

**Minutes from meeting of MET's Land Committee**  
**Wednesday May 21, 2025**  
**1:00 pm**

Attending Committee Members: M. Benjamin, M. D'Arcy, C. Highfield, G. Burnett, A. Jones, C. Wells

Attending MET Staff: J. Turgeon, J. Markline, K. Bull, Laurel Paterni, D. Skalos, M. Luddington

Office of the Attorney General Staff: R. Medoff, T. Kovacs, C. McCann

Public attendees: M. Hinel, Esquire, M. Katz, B. Patternotte, C. Sagal, D. Wilmerding, M. Gienko

***Next meeting: Wednesday, August 27, 2025 at 1 pm***

Agenda Item 1. Approve minutes from April meeting

- Motion to approve by M. D'Arcy, seconded by A. Jones, none opposed, the Minutes were approved.

Agenda Item 2. Easement Program

- c) 1. Colwill easement 1 – Motioned to BOT Consent Calendar by M. D'Arcy, seconded by A. Jones, none opposed. Comment made to revise the address.
- c) 2. Colwill easement 2 – Motioned to BOT Consent Calendar conditional upon the Colwill easement 1 also getting approved, but not without, by A. Jones, seconded by C. Wells, none opposed. Discussion was held regarding why this parcel needed to be preserved separately from Colwill easement 2, also on the agenda, even though they are owned by the same owner and why the smaller parcel is necessary to be preserved. It was explained that the owner wants to sell the smaller parcel separately in the future and that 3 residential building rights would be removed from the parcel making it valuable to the program. Small parcel may create a conflict with landowner in placing easement on adjacent 110+acres. Staff noted that historic home would be difficult to rent if part of and sold with larger easement.
- c) 3. – Motioned to BOT Consent Calendar by C. Wells, seconded by C. Highfield, none opposed. Question about whether allowing a dwelling unit makes sense for oversight to stave off encroachment issues. Comment made that the owners attempted to ease portions of the property in the past with other land trusts, but no other land trust would accept it because the owners did not want to ease the entire property and the building rights would have been pushed to the corner of the road which would impact the scenic historic view, but if both residential rights will be extinguished, then there is no issue anymore. Committee urged caution and supported “ease now and overlay Army Corps of Engineers NALT easement later” approach.
- d) Peters and Katz property – Motion to Table by M. Benjamin, seconded by C. Highfield, none opposed. Staff declined to co-hold easement on 9.76-acre property owned by Morgan Katz (present) and Matthew Morgan (not present) in the Green Spring Valley Historic District in Baltimore County. Motion to table followed presentation by Mande Heinl, counsel for landowners. Issues brought up by staff and committee

members were: small property, lack of ecological value (lots of lawn), and whether there were development rights to extinguish. When asked directly why the easement could not be solely held by Land Preservation Trust, who is interested in holding the easement, counsel responded by saying they felt the property met five out of the six required criteria necessary for MET to hold per MET policy. MET staff will confirm whether development rights exist and provide that information to the Lands Committee at the August meeting.

### Agenda Item 3. Stewardship Program

- a) 0797QUI04.ANNE- Request for modification of Second Amendment. Motioned by C. Wells, seconded by C. Highfield, all approved. Request for modification was approved.
- b) 0525IRV00.BACO- Enforcement of Conservation Easement. Closed Session: A portion of this Meeting was closed to obtain legal advice. GP§3- 305(b)(7) M. Benjamin and A. Jones recused themselves from attending the closed session citing potential conflict of interest.

### Closed Session:

At 2:24 p.m., M. D'Arcy moved to go into a closed session, seconded by C. Wells, with G. Burnett and C. Highfield voting to go into closed session. M. Benjamin and A. Jones recused themselves from the closed session. The meeting was closed under the Annotated Code of Maryland, General Provisions Article, § 3-305(b)(7) to obtain legal advice. The topic discussed was the legal opinion and advice of the OAG's counsel to MET concerning the terms of the conservation easement and certain activities on and uses of the property subject to the easement.

John Turgeon, Executive Director, Josette Markline, Stewardship Manager, Kevin Bull, Easement Stewardship Specialist, Dan Skalos, Easement Program Manager, Maryland Environmental Trust; and Cynthia McCann, Talley Kovacs, and Roger Medoff, Assistant Attorneys General, were also in attendance.

At 3:16 p.m., on motion by C. Wells, seconded by C. Highfield, the Lands Committee members in attendance unanimously adjourned the closed session and reconvened in open session.

### Open Session:

Upon reconvening in open session, C. Highfield announced he would abstain from any vote on the matter discussed in closed session. B. Patterson of Irvine Nature Center was invited to and provided comment on the nature of events held at the property with regard to the terms and restrictions of the conservation easement. He responded to questions from M. D'Arcy and C. McCann. On a motion made by M. D'Arcy, seconded by C. Wells, on a roll call vote, M. D'Arcy, C. Wells, and G. Burnett unanimously voted

to recommend to the Board of Trustees that it direct staff to issue a notice of violation in consultation with the OAG.

On a motion made by M. Benjamin and seconded by M. D'Arcy, with none opposing, the meeting adjourned at 3:34pm.