when other conditions not previously accepted as suitable for planting exist.
- For each plant to be installed, excavate a planting hole at least 12 inches wider than the width of the root ball and to a depth which allows approximately 1/3 of the root ball above existing grade.
- Remove the stems by cutting or severing the root ball.
- Using a trowel or other tool, make a 2 to 3 inch deep vertical cut along the root ball.
- Install plants in the center of the hole, with approximately 1/3 of the root ball above existing grade.
- Backfill planting hole with native soil, use surplus soil remaining after planting shall be evenly scattered around plants.
- Water each plant thoroughly after installation and the backfill soil is watered.
- All woody material must be planted erect. Plants having greater than 10 degree from perpendicular must be supported or retained by the Contractor.

LEGEND

- EX. TREE LINE
- EX. CONTIGUOUS
- EX. SQUARE
- EX. BUILDINGS
- EX. TUBE
- PROPOSED CONCRETE TREE
- PROPOSED DRAINAGE TREE

OVERALL PLAN
SCALE: 1" = 40'
PLANT SPACING PER SCALE ON PLAN VIEW

TREE TYPE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT/COMMENTS
Conifer	14	<i>Pinus strobus</i>	White Pine	5-6"	Container
	11	<i>Thuja occidentalis</i>	Arborvitae	5-6"	Container
Deciduous	5	<i>Jacobus virginiana</i>	Eastern Red Cedar	5-6"	Container
	2	<i>Amygdalus americana</i>	Serviceberry	5-6"	Container
	4	<i>Quercus prinus</i>	Eastern Redbud	2" caliper	Container
	5	<i>Quercus rubra</i>	American Holly	2" caliper	Container
	5	<i>Quercus garriana</i>	Flowering Dogwood	2" caliper	Container
	2	<i>Quercus laevis</i>	Shoebone Root Oak	2" caliper	Container
TOTAL	58				

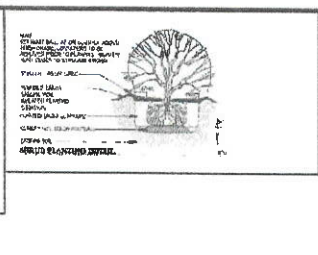
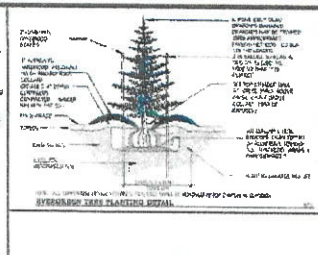
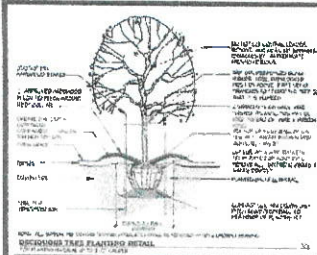
WESTMOUNT PLANTING PLAN
8301 MANOIR LANE
ELICOTT CITY, MD 21042



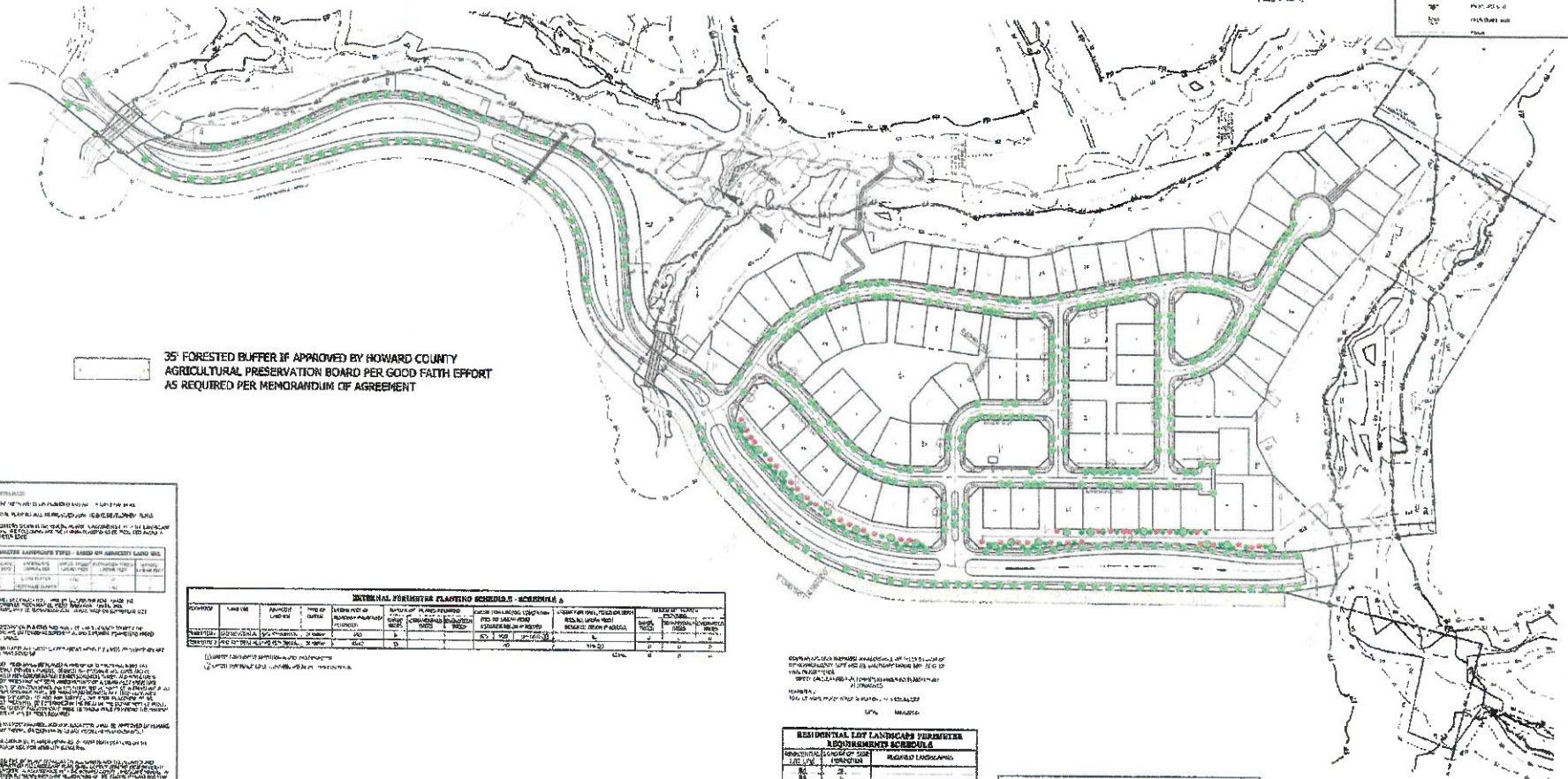
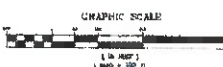
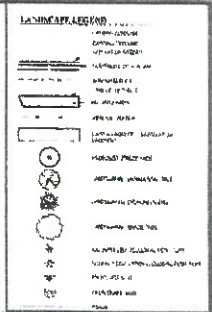
REVISED	DATE	BY

DATE: _____
SCALE: _____
PROJECT NO.: _____
SHEET NO.: _____

EXHIBIT B



STREET TREE REQUIREMENTS			
ROW	MINIMUM SPACING BETWEEN TREES	MINIMUM TREE HEIGHT	MINIMUM TREE CALIBER
STREET FRONT	10'	12'	2"
STREET SIDE	10'	12'	2"
STREET REAR	10'	12'	2"
STREET CORNER	10'	12'	2"
STREET INTERSECTION	10'	12'	2"
STREET END	10'	12'	2"



35' FORESTED BUFFER IF APPROVED BY HOWARD COUNTY AGRICULTURAL PRESERVATION BOARD PER GOOD FAITH EFFORT AS REQUIRED PER MEMORANDUM OF AGREEMENT

NOTES:

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE INSTALLATION MANUAL.
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE INSTALLATION MANUAL.
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9. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE INSTALLATION MANUAL.
10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE INSTALLATION MANUAL.

INTERNAL FORESTRY PLANTING SCHEDULES - SCHEDULE A									
ROW	MINIMUM SPACING BETWEEN TREES	MINIMUM TREE HEIGHT	MINIMUM TREE CALIBER	MINIMUM TREE GIRTH	MINIMUM TREE SPREAD	MINIMUM TREE AGE	MINIMUM TREE SPECIES	MINIMUM TREE PLANTING DATE	MINIMUM TREE PLANTING METHOD
STREET FRONT	10'	12'	2"	1.5"	10'	5	DECIDUOUS	2024	PLANTING
STREET SIDE	10'	12'	2"	1.5"	10'	5	DECIDUOUS	2024	PLANTING
STREET REAR	10'	12'	2"	1.5"	10'	5	DECIDUOUS	2024	PLANTING
STREET CORNER	10'	12'	2"	1.5"	10'	5	DECIDUOUS	2024	PLANTING
STREET INTERSECTION	10'	12'	2"	1.5"	10'	5	DECIDUOUS	2024	PLANTING
STREET END	10'	12'	2"	1.5"	10'	5	DECIDUOUS	2024	PLANTING

RESIDENTIAL LOT LANDSCAPE REQUIREMENTS SCHEDULE A			
ROW	MINIMUM SPACING BETWEEN TREES	MINIMUM TREE HEIGHT	MINIMUM TREE CALIBER
STREET FRONT	10'	12'	2"
STREET SIDE	10'	12'	2"
STREET REAR	10'	12'	2"
STREET CORNER	10'	12'	2"
STREET INTERSECTION	10'	12'	2"
STREET END	10'	12'	2"

VOLUNTARY TYPE 'W' BUFFER ALONG OR LOTS 16 & 17			
ROW	MINIMUM SPACING BETWEEN TREES	MINIMUM TREE HEIGHT	MINIMUM TREE CALIBER
STREET FRONT	10'	12'	2"
STREET SIDE	10'	12'	2"
STREET REAR	10'	12'	2"
STREET CORNER	10'	12'	2"
STREET INTERSECTION	10'	12'	2"
STREET END	10'	12'	2"

GLW Gutzwiller Little & Weber, PA
 1500 W. MARKET STREET, SUITE 200
 WEST MOUNT, PA 15380
 TEL: 724-837-1100
 FAX: 724-837-1101
 WWW.GLWPA.COM

PREPARED FOR:
 WESTMOUNT DEVELOPMENT CORPORATION
 1500 W. MARKET STREET, SUITE 200
 WEST MOUNT, PA 15380
 ATTN: DANIELA CARROLL
 DATE: APRIL 2017
 SCALE: 1"=400'

LANDSCAPE PLAN
 WESTMOUNT - PHASE 2
 LOTS 16-15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1
 1500 W. MARKET STREET, SUITE 200
 WEST MOUNT, PA 15380
 DATE: APRIL 2017
 SCALE: 1"=400'

EXHIBIT C

**MEMORANDUM OF AGREEMENT
BETWEEN
THE U.S. ARMY CORPS OF ENGINEERS,
AND THE MARYLAND STATE HISTORIC PRESERVATION OFFICER
PURSUANT TO 36 CFR 800 AND 33 CFR PART 325 APPENDIX C
REGARDING THE WESTMOUNT RESIDENTIAL DEVELOPMENT PROJECT
HOWARD COUNTY, MARYLAND**

E. Mitigation of Visual Impacts

Westmount Development shall provide and maintain vegetative buffer areas as shown in the attached Exhibits B and C to resolve the adverse visual effects of Phases II, III, and IV by:

1. Preserving existing the forest buffer on the east side of the historic core as shown in Exhibit B.
2. Providing and maintaining a forest buffer including plantings as shown in Exhibit B.
- 3. Making a good faith effort to provide a vegetative buffer along the development entrance road as shown in Exhibit C if approved by the Howard County Agricultural Preservation Board.**

Levy, Joy

From: Camilla <camillapie@verizon.net>
Sent: Wednesday, November 28, 2018 6:00 PM
To: Levy, Joy
Cc: jrutter@ldandd.com; Jeremy Rutter
Subject: Forest buffer

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello Joy, as regards the forest buffer, I understand the request and do not object if the board approves it. Thank you.

Camilla Carroll