

## **MAY BUSINESS MEETING MINUTES**

**May 9, 2018**

### **PLANNING COMMISSION OF ALLEGANY COUNTY**

Chairman Steve MacGray called the May Business Meeting for the Allegany County Planning Commission to order at 5:00 p.m. in Room 100 of the County Office Complex. Linda Simpson proceeded with Roll Call. Present were, Chairman MacGray, Pete Davis, Jon Loff, Brian Miller, and Breann D'Atri. Mrs. Simpson requested that the record reflect five Board members were present and there was a quorum.

Chairman MacGray then directed the members attention to a review of the May 9, 2018 Business Meeting Agenda. Breann D'Atri moved to accept and approve the Agenda as presented. Pete Davis seconded the motion. The motion carried unanimously.

Chairman MacGray then directed the members to review and approve the March 28, 2018 Business Meeting Minutes. Brian Miller moved to accept and approve the March Minutes as presented. Jon Loff seconded the motion. The motion carried unanimously.

#### **VI. New Business**

1. Proposed Zoning Code Amendment - §360-139 Off Street Parking Standards – Angela R. Patterson, PE, Land Use & Planning Engineer.

Angie Patterson stated that last March the County Commissioners adopted a new zoning code that had been recommended by the Planning Commission. It was a comprehensive text amendment. Since then, we have had trouble in administering the parking standards that had been changed, specifically as they are applied to Industrial uses.

The existing language is “Industrial, professional and institutional office buildings shall have 3 parking spaces per 1000 feet gross floor area.” The problem this caused was when you have a huge industrial building with a lot of warehousing, and you calculate your parking spaces based on square footage of the building, you are coming up with way more parking spaces than you need if it is warehousing. This is an administrative error that the committee didn't catch in the fact that it would affect that use.

Angie proposed to revert back to the standards in place prior to CHRB 2-17 to read,” Industrial, professional and institutional office buildings shall have parking spaces equal to 50% of the number of employees at the peak shift, plus one space for each vehicle used in the business and adequate visitor parking.” This language allows better flexibility.

Schroeder Industries out in Mexico Farms is proposing a building addition and this parking standard could be a “project killer” if not changed back to the old language. This is the introduction of the proposed zoning code amendment. A public hearing with the Planning Commission is scheduled for Wednesday, June 6, 2018.

Jon Loff asked if Schroeder Industries was in favor of going back to the old language. Angie answered, yes. They are very appreciative of this proposed change.

Brian Miller asked if this is just an expansion of Schroeder's facilities or will this also have new jobs as well. Angie answered, both.

2. Maryland Agricultural Land Preservation Foundation Fiscal Year 2019 Property Application Approval for Easement Purchase – Siera N. Wigfield, Planner.

Siera began by giving the Planning Commission a brief overview of MALPF. The program was established in 1977 to purchase easements to protect agricultural property that forever restrict development. The first prime land purchased in Maryland was in October 1980. MALPF was one of the most successful programs of its kind in this country. The State of Maryland, with the work of the Foundation and its state and local partners, have preserved more agricultural land than any other state in this country. By Fiscal Year 2016, a report showed they had preserved over 300,000 acres. In Allegany County, we have preserved about 1,252 acres. We presently have 10 easements, going on eleven with three more pending.

To be eligible for this program, you need at least 50 acres of prime agricultural land, or less than 50 acres if you are adjacent to a MALPF easement. You also need to have productive soils. Two independent appraisals will be done on the property. The process takes 12 to 18 months from application to settlement.

Siera presented the George and Dianna Hartley easement application to the Planning Commission. This is attached to and made a part of these minutes. Applications have to be submitted to the MALPF office by July 2, 2018 and are on an annual basis. The Hartley property consists of 139.64 acres located in Little Orleans. The house sits on 1.15 acres and they want to withhold 2 acres for their well. Total acres to be encumbered by this easement is 137.64.

Breann asked Siera about page 7 of the application regarding oil and gas leases. Who is responsible for doing a title search? Siera said the MALPF office, their lawyer does an extensive title search to make sure the mineral rights were not separated from the property rights. Breann also asked if there was a cost to the property owner from Soil Conservation. Siera answered no.

Steve MacGray asked if the applicant is able to use the land after the sale of the easement. Siera answered yes for agricultural purposes but no developing is allowed.

Brian Miller asked if there was a length of time the property owner had to own the property before he could apply for an easement. Siera answered no.

Siera explained to the Planning Commission that no formal action is needed for this application by them, but it would show that the Planning Commission is all in agreement with the application.

After legal counsel Wes McKee reviewed the Hartley Fiscal Year 2019 MALPF Application Approval form that Siera had prepared for Planning Commission Chairman, Steve MacGray to sign, he asked the Planning Commission for all those in favor of approving the application, please signify by saying aye. Let the record reflect there was a 5-0 vote in favor of approving the application and it was turned over to Chairman MacGray for his signature.

3. Discussion of Planning Commission Member Training Opportunities – Angela R. Patterson, PE, Land Use & Planning Engineer.

Angie informed the Planning Commission that she is now the acting Planning Coordinator. She has had conversations with Wes McKee and Steve MacGray about “what can I do for you,” and now what can I do for the Board. Steve asked Angie about training for the Planning Commission members. Steve stated that he had some training several years ago.

Angie learned that it is a State Law for Planning Commission Members to be trained within 6 months of becoming a member, but it is not something the State enforces. Angie prepared the following information for the Planning Commission to consider. Maryland Department of Planning will be holding the training at the different sites presented.

Planning Commission Training Opportunities Discussion  
May 9, 2018

Topics include:

- Foundations of Planning
- Comprehensive Planning
- Growth Management
- Planning Law and Ethics
- Roles and Responsibilities of Planning Commissioners and Boards of Zoning Appeals Members

Options:

1. MML Conference  
Ocean City  
June 10, 2018  
1:00 – 4:00 PM

2. MACo Conference  
Ocean City  
August 15, 2018  
8:30-11:30 AM

3. Maryland Planning Commissioners Association Meeting

Gaithersburg  
October/November, Date and time TBD

4. Online  
<http://planning.maryland.gov/Pages/YourPart/EducationWelcome.aspx>  
Any time
5. Host MDP in Allegany County  
Could be scheduled within 6 months

Jon Loff favored the on-line training and Brian Miller liked the on-line or the local MDP to host training locally. Steve asked for Angie to look into our local MDP to host a training session locally.

Angie stated that she wanted the lines of communication to be open between she and the Planning Commission. If another date or time for the Planning Commission meetings to be held would be more convenient, let her know. Wes suggested setting a consistent day, week, and time, for the Planning meetings so everyone involved knows when to plan ahead for their schedules.

It was decided collectively that it would be the third Wednesday of each month at 5 pm. Also noted, meetings will only be held when there are items to be heard. The new schedule will begin on Wednesday, July 18, 2018 if a meeting is necessary.

As discussed earlier, the public hearing for the Zoning Text Amendment is scheduled for June 6, 2018 with possible action on Wednesday, June 13, 2018. On June 13<sup>th</sup>, the meeting will have to be held in Room 230, the meeting room next to the Election Board, due to early voting being held in Room 100.

## **VII. Unfinished Business**

1. Possible Action on the 2017 Land Preservation, Parks and Recreation Plan – Siera N. Wigfield, Planner.

Siera stated that the County's next Land Preservation, Parks and Recreation Plan will be due in 2022. In 2021, she will begin early on with public outreach, survey's, etc. The Plan to be approved was actually due last summer.

Breann had sent Siera a list of comments and questions that Siera answered to the best of her knowledge.

Mr. Butler interjected that since the departure of Dave Dorsey, we now have Angie Patterson and Siera Wigfield cleaning up some reports that are overdue and with this Plan before the Planning Commission, the State of Maryland has threatened our Program Open Space funding because we are long overdue with submitting it. Siera has taken the task on with the assistance of Angie and Mr. Butler. There were lack of surveys or public input that should have gone into this Plan, but for right now, this Plan is being viewed as the final document. There is some room to

grow as it relates to this report but very grateful for both Siera and Angie for completing this task.

With no more comments, Steve MacGray asked for a motion to approve the 2017 Land Preservation, Parks and Recreation Plan as presented. Jon Loff made the motion seconded by Breann D'Atri. Motion carried unanimously. Steve MacGray then signed a Resolution adopting the 2017 Allegany County Land Preservation Parks and Recreation Plan.

#### **VIII. Public Comments in order of sign-up sheet.**

Jackie Sams, 701 Nemacolin Road, Cumberland, Maryland – Asked about the status of Cumberland Chase and all the work that the Planning Commission spent on approving the plats. Wes McKee stated that the project is pretty much dead. Wes stated that the plats are out there but the project, as a whole, doesn't exist. Steve MacGray stated that Allegany County has stepped in to do a "next step" kind of thing. Mr. Butler interjected that there is an RFP out right now for development of the property. There are some areas at the top of the hill (Montagne) that have been sold off by a number of banks that received the property after the unfortunate incident that brought us to this day with Cumberland Chase. However, the County has had a number of interested parties that are looking to develop this property. We have also made great strides in expanding the roadway at the entrance of the Cumberland Chase property. Angie Patterson told Jackie that the plats are legal and recorded. There is Section A, Section B and Section C in addition to Montagne.

Steve said that his understanding is that there are two parts to Cumberland Chase – one is already approved for building (Montagne) which is well and septic only with no stormwater management. The lots are being sold and he thinks there has been some construction. Angie answered no, that no permits have been issued. Steve said that there are a lot of very interested people, though.

#### **IX. Adjournment**

With no further business before the Planning Commission, Breann D'Atri moved to adjourn the meeting. Brian Miller made the second. Meeting adjourned at 6:00 p.m.

The next Planning Commission meeting is scheduled for Wednesday, June 6, 2018 at 4 pm in Room 100.



DEPARTMENT OF AGRICULTURE  
MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

FISCAL YEAR 2019  
APPLICATION TO SELL AN EASEMENT

MALPF File Number (Provided by MALPF)

**\*\*\*PLEASE READ ATTACHED INSTRUCTIONS BEFORE COMPLETING APPLICATION\*\*\*  
THIS APPLICATION CANNOT BE CHANGED AFTER SUBMITTAL TO THE FOUNDATION.  
PLEASE TYPE RESPONSES**

**PART A**

I/We George S. and Dianna S. Hartley, landowner(s) of the property referenced herein, located in Allegany County, Maryland, apply to the Maryland Agricultural Land Preservation Foundation (MALPF) to sell an agricultural land preservation easement, pursuant to Agriculture Article, Section 2-510, Annotated Code of Maryland.

This application to sell an easement and any subsequent offer to buy an easement, including any Deed of Easement to be recorded on this property, will cover the entire contiguous acreage referenced in the application. Acreage is not permitted to be withheld, unless it is for the permitted lot exclusions specified under Agriculture Article, Section 2-513, Annotated Code of Maryland, or the acreage to be withheld is approved by the Foundation (see instructions A.1.).

For purposes of valuation, I/we affirm that the acreage of the total property, also referred to as the parent tract\*, was determined by one of the following (a copy of which is attached to this application) (see instructions A.1.):

- ☒ property deed(s) ☐ survey  
☐ tax assessment records ☐ other (identify): \_\_\_\_\_

- |  |               |
|--|---------------|
| a. The total acreage of property ("parent tract") is:  | <u>139.64</u> |
| b. The number of Pre-Existing Dwelling(s) is (are):<br>(See instructions A.2.)   | <u>1</u>      |
| c. The Acreage to be Withheld is:<br>(Size, configuration, and location must be approved by the Foundation. Show withheld area on map – see instructions A.3.) | <u>2</u>      |
| d. The Easement Payment Acreage is (a. minus b and minus c.):  | <u>136.64</u> |
| e. Total acres to be encumbered by easement is (a. minus c.):  | <u>137.64</u> |

**\*Definition of Parent Tract:** The term Parent tract, as used by MALPF, is the total property described in this application. It refers to that entire contiguous acreage that is under common ownership. This may be a single tax map parcel or may include multiple tax map parcels, but should include the entire acreage on any parcel, even if only a portion of that parcel is being considered for easement sale.

- It is the total area Before any withheld acreage
- It is the total area Before any excluded acreage (any area to be encumbered by the easement that the landowner will not be paid for)
- It does not include any tax map parcel which may be contiguous and under common ownership, but for which no portion is being considered for easement sale under this application.

I am/We are willing to sell an easement on my/our land for \$ \$3,000.00 per acre.  
I/We understand that the Foundation makes offers based on the lower of: (1) the asking price, (2) the calculated easement value, (3) a cap set by the County, or the statutory State cap of 75% of the recommended appraised value (see instructions A.4.).

**PART B****(To be completed by the County Program Administrator or other County employee as necessary.)****SECTION # 1: PLANNING AND ZONING INFORMATION****(A) ZONING** (See Instructions B.1.A.)

Current Zoning of Property:

Agriculture

Does the property lie within the boundaries of a planned 10-year water and sewer service district?

☐ YES☒ NO

If yes, please describe: \_\_\_\_\_

Is the encumbrance of this property by an agricultural land preservation easement consistent with county plans? (Master Plan, Comprehensive Land-Use Plan, Growth Management Plan, etc.)

☒ YES☐ NO**(B) Is there withheld acreage?**☒ YES☐ NOWhat is the reason for the withheld acreage? To cluster future development surrounding an already excluded lot that currently has an existing dwelling.**(C) Is the property adjacent to other protected lands (fee or easement)?**☐ YES☒ NO

If yes, what is the approximate size of protected block of land (without subject property acres included)? \_\_\_\_\_

**(D) For Certified Counties, is the property located within a Priority Preservation Area?**☐ YES☐ NO**(E) Is/are there a county-designated tenant house located on the property?**☐ YES☒ NO

If yes, the attached certification documentation must be completed for EACH proposed tenant house and included as part of the application submission. (See Instructions B.1.E.)

**SECTION #2: DEVELOPMENT RIGHTS****NOTE:** The development rights information provided in this application will be provided to the appraisers to determine the fair market value of the **property** and therefore the MALPF easement value. If this section is not completed, the application IS NOT complete and will be returnedThe term "development right(s)" as used by MALPF is the maximum number of residential structures legally allowed to be placed on the parent tract as of the date of the application (July 1, 2016).

"Legally allowed" takes into consideration such limiting factors such as: zoning, septic law, Chesapeake Bay Critical Areas regulations, existing easements, etc. It does not include any additional structures allowed by virtue of a specific owner (such as family lots), nor does it include any allotted transferrable development rights ("TDRs"). As used herein, "development rights" does not address TDRs. TDR's should be considered as an addition if a current market exists. See application **SECTION #3** below regarding TDRs.

**Lot Selection (see instructions B. Section 2.):****When considering lot selection, please take into account that retaining a dwelling right with the property can benefit the long term viability of future farming operations.**

In the Deed of Easement, I/we hereby elect to (check one):

☐ reserve family lots, subject to density restrictions,☒ reserve one (1) unrestricted lot that is either:☒ subdividable, or☐ a non-subdividable building envelope☐ waive all rights to lots





1. Has the County adopted a Tier Map under The Sustainable Growth & Agricultural Preservation Act of 2012 (Senate Bill 236), also known as the septic law? ☒ Yes ☐ No
2. If a Tier Map has been adopted, in which Tier is the subject property located? Tier: IV
3. What is the maximum number of residential lots permitted in a minor subdivision? 7
4. Taking into consideration underlying zoning, the restrictions of the septic law, and any other known restrictions (Chesapeake Bay Critical Areas regulations, forest mitigation easements, etc), what is the maximum number of development rights for the parent tract? 5  
Deed states 1.15 acre lot conveyance for house, 2007 subdivision 5 Acres for family

(Same as (i) below. If different, please explain.)

	Permitted On-Site Development Rights	Lot Rights	Acres
(a)	Total development rights/acres associated with the parent tract	5	139.64
(b)	Total development rights/acres associated with pre-existing dwelling (within easement area)	1	1
(c)	Total development rights/acres associated with withheld acres (includes any dwelling(s) in withheld acres)	1	1
(d)	Unrestricted lot option chosen: <input checked="" type="checkbox"/> Yes (deduct 1 development right) <input type="checkbox"/> No (deduct 0 development rights)	1	N/A
	Total development rights/acres remaining associated with MALPF easement property (i - ii - iii - iv)	2	137.64

### **SECTION #3: TRANSFERABLE DEVELOPMENT RIGHTS PROGRAMS** (See Instructions B.3.)

- A. Does the County have a TDR program? Yes ☐ No ☒
- B. Is the subject property eligible to participate in the TDR program? Yes ☐ No ☒
- C. How many residual TDRs are associated with the subject property as of July 1, 2016? 0

### **PART C**

1. **LANDOWNER INFORMATION** - necessary for all landowners of record. Attach a separate sheet, if needed. Also, enter primary contact information. The primary contact person will receive all from correspondence from and is the individual to be contacted by the Foundation regarding the easement application

#### **MAILING ADDRESS of Owner/Trust/Business Entity:**

George S. and Diana S. Hartley  
Name

35108 Whitfield Road NE  
Address

35108 Whitfield Road NE  
City, State, Zip Code

301-478-2829  
Phone #: (1<sup>st</sup>) (2<sup>nd</sup>)

e-mail

#### **PRIMARY CONTACT PERSON:**

George S. Hartley  
Name

35108 Whitfield Road NE  
Mailing Address

35108 Whitfield Road NE  
City, State, Zip Code

301-478-2829 240-522-3882  
Phone #: (1<sup>st</sup>) (2<sup>nd</sup>)

e-mail

2. **ENTITY INFORMATION:** Please list all members/partners/trustees/shareholders of the ownership entity, if applicable (see instructions C.2.). (Attach a separate sheet if necessary.)

George S. Hartley

Dianna S. Hartley

3. **LOCATION OF PROPERTY:**

**PLEASE NOTE: FOR PROPERTIES CONSISTING OF MORE THAN ONE TAX PARCEL, IF THE APPLICATION TO SELL AN EASEMENT TO MALPF IS SUCCESSFUL, THE PARCELS MUST REMAIN UNDER IDENTICAL COMMON OWNERSHIP, AND MAY NOT BE CONVEYED OFF FROM EACH OTHER UNLESS SPECIFICALLY APPROVED BY THE MALPF BOARD.**

Tax Map 0022 Grid 0009 Parcel # 0008

Tax ID# 01-092030

(List all if more than one)

Tax Map \_\_\_\_\_ Grid \_\_\_\_\_ Parcel # \_\_\_\_\_

Tax ID# \_\_\_\_\_

(List all if more than one)

Tax Map: \_\_\_\_\_ Grid: \_\_\_\_\_ Parcel #: \_\_\_\_\_

Tax ID#: \_\_\_\_\_

(List all if more than one)

Property Address: (if different from mailing address)

NA

4. **DEED REFERENCE(S)** (see Instructions C.4.):

01697 / 00374 \_\_\_\_\_ / \_\_\_\_\_  
liber folio liber folio liber folio

**If acreage reflected in deed is different from acreage of proposed easement, please explain:**

NA

5. **EXISTING PROPERTY RESTRICTION(S):** (see Instructions C.5.)

Please state whether there are any existing restrictive easements or covenants (such as Forest Conservation Easements, Open Space Easements, etc.) on your property and, if so, please explain:

Underground electrical service from transformer on the existing dwelling (not in easement) through the easement property to a neighboring property

**6. OTHER THIRD PARTY INTERESTS** (see Instructions C.6.):

- a. Does anyone own or lease surface or subsurface rights on this property (including oil/gas/mineral, whether or not there has been any activity on the lease)?

☐ YES☒ NO

If yes, please explain: \_\_\_\_\_

- b. Does anyone hold a lease, right of first refusal, or option to purchase for this property?

☐ YES☒ NO

If yes, please explain: \_\_\_\_\_

- c. Has any mining been done on the property?

☐ YES☒ NO

If yes, please explain: \_\_\_\_\_

- d. Are there any other third party interests in this property? (For example, life estate, right-of-ways, renewable energy operations, telecommunication company leases, ground leases in excess of 20 years, etc.)

☐ YES☒ NO

If yes, please explain: \_\_\_\_\_

If you answered yes to any of the questions a. through d., please provide name and contact information for the third party interest; signatures of such parties will be required on the Option Contract and Deed of Easement if the Foundation extends you an easement offer.

\_\_\_\_\_  
Name of Other Third Party Interest\_\_\_\_\_  
Name of Other Third Party Interest\_\_\_\_\_  
Address\_\_\_\_\_  
Address\_\_\_\_\_  
City, State, Zip Code\_\_\_\_\_  
City, State, Zip Code\_\_\_\_\_  
Phone #\_\_\_\_\_  
Phone #\_\_\_\_\_  
Nature of Third Party Interest\_\_\_\_\_  
Nature of Third Party Interest**7. MORTGAGES OR LIENS:**

Is there a mortgage or other lien on this property, including equity line of credit?

☐ YES☒ NO

If yes, signatures and addresses of such holders will be required on the Option Contract and Deed of Easement, if the Foundation extends an easement offer to you.

\_\_\_\_\_  
Name of Mortgage or Lien Holder\_\_\_\_\_  
Name of Mortgage or Lien Holder\_\_\_\_\_  
Address\_\_\_\_\_  
Address\_\_\_\_\_  
City, State, Zip Code\_\_\_\_\_  
City, State, Zip Code\_\_\_\_\_  
Phone #\_\_\_\_\_  
Phone #

8. **LAND USE (round to whole number):**

Tillable Cropland:	<u>7</u>	acres
Pasture:	<u>57</u>	acres
Woodland:	<u>73</u>	acres
Wetland(s):	<u>0</u>	acres
Orchard; Nursery:	<u>0</u>	acres
Structure(s): (Farm buildings and dwellings)	<u>3</u>	acres
Pond/lake:	<u>0</u>	acres
Other: _____ (Describe other land use)	<u>0</u>	acres
<b>TOTAL ACRES:</b>	<u>140</u>	acres

(Acres must equal Part A: e, on Page 1 – rounded to a whole number)

9. **PROPERTY USE:**

	YES	NO	DON'T KNOW
a. Has the property been used for a purpose other than agricultural operations and residential use (for example, landfill, commercial cell tower, commercial energy production, sand and gravel extraction, railroad right-of-way)? If so indicate use/explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have any chemicals been used on the property beyond what could reasonably be expected in normal and customary agricultural practices? If so indicate type of chemicals.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has the property ever contained areas used to dispose of waste other than normal and customary household and agricultural waste? If yes, indicate the kinds of material disposed and method of disposal.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Has there ever been a chemical spill or leak on the property to your knowledge? If yes, indicate what was spilled, where it was spilled, approximately how much was spilled, and what actions were taken in response.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have any previous environmental assessments/tests/samplings/impact statements been conducted for the property, to your knowledge? If so, attach copies.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Have any government officials ever investigated, cited, or been involved with any violations of any environmental law at this property to your knowledge? If so, explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Are there/have there been any disputes, including claims of adverse possession, or written or oral agreements with adjacent landowners regarding boundary lines? If so, explain and provide detail on map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**IF YOU ANSWERED YES TO ANY OF THE ABOVE QUESTIONS, PLEASE ATTACH A LETTER OF EXPLANATION ALONG WITH ANY SUPPORTING DETAILS TO THE APPLICATION.**

**14. IF PROPERTY HAS 25 ACRES OR MORE OF CONTIGUOUS WOODLAND, A FOREST STEWARDSHIP PLAN IS REQUIRED**

- a) Is a Forest Stewardship Plan required: ☒ Yes ☐ No
- b) If yes, is it in effect ☒ Yes ☐ No  
(If yes, submit evidence of the Plan)

**15. REQUIRED DOCUMENTATION to be included with this Application to Sell an Easement:**

- a. All deeds, surveys, and/or plats that describe the property.
- Md. Ann. Code Agriculture Article, § 2-510(b)(3) requires that an Application to Sell An Easement be accompanied by a complete description of the property to be encumbered by an Easement. Failure to submit a complete description with the Application to Sell an Easement may result in rejection of the Application.
- b. Assessments and Taxation Data sheet from website (County administrator can provide)
- c. A tax map outlining property boundaries, and clearly indicating withheld acreage, if any, including legal and practical access to the withheld acreage.
- d. Aerial map with identified structures on the property located, as instructed in Part B #10.
- e. Forest Stewardship Plan, if one is required and completed
- f. Annual Implementation Review Sheet for the Nutrient Management Plan, if one is available.

**PART D**

**Note: All landowners of record must sign this application. Attach a separate sheet if necessary.**

I/We confirm my/our understanding that I/we may not change the lot selection unless I/we withdraw my/our application and apply in a subsequent cycle.

I/We acknowledge that the land on which I am/we are applying to sell an easement shall not be subdivided (including lot releases), conveyed to others, altered in its configuration, or encumbered by a restriction during the application process without prior written approval of the Foundation. Failure to comply with this restriction may result in withdrawal of the application.

I/We confirm my/our understanding that if the property contains at least 25 acres of contiguous woodland, I/we must submit evidence of a complete Forest Stewardship Plan performed by a forester certified in the State of Maryland prior to settlement and that delay in providing such evidence to the Foundation will delay settlement of the easement. I/we also confirm our understanding that the plan must include methods of management and a schedule of implementation. I/we also understand that the plan must have been created and/or updated for sufficiency within the last ten years, and I/we confirm our understanding that the Forest Stewardship Plan must be followed according to its schedule for implementation. If an easement is purchased on this property, I/we confirm our understanding of the responsibility for implementing the plan as outlined according to the schedule of implementation.

I/We confirm my/our understanding that a current Nutrient Management Plan must be implemented for the property prior to the sale of the MALPF easement on the property under the following circumstances: (i) an easement offer is extended and accepted, and (ii) if the property is required to have a Nutrient Management Plan under Md. Code Ann., Agric. Section 8-801 *et seq.* (associated regulations are located in COMAR 15.20.07-08).

I/We confirm my/our understanding that the Department of General Services shall be reviewing title to the property and may request additional documentation, require certain actions by me/us to clear title to the property, or may require me/us to provide a modern boundary survey of the property, at my/our expense, prior to settlement and that delay in providing such evidence to the Foundation will delay settlement of the easement. In addition, if there are multiple tax parcels being placed under one easement, then we may be required to combine those tax parcels into one account and parcel number.

I/We give MALPF permission to conduct appraisals on my/our property upon reasonable notification. I am/We are

10. **STRUCTURES** List and briefly describe any/all residential structures and non-agriculturally related structures (all structures currently existing on the property may be listed, however only the residential and non-agriculturally related structures are required to be listed at the time of application). On a current aerial map, locate and label by corresponding letter (a, b, c, d, etc.) all structures listed here. A current aerial map may be obtained through the county program administrator. Use separate page if necessary.

<u>Structure</u>	<u>Approximate Dimensions or Capacity</u>
a. <u>Machinery Shed</u>	<u>35' x 32'</u>
b. <u>Woodshed</u>	<u>9.5' x 12'</u>
c. <u>Machinery Shed</u>	<u>56' x 24.5'</u>
d. <u>Barn</u>	<u>56' x 30'</u>
e. <u>Orginal Farm House (dwelling)</u>	<u>36.5' x 36' (L-shaped)</u>
f. <u>Spring House Foundation (cover for water supply not a dwelling)</u>	<u>11' x 10'</u>
g. <u>Grainary (falling down)</u>	<u>12.5' x 11'</u>
h. <u>Outhouse (falling down)</u>	<u>5' x 4.5'</u>
i. _____	_____
j. _____	_____
k. _____	_____

11. **FARM OPERATION:**

Describe the farming operation(s): Cow / calf operation with pasture and hay.

Owner operated: ☒ Leased: ☐ Both: ☐

12. **QUALIFYING SOILS: (To be completed by the County Program Administrator, see Instructions C.12.)**

	<u>CLASS I</u>	<u>CLASS II</u>	<u>CLASS III</u>	<u>GROUP 1</u>	<u>GROUP 2</u>	<u>= TOTAL</u>
ACRES:	<u>0</u>	<u>26.7</u>	<u>46.8</u>	<u>      </u>	<u>      </u>	<u>73.5</u>
PERCENT OF TOTAL:	<u>0</u>	<u>19.12</u>	<u>33.51</u>	<u>      </u>	<u>      </u>	<u>52.6</u>

Other information: \_\_\_\_\_  
(Please indicate if the wetland acres were not counted when calculating the percent of total figure.)

13. **CERTIFICATION OF SOIL CONSERVATION & WATER QUALITY PLAN** (see Instructions C.13.):

Property Owners: George S. & Dianna S. Hartley Phone Number: 301-478-2829

Property Address: 35108 Whitfield Road NE, Little Orleans, MD 21766-1145

Tax Map: 0022 Parcel: 0009 Conservation Tract No: 547 Farm No: 3

The Allegany County Soil Conservation District hereby certifies that the landowner(s) listed on the front of this Application to Sell an Easement has had a complete soil conservation and water quality plan prepared for the subject property.

 Ag Resource Conservation Specialist  
Signature and Title of Soil Conservation District Official

5/1/18  
Date

aware that any approval to obtain an option contract for the purchase of an agricultural land preservation easement made by the Foundation is subject to Board of Public Works approval and available funds.

I/We understand that there is no guarantee that an offer will be made or accepted for the purchase of an agricultural land preservation easement on this property.

I/We assert that all representation and information regarding the property are, to the best of my/our knowledge, accurate and complete. Additionally, I/we assert that there is no known reason (e.g. environmental or otherwise) why the property cannot be productively farmed.

In addition, I/we are aware that both Parts A and B of this Application to Sell an Easement must be completed and submitted to the County's Program Administrator, along with all necessary documentation. I/we understand that an incomplete application will be returned.

George S. Hartley 5-3-18  
Landowner Signature Date

Dianna Sue Hartley 5/3/18  
Landowner Signature Date

George S. Hartley  
Print Full Name

Dianna Sue Hartley  
Print Full Name

\_\_\_\_\_  
Landowner Signature Date

\_\_\_\_\_  
Landowner Signature Date

\_\_\_\_\_  
Print Full Name

\_\_\_\_\_  
Print Full Name

\_\_\_\_\_  
Landowner Signature Date

\_\_\_\_\_  
Landowner Signature Date

\_\_\_\_\_  
Print Full Name

\_\_\_\_\_  
Print Full Name

I hereby affirm, to the best of my knowledge, information and belief, that this application to sell an easement is complete and accurate.

Siera Wigfield  
County Program Administrator

May 3, 2018  
Date

Siera Wigfield  
Print Name

Robb & Walsh, LLC  
File No. HARTLEY,  
Tax ID # 01-092030, 01-103911

*Deed Only, No Title Examination*

This Deed, made this 14<sup>th</sup> day of June, 2010, by and between George S. Hartley and Dianna Sue Hartley, GRANTORS, and George S. Hartley and Diana Sue Hartley, GRANTEES.

**- Witnesseth -**

That for and in consideration of the sum of No Dollars 00/100 (\$.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said George S. Hartley and Diana Sue Hartley, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in Allegany County (and a small part also being on the Washington County side of Sideling Creek), State of Maryland and described as follows, that is to say:

An exterior boundary survey of the remaining portions of those contiguous tracts or parcels of land now owned by George and Diana Hartley situate along Whitfield Lane, in Election District No. 1, Allegany County, Maryland, being more particularly described as follows:

Beginning at the southwest most corner at an existing iron pin, being a common corner with lands now owned by James R. Twenty (Deed Book 1147, Page 238); thence along said lands of Twenty the following five (5) calls

N 29° 35' 19" E 258.63 feet to an existing railroad spike in a dirt/gravel road leading to lands owned by Thelma Fletcher and the State of Maryland; thence along the centerline of said road with the aforementioned parcel of James R. Twenty  
N 66° 24' 09" W 46.05 feet to an existing railroad spike; thence  
N 60° 13' 23" W 122.21 feet to an existing railroad spike; thence along a clockwise curve having a radius of 120 feet and a chord bearing and distance of  
N 33° 22' 59" W 116.53 feet to an existing railroad spike; thence  
N 03° 51' 12" E 28.27 feet to an existing railroad spike; thence continuing with the centerline of the road with other lands of James R. Twenty (Deed Book 651, Page 39) along a clockwise curve having a radius of 190 feet and a chord bearing and distance of

N 30° 28' 55" E 175.33 feet to an existing railroad spike; thence  
N 57° 37' 08" E 60.64 feet to an existing railroad spike, being the point of beginning shown on Allegany County Plat No. 2024 and being the point of beginning in the deed of conveyance to Travis and Erica Hartley described in Allegany County Deed Book 1469, Page 247; thence along said lot or parcel of Travis and Erica Hartley the following nine (9) calls

S 32° 08' 31" E 25.00 feet to an existing concrete monument; thence  
S 54° 38' 24" E 714.79 feet to an existing concrete monument; thence  
N 20° 49' 18" E 321.83 feet to an existing concrete monument; thence  
N 46° 44' 10" W 349.96 feet to an existing concrete monument; thence  
N 64° 50' 04" W 226.62 feet to an existing concrete monument on the edge of the right-of-way for Whitfield Lane; thence  
N 40° 41' 16" W 25.00 feet to an existing railroad spike in the center of Whitfield Lane; thence along the centerline of said road and 50 foot wide right-of-way  
S 49° 18' 44" W 51.56 feet to an existing nail; thence  
S 51° 41' 16" W 157.27 feet to an existing nail; thence continuing with same along a clockwise curve having a radius of 175 feet and a chord bearing and distance of  
S 69° 01' 38" W 90.96 feet to an existing railroad spike, being a common corner with Lot 11 of James R. Twenty (Deed Book 651, Page 39); thence with said Lot 11

N 45° 52' 10" W 9.37 feet to an existing iron pin along the northwesterly side of Whitfield Lane and lands now or formerly of Allegany Property Partnership, Lots 1 thru 10; thence along the westerly side of Whitfield Lane and said lands now or formerly of Allegany Property Partnership

N 64° 28' 37" E 102.49 feet to an existing iron pin; thence  
N 34° 30' 24" E 65.78 feet to an existing concrete monument; thence  
N 45° 52' 14" E 774.22 feet to an existing iron pin; thence  
N 47° 52' 24" E 786.53 feet to an existing iron pin; thence  
N 69° 13' 05" E 436.50 feet to an existing iron pin; thence

IMP FD SURE \$ 20.00  
RECORDING FEE 20.00  
TOTAL 40.00  
Reg # AL01 Rct # 83030  
DL HLH Rik # 767  
Jun 16, 2010 01:54 PM



N 80° 22' 25" E 315.79 feet to an existing large and bound white oak tree, being a common corner with lands now owned by Hull Properties, LLC (Deed Book 705, Page 113 and Deed Book 715, Page 26); thence along said lands of Hull

S 56° 05' 48" E 54.92 feet to an existing iron pin; thence  
S 48° 40' 52" E 206.25 feet to an existing iron pin; thence  
S 69° 02' 02" E 726.00 feet to an existing double sassafras tree; thence continuing along lands of Hull and lands of Carole B. Baker (Deed Book 526, Page 936)

N 72° 36' 50" E 872.12 feet to a point in Sideling Hill Creek, said point being S 81° 50' E 79.6 feet from a marked 36" hickory tree and being N 73° 50' W 64.7 feet from a marked poplar tree; thence along the center of the creek and Parcel "B" recently conveyed to Raymond M. Stenger (Allegany County Deed Book 1548, Page 146 and as shown on Washington County Plat No.: 9232)

S 45° 18' 11" W 190.57 feet to a point, said point being N 39° 40' W 120.4 feet from a marked 15" birch tree; thence leaving said creek and continuing along Parcel "B"  
S 41° 22' 39" E 1,604.75 feet to a point back in Sideling Hill Creek, said point being S 38° 53' E 40.2 feet from a marked 18" spruce tree; thence along the center of the creek  
N 56° 17' 42" E 112.38 feet to a point, said point being S 16° 37' E 56.6 feet from a marked 16" sycamore tree; thence continuing along the center of the creek around Parcel "A" recently acquired from Raymond M. Stenger (Allegany County Deed Book 1546, Folio 194) with remaining lands of Stenger (Washington County Deed Book 769, Page 420)

N 65° 39' 11" E 253.96 feet to a point; thence  
S 83° 48' 54" E 155.10 feet to a point; thence  
S 55° 54' 19" E 161.55 feet to a point; thence  
S 44° 00' 14" E 93.62 feet to a point; thence  
S 19° 00' 00" E 144.65 feet to a point; thence  
S 01° 58' 40" W 69.70 feet to a point; thence  
S 09° 00' 00" E 109.10 feet to a point; thence  
S 04° 34' 51" W 146.19 feet to a point, said point being S 68° 51' E 41.5 feet from a marked gum tree; thence leaving the creek along a patent line of "Forest Park"

N 80° 27' 30" W 247.60 feet to an iron pin, set, being, or intended to be, a common corner between three (3) patents "Red Banks", "Forest Park" and "Belle Grove"; thence along said patent lines between "Forest Park" and "Belle Grove"

S 39° 54' 59" W 1,367.97 feet to an iron pin, set, being a common corner with lands owned by Thelma Fletcher (Deed Book 691, Page 355); thence leaving the creek along said lands of Fletcher and lines based upon long accepted corner markers

N 08° 41' 04" W 1,045.59 feet to an existing axle; thence  
N 38° 25' 46" W 1,057.81 feet to an iron pin, set; thence  
N 66° 04' 16" W 356.85 feet to an existing axle; thence  
S 45° 46' 23" W 343.66 feet to an existing axle; thence  
S 68° 18' 24" W 745.24 feet to an existing white oak tree at the northwest corner of a woods; thence  
S 24° 32' 12" W 117.83 feet to an existing pine tree with wire; thence continuing along lands of Fletcher (Deed Book 691, Page 351)

S 51° 03' 08" W 60.91 feet to an existing 10" gum tree with wire; thence  
 N 63° 11' 33" W 434.33 feet to an existing white oak tree at fence intersection; thence  
 S 41° 20' 54" W 1,401.97 feet to an existing iron pin, being a common corner with Fletcher and  
 Lot 12 now or formerly of Allegany Property Partnership; thence along said Lot 12

N 60° 28' 48" W 893.34 feet to the point of beginning

CONTAINING 140.79 acres, more or less, excepting a parcel of land containing 1.15 acres, more or less, that is included within said boundary survey but was conveyed out by deed dated October 1, 1979, and recorded in Allegany County Deed Book 511, Page 097 (this parcel is also known as Tax Map 22, Parcel 32, and is Steven and Diana Hartley's residential lot which will remain as a separate parcel) leaving a Net Area of 139.64 acres, more or less,

as surveyed in part on January thru April, 2007, by D.K. Golden, Land Surveying, of Warfordsburg, Pennsylvania, along with other previous surveys as noted and described on a plat of that survey entitled "Boundary Survey of Remaining Lands for George Steven Hartley and Diana Sue Hartley" Dwg. No.: 2010-04F, File No.: 2007-03Y, said plat intended to be made a part of this description.

BEING the remaining portion of the lands conveyed to George Steven Hartley and Diana Sue Hartley, his wife, by deed dated September 29, 1999, and recorded among the land records of Allegany County, MD, in Deed Book 676, Page 95 a/k/a Tax Map 22, Parcel 08, after an equal area exchange with James R. Twentey (Deed Book 1147, Page 236) and Raymond M. Stenger (Deed Book 1546, Page 194) and less two out-conveyances (Deed Book 511, Page 097 a/k/a Tax Map 22, Parcel 32 and Deed Book 1469, Page 247 a/k/a Tax Map 22, Parcel 45).

Subject to and together with all right-of-ways, easements, conditions, restrictions, dedications, and/or reservations of record applicable hereto.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said George S. Hartley and Diana Sue Hartley, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple. This is a deed from the grantors to themselves, for the purpose of establishing a record of the true and correct description of their property following a recent survey, as reflected in the above description and upon the above-mentioned plat.


And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

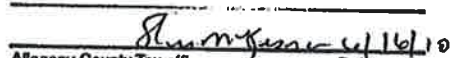
WITNESS:


 (Seal)  
 George S. Hartley

 (Seal)  
 Diana Sue Hartley

This is to certify that, according to the records of the  
 Allegany County Tax & Utility Office, there are no taxes  
 due on this property according to the (c) provided on  
 the int. of which recorded  
 Account(s) # 01-092230

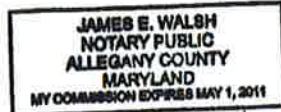
  
 Allegany County Tax Office Date

STATE OF MARYLAND  
COUNTY OF ALLEGANY

} ss

I hereby certify that on this 14<sup>th</sup> day of June, 2010, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared George S. Hartley and Dianna Sue Hartley, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



*James E. Walsh*  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

*James E. Walsh*  
\_\_\_\_\_  
James E. Walsh, Attorney

AFTER RECORDING, PLEASE RETURN TO:  
Robb & Walsh, LLC  
18 North Centre Street  
Cumberland, MD 21502

## Real Property Data Search ( w1)

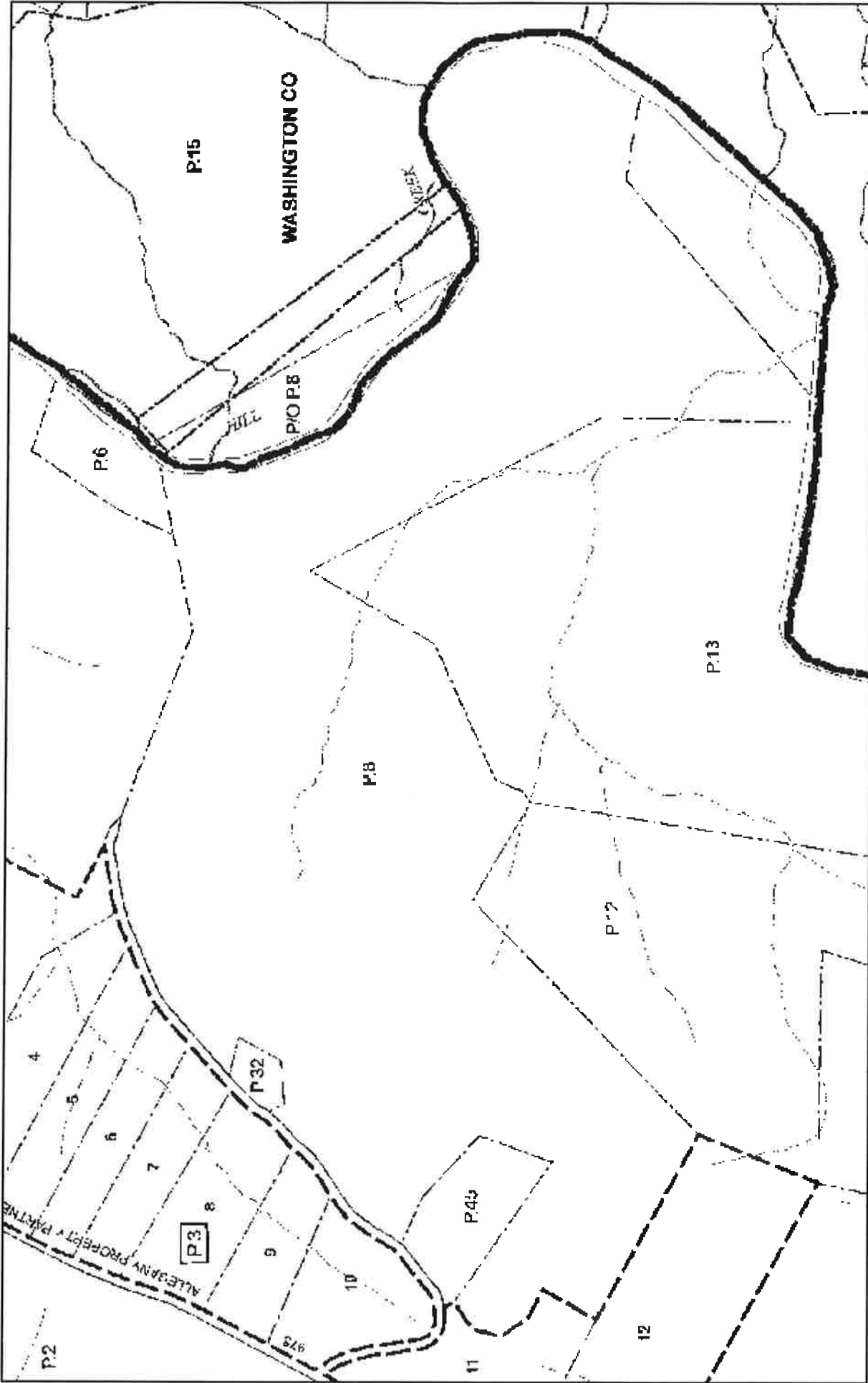
## Search Result for ALLEGANY COUNTY

22 parcel 15-1975

View Map				View GroundRent Redemption				View GroundRent Registration			
Account Identifier:				District - 01 Account Number - 092030							
Owner Information											
Owner Name:				HARTLEY GEORGE S-DIANA SUE				Use:		AGRICULTURAL NO	
Mailing Address:				35108 WHITFIELD RD NE LITTLE ORLEANS MD 21766-1145				Deed Reference:		/01697/ 00374	
Location & Structure Information											
Premises Address:				SWAIN RD LITTLE ORLEANS 21766-0000				Legal Description:		139.64A E SWAIN RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	B210E	
0022	0009	0008		0000				2016	Plat Ref:		
Special Tax Areas:						Town:		NONE			
						Ad Valorem:					
						Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
1900		1,944 SF				139.6400 AC					
Stories	Basement	Type		Exterior	Full/Half Bath		Garage	Last Major Renovation			
2	YES	STANDARD UNIT		FRAME	1 full						
Value Information											
				Base Value		Value		Phase-in Assessments			
						As of 01/01/2016		As of 07/01/2017		As of 07/01/2018	
Land:		66,900		66,900							
Improvements		12,400		12,000							
Total:		79,300		78,900		78,900		78,900			
Preferential Land:		26,900						26,900			
Transfer Information											
Seller: HARTLEY, GEORGE STEVEN-DIANNA SUE				Date: 06/16/2010				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /01697/ 00374				Deed2:			
Seller: HARTLEY, GEORGE H ET UX				Date: 10/13/1999				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /00676/ 00095				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class				07/01/2017		07/01/2018			
County:		000				0.00					
State:		000				0.00					
Municipal:		000				0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:									
Exempt Class:		AGRICULTURAL TRANSFER TAX									
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application											
Date:											

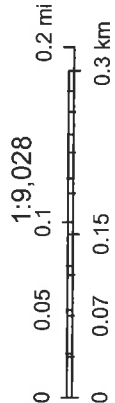


# Hartley MALPF Tax Map



April 26, 2018

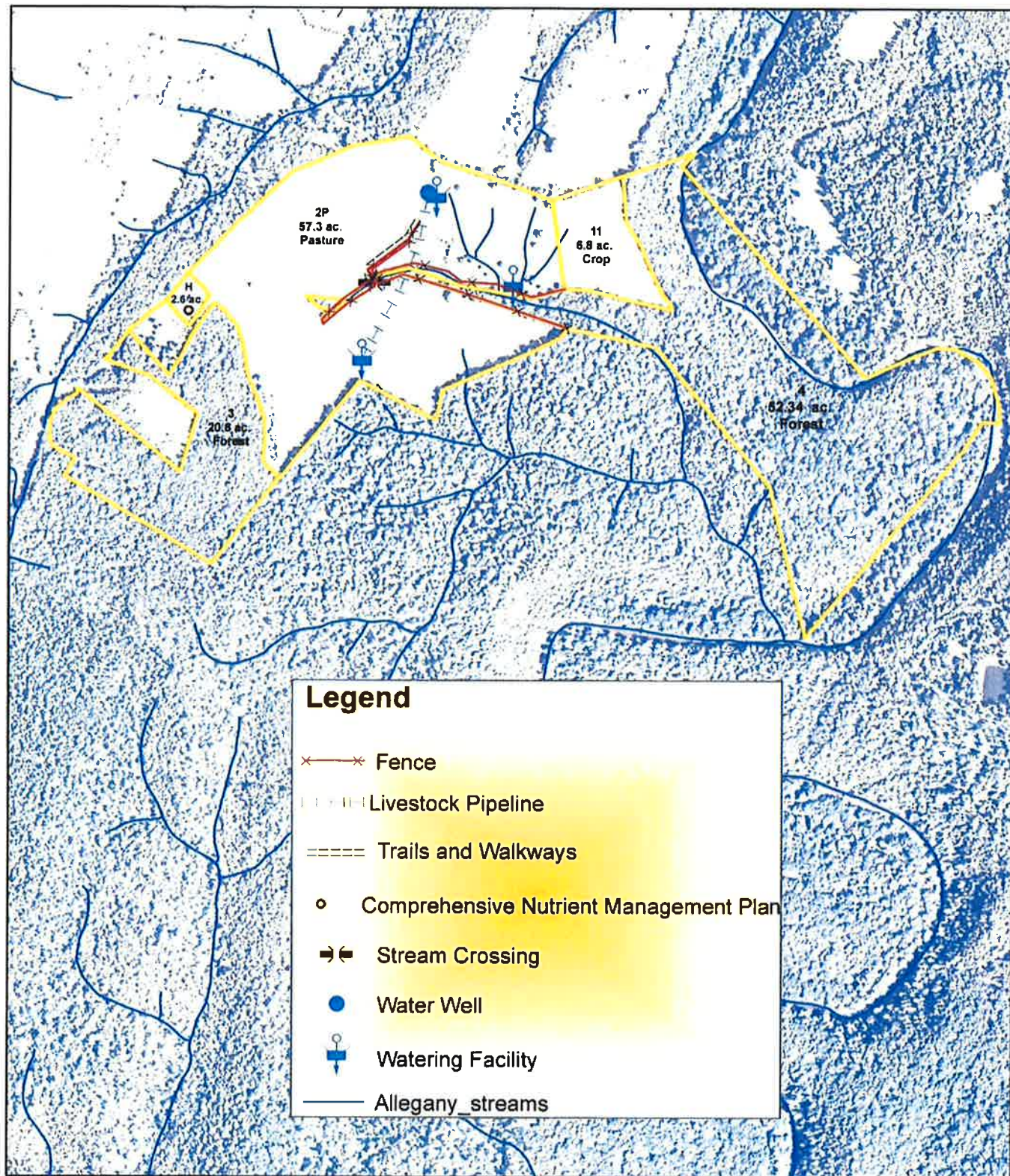
☐ State Boundary Mask Tax Map Image



Date: 9/1/2016  
Operator: Steve Hartley  
Farm:  
Tract: 567

# Conservation Plan Map

for MALPF application  
Allegheny County  
Soil Conservation District



0 415 830 1,660 2,490 3,320 Feet

Scale 1" = 800'





Date: 9/1/2016  
Operator: **Steve Hartley**  
Farm:  
Tract: **567**

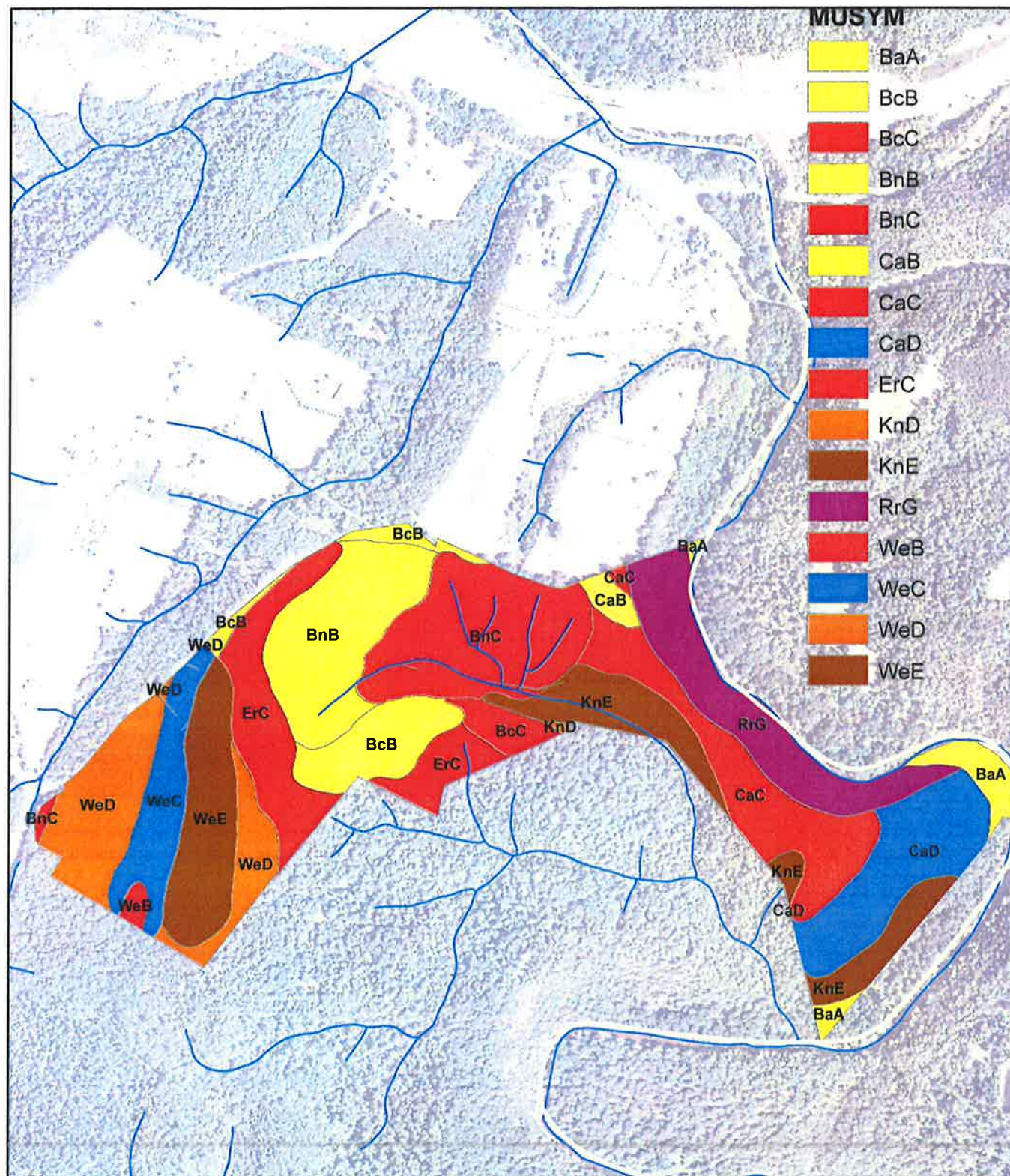
# Conservation Plan Map

for MALPF application  
Allegany County  
Soil Conservation District

## Legend

allebdry  
Allegany\_streams

## Soils Map



0 400 800 1,600 2,400 3,200 Feet

Scale 1" = 800'







FOREST MANAGEMENT ASSISTANCE PLAN  
FOR

**George S. and Dianna S. Hartley**

Property Located In  
Allegany County, Maryland



Prepared by:  
Jeffrey J. Bracken  
FMA Forester  
Luke Mill Wood Department  
257 Cold Run Valley Road  
Berkeley Springs, WV 25411

Verso FMA Plan – February, 2017



## **PREFACE**

Verso Corporation through its Forest Management Assistance (FMA) Program has prepared this forest management plan for George S. and Dianna S. Hartley, 35108 Whitfield Road, Little Orleans, Maryland 21766. The property is located in Allegany County, Maryland consisting of one parcel (**Map 0022-0009-0008 – Account #092030**) totaling approximately 140 acres.

The property has been in the family since the 1900's and George S. Hartley and his wife are now the fourth generation of ownership. The original home of George's great grandfather (Mr. Whitfield) is still present on the property and shown in the cover photo. The property is managed as a family farm with beef cattle raised and pastured in the open fields. The woodlands provide for hunting, firewood, and recreational opportunities and Mr. Hartley is looking into the possibility of placing the property in a conservation easement with the Maryland Agricultural Land Preservation Foundation (MALPF).

Mr. and Mrs. Hartley enrolled in the Verso Forest Management Assistance (FMA) Group Certification Program in November 2016 to gain assistance in accomplishing their management goals of: improving the health and vigor of the forest; producing periodic income from the forest products; and enhancing the wildlife habitat. This Verso plan provides stand descriptions and recommendations to help accomplish those goals. The recommendations may be modified to meet any changing interests of the landowners. Or they may need modification if the forest suffers some significant change.



2017

Nutrient Management Annual Implementation Report (AIR)  
Due March 1, 2018

For Office Use

RECEIVED

FEB 20 2018

MD Department of Agriculture  
NMP Region 1

## Farmer/Operator Information

1. County/Region: **ALLEGANY** Region 1  
 2. MDA Operator Number: **20009343**  
 3. Operator/Owner Legal Name Last: **HARTLEY**  
 First: **G. STEVEN**  
 4. Farm/Operation Name:  
 5. Mailing Address: **35108 WHITFIELD RD.**  
 6. City: **LITTLE ORLEANS** 7. State **MD** 8. Zip **21766**  
 9. E-Mail address:  
 10. Telephone Number(s) Office: Home: **301-478-2829**  
 Cell:

## Farm/Operation Information

11. 106.5 Total Farmed Acres including Pastures

12. Operation Type (Check all that apply)

- ☐ Crop Production  
☒ Hay / Pasture  
☐ Nursery/Greenhouse  
☐ Organic  
☒ Animal  
☐ No-Land (0 Managed Acres)  
☐ Other \_\_\_\_\_

13. Nutrient Sources (Check all that apply)

- ☒ Commercial Fertilizers ☐ No-Land  
☐ Biosolids/Sewage Sludge  
☐ Animal Manure  
☐ Other \_\_\_\_\_

14. Animals - Number of head during 2017.

- 15 Beef, cows and bulls  
17 Beef, feeder cattle, 500 lbs and over  
 \_\_\_\_\_ Beef, young stock, less than 500 lbs  
 \_\_\_\_\_ Dairy, cows  
 \_\_\_\_\_ Dairy, heifers  
 \_\_\_\_\_ Dairy, calves  
 \_\_\_\_\_ Swine, sows and boars  
 \_\_\_\_\_ Swine, growers  
 \_\_\_\_\_ Sheep  
 \_\_\_\_\_ Goats  
 \_\_\_\_\_ Horses  
 \_\_\_\_\_ Other \_\_\_\_\_

## Poultry

15. Poultry (in 1,000s per flock)

- \_\_\_\_\_ Broilers/Roasters \_\_\_\_\_ Pullets  
 \_\_\_\_\_ Layers \_\_\_\_\_ Turkeys

16. \_\_\_\_\_ Number of Flocks per year

## Poultry (continued)

17. Poultry Company Name: \_\_\_\_\_

18. \_\_\_\_\_ Number of Poultry Houses  
 19. \_\_\_\_\_ Total square feet of all poultry houses  
 20. \_\_\_\_\_ Poultry litter in tons removed during crust outs in 2017. ☐ Check if Windrowed  
 21. \_\_\_\_\_ Poultry litter in tons removed during partial or total cleanout(s) in 2017.

22. Account ID updates - List changes to Account ID's, and check if added or deleted from operation since your 2016 AIR report. Attach additional pages if needed.

☐ No change of account ID(s)

Added Deleted

- |                          |                                     |                   |
|--------------------------|-------------------------------------|-------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>0101094823</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>0101094831</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>0101094815</u> |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____             |

## Manure/Organics

23. 0 tons Solid manure collected (other than poultry)24. 0 gals. Liquid manure/waste collected

25. Manure or Organics, all sources, imported or exported within the State of Maryland.

Imported - ☒ Check if None

Tons

Gallons

- \_\_\_\_\_ Manure/Poultry Litter  
 \_\_\_\_\_ Biosolids/Sewage Sludge  
 \_\_\_\_\_ Other Organics

Exported ☒ Check if None

Tons

Gallons

- \_\_\_\_\_ Manure/Poultry Litter  
 \_\_\_\_\_ Biosolids/Sewage Sludge  
 \_\_\_\_\_ Other Organics

**TOTAL pounds of AVAILABLE nutrients applied.** If you did not apply nutrients, list the crop, the crop acreage and write "none applied" across the row.

Operator ID: 20009343

# AGRICULTURAL LAND PRESERVATION ADVISORY BOARD

## ALLEGANY COUNTY, MARYLAND

### BOARD OF COUNTY COMMISSIONERS

Jacob C. Shade, President  
Creade V. Brodie, Jr  
William R. Valentine.

701 Kelly Road, Suite 300  
Cumberland, MD 21502  
301-777-5933 FAX 301-777-2001  
[www.alleganygov.org](http://www.alleganygov.org)

Siera Wigfield, Program Administrator



### BOARD MEMBERS

Tim Carney

Larry Crossland

Amanda Paul

Carl Robinette

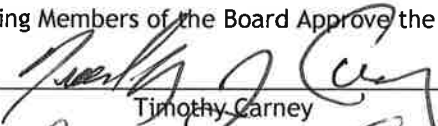
Ben Sansom

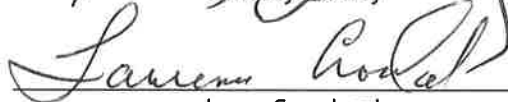
### Hartley FY 2019 Application Approval

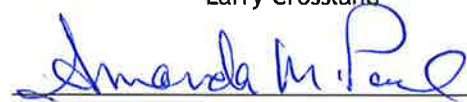
On Thursday, May 3, 2018 at 3:00 pm, The Allegany County Agricultural Land Preservation Advisory Board met in, Potomac Room, Allegany County Office Building, 701 Kelly Road, Cumberland, Maryland 21502.


As part of the agenda the Board has reviewed the Hartley Application for FY 2016.

The following Members of the Board Approve the Application

  
Timothy Carney

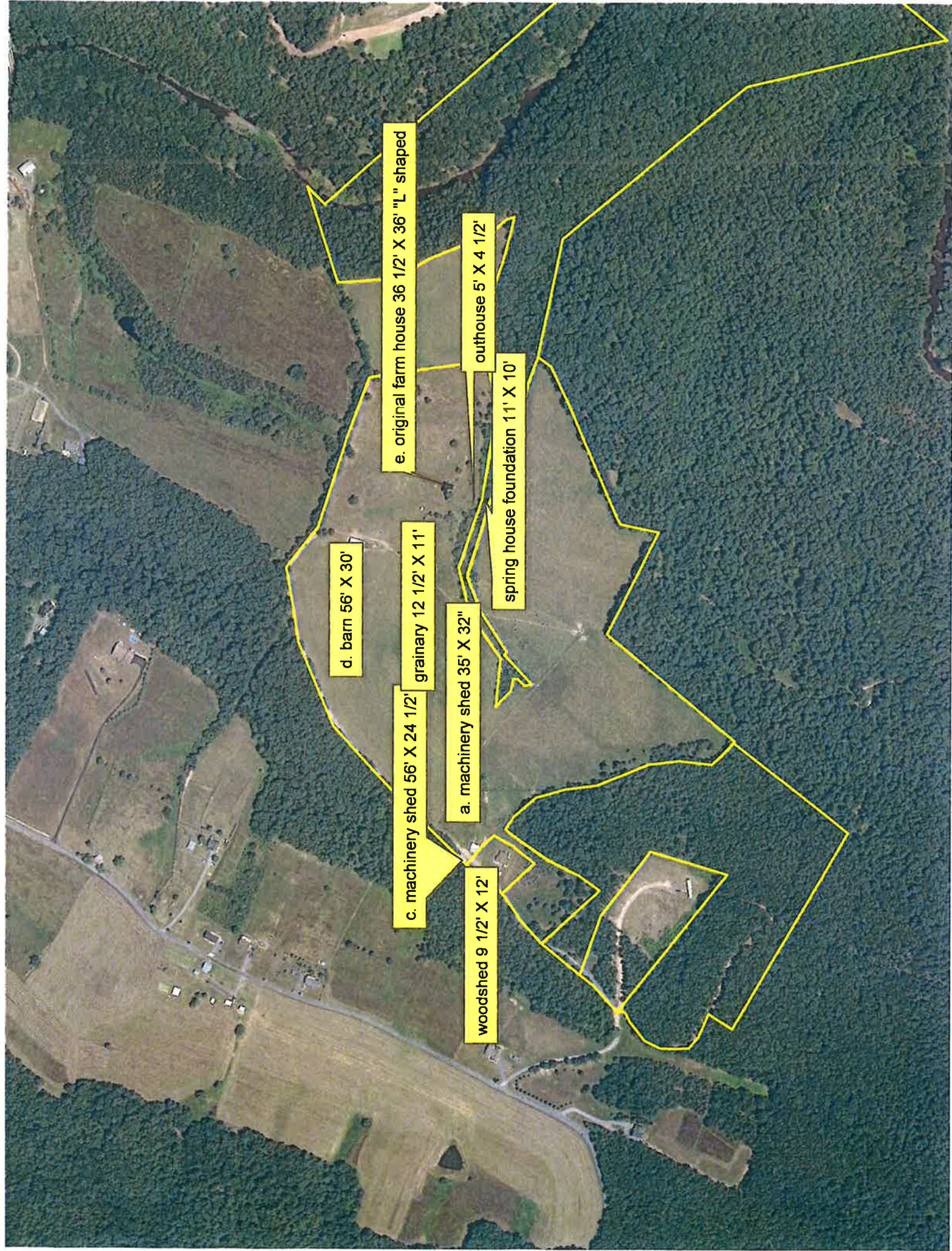
  
Larry Crossland

  
Amanda Paul

  
Ben Sansom

  
Carl Robinette





e. original farm house 36 1/2' X 36' "L" shaped

outhouse 5' X 4 1/2'

spring house foundation 11' X 10'

d. barn 56' X 30'

grainary 12 1/2' X 11'

a. machinery shed 35' X 32"

c. machinery shed 56' X 24 1/2'

woodshed 9 1/2' X 12'