



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

HOWARD COUNTY AGRICULTURAL LAND PRESERVATION BOARD July 22, 2019

Staff Report

- Owner:** Sharps Wild Horse Meadow LLC
c/o Chuck Sharp
4003 Jennings Chapel Road
Brookeville, MD 20833
- Farm Location:** Jennings Chapel Rd; Tax Map 20, Parcel 138, PAR 11; 50 +/- acres
- Easement Designation:** Howard County easement #HO-02-07-E
- Request:** To allow the owners to plant a forest conservation mitigation area
- Recommendation:** Approval to create a forest conservation mitigation easement area

Summary:

Sharps Wild Horse Meadow LLC is the current owner of the subject property, which was placed in the Howard County Agricultural Land Preservation Program on June 12, 2002 by Pierce Dunn. The current request is to create a forest conservation mitigation area on a portion of the farm. There have been no previous requests.

Staff Analysis:

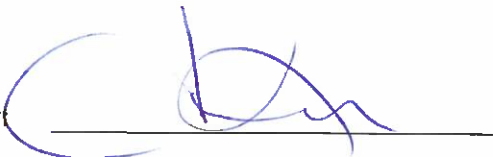
As the attached Forest Conservation Mitigation policy shows, any area on a property that is within the County's Green Infrastructure Network (GIN) is eligible for planting. The entire proposed 10 +/- acre planting area lies within the GIN Cattail Creek Forest 3 Hub (shown in orange on the first attached map). The proposed planting area will be adjacent to another forest conservation mitigation area on the property to the east, and will also fill a significant "donut hole" in a large swath of forested land in this portion of the Hub. Scott Bowen, Howard County Recreation and Parks Forester, recommended that the partially wooded area immediately adjacent to Cattail Creek be included in the request to infill with trees and remove any invasive species. Also, there is a portion of a shallow water impoundment on the eastern edge of the property that is included in the proposal.

In the attached letter of support from Michael Calkins of the Howard Soil Conservation District, it is stated that the soil types in the proposed area are wetland soils and that most of the area consists of non-tidal wetlands (NTW). Mr. Calkins notes that of the three types of NTWs, those that are wooded provide the most water treatment, and that restoring wooded NTWs has the greatest positive environmental impact of any such activity.

Staff Recommendation:

Based on the proposal being consistent with Howard County's Revised Forest Conservation Planting policy, staff recommends approval of the proposed forest conservation planting area on the Sharp's Wild Meadow LLC property.

Prepared by



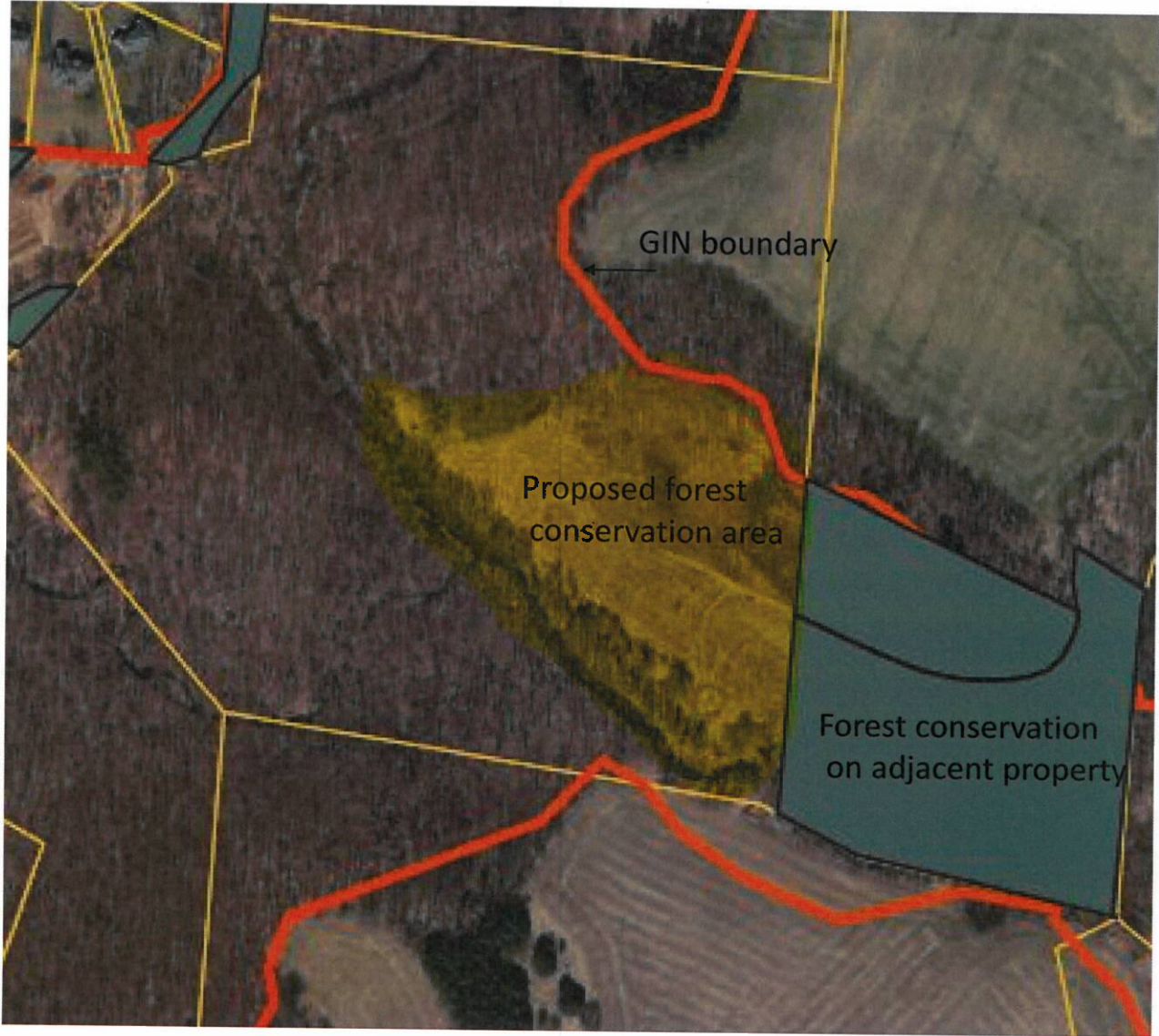
Date:

7/16/19

Joy Levy, Administrator
Agricultural Land Preservation Program

Attachments:

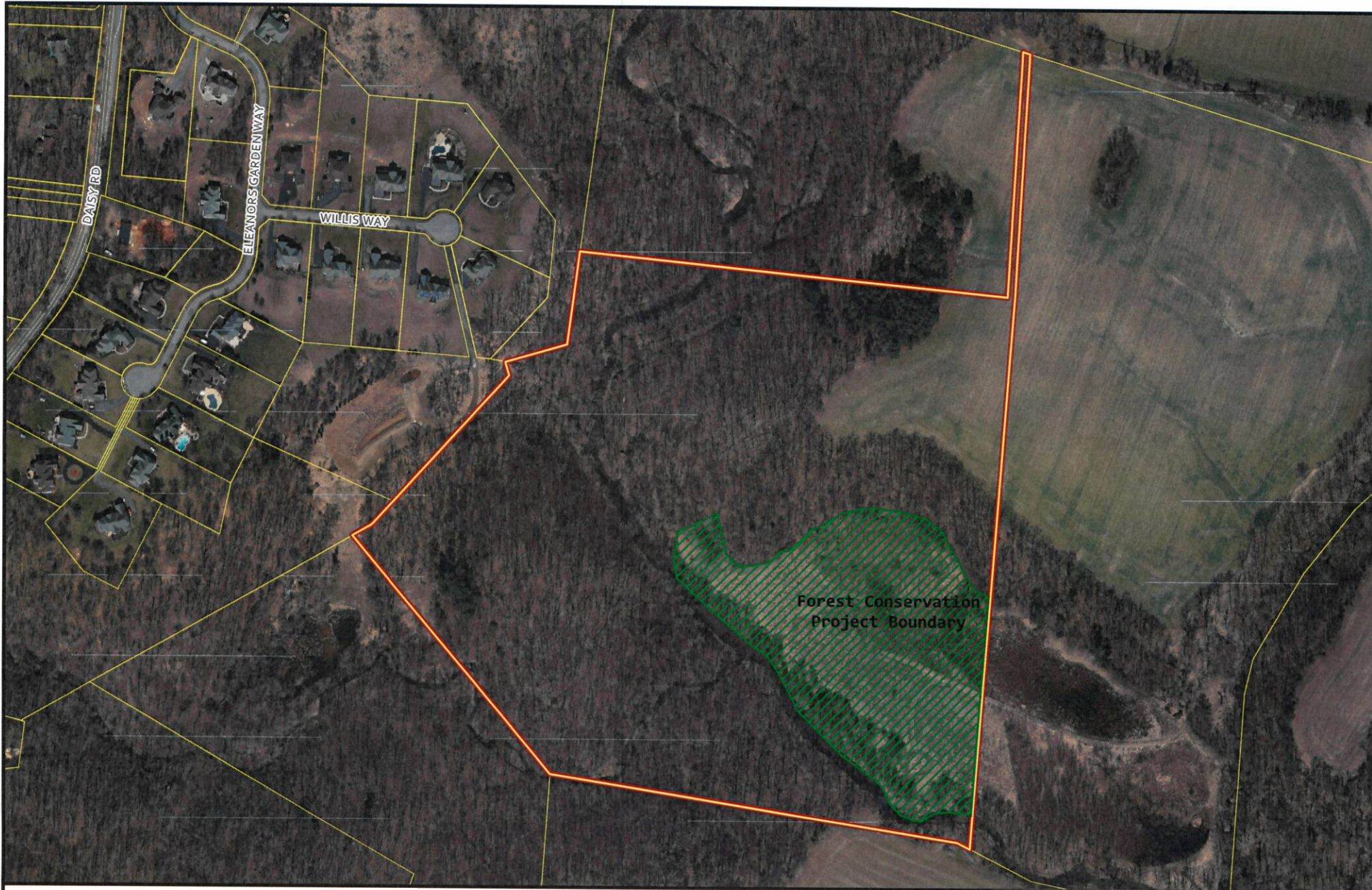
- GIN Map
- Aerial Photo
- Preservation Map
- Soils Map
- Letter from Chuck Sharp with map
- Letter from Michael Calkins of SCD
- Revised Forest Conservation Planting policy



GIN boundary

Proposed forest conservation area

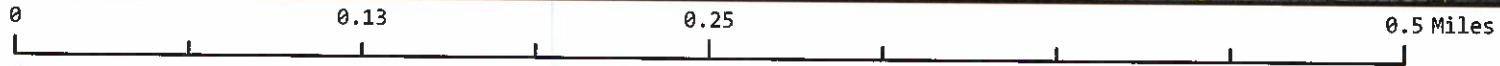
Forest conservation on adjacent property



Aerial Overview

**Sharps Wild Horse
Meadow, LLC**

3109 McNeal Rd.
Woodbine, MD 21797



**Tax Map: 0020
Parcel(s): 0137**

Howard County Department of Planning & Zoning
Resource Conservation Division
Division of Research
July 12, 2019



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

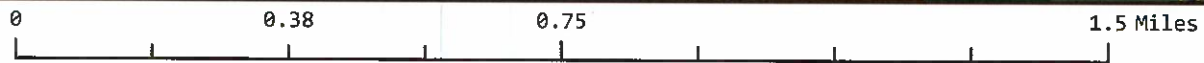
Protected Lands

- Non-County Open Space
- County Open Space
- Conservation Easement
- Environmental Preservation Parcels
- Howard County Agricultural Preservation Parcels
- Howard County Purchased Easements
- Maryland Agricultural Land Preservation Easements
- Maryland Environmental Trust Easement
- Maryland Historic Trust Easements
- Forest Conservation Easements



Protected Lands

Sharps Wild Horse
Meadow, LLC
3109 McNeal Rd.
Woodbine, MD 21797

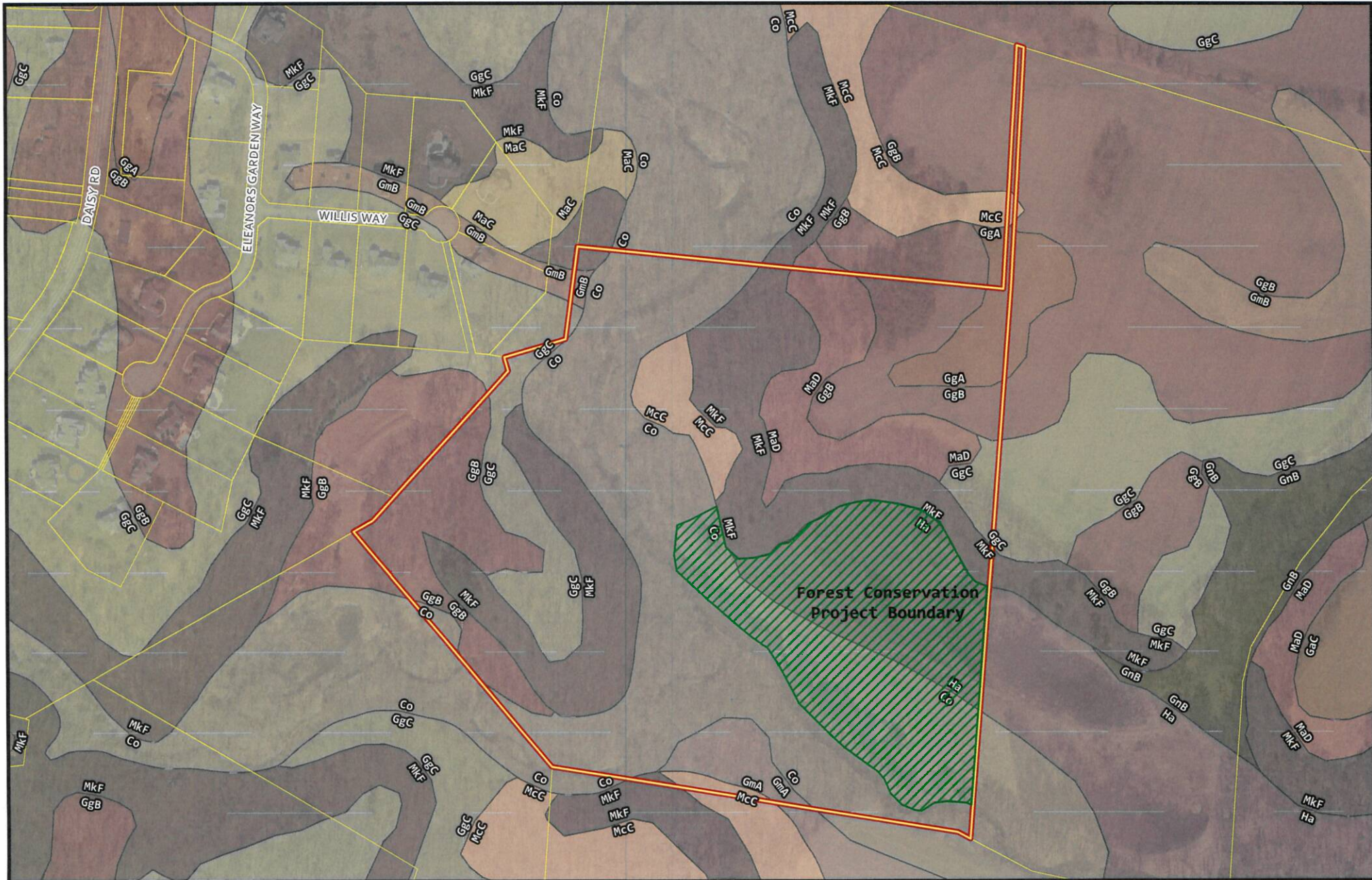


Tax Map: 0020
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Soils Overview

Sharps Wild Horse
Meadow, LLC
3109 McNeal Rd.
Woodbine, MD 21797



Tax Map: 0020
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Levy, Joy

From: C. Alan Sharp <calansharp@gmail.com>
Sent: Tuesday, July 16, 2019 5:10 PM
To: Levy, Joy
Subject: Re: Waterford Farm Reforestation July Ag Board Meeting Request

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

Joy,

I would like to request that the Ag board add an agenda item for a reforestation site on Waterford Farm during the July meeting. Please see the attached graphic depicting the area to be reforested along with Soil Conservation's letter regarding the site. The +/- 10 acre site is within the green infrastructure network between the Cattail Creek and a shallow water impoundment, a portion of the area to be planted is within the impoundment. The wooded area along the Cattail will include infill planting and the removal of invasive species. Please let me know if you have any questions or need additional information.

Thank you,

Alan

On Fri, Jul 12, 2019 at 10:38 PM C. Alan Sharp <calansharp@gmail.com> wrote:

Joy,

I would like to request that the Ag board add an agenda item for a reforestation site on Waterford Farm during the July meeting. Please see the attached graphic depicting the area to be reforested along with Soil Conservation's letter regarding the site.

Thank you,

Alan Sharp



Proposed PFCE
+/- 10 acres



Howard Soil Conservation District
14735 Frederick Road, Cooksville, MD 21723
Phone (410) 313-0680 FAX (410) 489-5674

Joy Levy
ALPP Administrator
3430 Court House Drive
Ellicott City, MD 21043

Dear Ms. Joy Levy,

I recently received a request for a forest conservation planting on a Howard County ALPP property. The landowner intent is to establish a forest conservation overlay easement for the forest mitigation bank with Howard County. The request was from Charles A. Sharp of 4003 Jennings Chapel Road, Brookeville 20483, and the property is tax Map 020 Grid 012 Parcel 137.

On May 18, 2019 I made a field visit to understand the site and evaluate fields 2 and 3 to make sure they would fit the policy for forest conservation planting. The policy states three areas that may qualify: stream buffer, wetland buffers and slopes. This area is all wetland soils, Ha-Hatboro-Codorus silt loam and Co-Codorus and Hatboro silt loam. Both soils are floodplain soils and are on 0 to 3 percent slope. This may include the presence of nontidal wetlands (NTW). This means that the soil unit is dominated by the hydric (wetland) soil Hatboro, but there may be drier moderately well drained areas of Codorus scattered throughout. Based on knowledge of the site and the soil mapping, it is safe to say that most of the proposed planting site is NTW. The depth to the seasonable high water table is from 0.5 feet to 2.5 feet.

Planting trees in NTWs, wooded NTWs are the most protected by regulation of quality three types that also include shrub and herbaceous plant communities. They provide the most water treatment and were the dominant NTW type prior to human occupation of the region. Restoring wooded NTW has the greatest positive environmental impact of any such activity.

Based on my understanding of the Forest Conservation Planting Policy, the landowner is allowed to plant trees 100 feet from the stream and 50 feet from the edge of a wetland. However, if he is limited to following this policy he will end up with a narrow swath through the center of the field that would be difficult to manage and inaccessible, except via a ford crossing that is often impassable. Therefore, the landowner would like to enroll/plant the entire field into forest conservation planting as it is below the 10% adjustment factor allowed under the program. This addition of the entire planting will allow for a Green Infrastructure network to be seamless or a complete connection. The total area is +/- 10 acres in size.

The land has been managed for burning and CREP for the last several years and is now ready for the original plan to forest the rest of the wet area in the floodplain. The last known crop was in 1995 and it was pumpkins and sweetcorn. I believe the entire planting site eligible under the guidelines of the Forest Conservation Planting policy. I hope this addresses any concerns you may have. Please contact me if you have questions or concerns.

A handwritten signature in black ink, appearing to read 'Michael Calkins', written over a white background.

Michael Calkins



Agricultural Land Preservation Program Howard County, Maryland



FOREST CONSERVATION PLANTING

The purpose of this policy is to allow for the enhancement of environmental conditions on preserved farmland while protecting the purpose of the agricultural easement, and to recognize changes to County, State and Federal farmland conservation programs. This policy is based upon the Agricultural Land Preservation Board Forest Conservation Policy of July 8, 1996, as revised September 8, 2008, and further revised June 17, 2013.

POLICY: Forest Conservation planting is the fulfillment of a developer's forest conservation obligation by planting off-site. Properties encumbered by an agricultural land preservation easement may be allowed to establish reforestation plantings, including off-site mitigation for a single site or multiple sites, and reforestation banks. Forest retention banks, however, are not permitted on easement sites. Planting may occur on County agricultural easement properties only in the following limited areas:

1. Stream buffers - trees may be planted no more than 100 ft. on either side of a stream (measured from top of bank).
2. Wetlands and wetland buffers - trees may be planted within a wetland and no more than 50 ft. from the edge of a wetland (wetlands do not include ponds).
3. Slopes - 25% or greater may be planted to prevent erosion on cropland, or on pastures if the pastures are contiguous to other forested areas.
4. Green Infrastructure Network – areas within the Howard County Green Infrastructure Network may be planted.

Note that the areas listed above are maximums to avoid incursions onto productive land. The reforestation criteria not considered to be sufficient reasons, by themselves, to reforest portions of each easement are a) wildlife habitat, b) areas adjacent to existing forest stands, and c) infill plantings between small forest and tree stands. A complete Soil Conservation and Water Quality (SCWQ) Plan, prepared by the Soil Conservation District, is required on any easement farm proposing to establish off-site forest conservation mitigation plantings or a reforestation bank. The SCWQ Plan must delineate the replanting areas, using the above criteria. In all cases the edge of planting lines shall be kept as straight as possible to allow for fencing to exclude livestock, and efficient operation of farm machinery. The following procedures and criteria shall be used in order to create field/pasture boundaries:

1. Delineate the proposed areas to be planted using criteria 1 through 4 above.
2. Calculate the area to be planted and show on an aerial map as "maximum allowable planting area" with boundaries noted.
3. Adjust boundary lines as needed to provide farmable/fence-able field edges. The acreage cannot vary more than 10% from the original calculated maximum acreage. Show on an aerial map as "final proposed planting area" with boundaries noted.

This Policy applies to County agricultural easement properties. The Maryland Agricultural Land Preservation Foundation (MALPF) has its own forest mitigation policy. Any forest mitigation proposals on MALPF easement land require both local and MALPF Board approval.

For More Information

Joy Levy, Agricultural Land Preservation Program Administrator
Howard County Department of Planning and Zoning
3430 Court House Drive
Ellicott City, Maryland 21043
410-313-5407