

MARYLAND ENVIRONMENTAL TRUST LANDS COMMITTEE

Agenda for Meeting of
Wednesday, August 27th, 2025
1:00 PM

Meeting Location:
GoogleMeets Video call
meet.google.com/rpc-nfnj-etu

Join by phone
(US) +1 470-705-4281 PIN: 136 561 565#

Upcoming 2025 Lands Committee meeting dates:

August 27
October 22

- 1) Review Minutes from Last Meeting
- 2) Easement Program Update
 - a) 2024 FY Easement Results
 - i) 3 Easements, 335 acres in Queen Anne's/Caroline County, Worcester County and Howard County.
 - b) Current Easement Pipeline
 - i) See table
 - c) New Easements for Consent
 - i) Donation to MET by John and Meg Menke - 19.5 acres in Montgomery County.
 - ii) Donation by Edwin B. Looper, III Trust to MET and Magothy River Land Trust – 241.8 acres in Anne Arundel County with public access.
 - iii) Donation by John P. Zebelean, III to MET and NeighborSpace Baltimore County - 16.5 acres in Baltimore County.
 - iv) Donation by Eastern Shore Land Conservancy to MET – 29.0 acres in Queen Anne's County.
- 3) Stewardship Program
 - a) Program Updates
 - b) Request for Amendment MET ID #0850STE05.DORC

In accordance with Annotated Code of Maryland, General Provisions Article Sec. 3-305 (b)(7), a portion of this public meeting may be closed to consult with counsel to obtain legal advice.

Committee Agenda 2b – 2025 FY Easement Pipeline

Conservation Projects Pipeline			Meeting Dates			
Landowner	Cnty	Acres	Lands Comm	MET Board	BPW	Record FY
Projected 2026 Recordation						
Cilecek	GARR	100.6	Complete	Complete	Complete	2026
Worthington	BACO	30.5	Complete	Complete	Complete	2026
Swann Farm LLC	TALB	70.6	Complete	Complete	Complete	2026
Rum Spring Farms	FRED	160.7	Complete	Complete	Complete	2026
Wading Place Inc	QUEE	31.0	Complete	Complete	Complete	2026
Cherry	FRED	60.0	Complete	Complete	Complete	2026
Stiles Colwill - Main	BACO	125.6	Complete	Complete	Complete	2026
Stiles Colwill - Halcyon	BACO	8.1	Complete	Complete	Complete	2026
Horstman	QUEE	42.2	Complete	Complete	Complete	2026
Menke	MONT	19.2	27-Aug	8-Sep	1-Oct	2026
Looper	ANNE	241.8	27-Aug	8-Sep	22-Oct	2026
Zebelean	BACO	16.5	27-Aug	8-Sep	22-Oct	2026
Walter Properties	QUEE	29.0	27-Aug	8-Sep	22-Oct	2026
Hilltop Campbell Farms	KENT	113.0	Oct-22	8-Sep	22-Oct	2026
Mason	TALB	111.1	Complete	Complete	16-Jul	2026
Sion Hill	HARF	22.8	22-Oct	11-Nov	17-Dec	2026
Flack	HARF	39.0	22-Oct	11-Nov	17-Dec	2026
Eccleston	BACO	45.0	Complete	Complete	10-Sep	2026
East Huntington	GARR	524.0	22-Oct	11-Nov	17-Dec	2026
Kramer - New Hope	QUEE	200.82	22-Oct	11-Nov	17-Dec	2026
Kramer - Hibernia	QUEE	199.06	22-Oct	11-Nov	17-Dec	2026
20	Total	2160.8				
Amended and Restated Easements						
Chase Farm	HOWA	225.0				2026
Back Burner Potential Easements						
Paul Gatewood	PRGE	30.0	Working with LO			UNK
Peter Austin	MONT	66.5	Awaiting LO			UNK
Alex & Ella Herz	MONT	40.0	Awaiting LO			UNK
Dug Hill Gun Rod and Club	CARR	61.2	Awaiting LO			UNK
Ample Grange Farm LLC	PRGE	50.3	Investigating options			UNK
Terra Energy	MONT	450	Awaiting LO			2027

MEMORANDUM

TO: Maryland Environmental Trust – Lands Committee
FROM: Matthew Ludington
DATE: August 27, 2025
SUBJECT: **Potential Conservation Easement donation by: John and Meg Menke**

Grantees: MET
Grantors: John Menke, Mary (Meg) Menke
Location: Old Hundred Road, Barnesville, Montgomery County
Tax Map/Parcel: Tax map CV63, parcels 338 and 388
Size: 19.2 acres
Existing Dwelling Unit(s): One
Est. Dwelling Right(s): Six
Reserved Rights(s): Zero
Subdivision: None, per MET standard language
Issues: See below
Recommendation: Approval

Background and General Physical Description of the Property

The Property is located in Montgomery County within the village of Barnesville and the both local and county governments have expressed support for a Conservation Easement on this land. The Property contains approximately 6.62 acres of Agricultural Land, 11.09 acres of mixed hardwood forest and approximately 0.1 acres of pond. There is xxx feet of an unnamed stream running though the Property which feeds the pond. The Property borders 1,100 acres of MET held Easement land, and has a significant viewshed of Sugarloaf Mountain.

Proposed Easement Protects

- a. 19.2 acre within Rural Legacy Area
- b. 19.2 acres within Montgomery County Ag Reserve
- c. 600 feet of frontage along Road
- d. 200 feet of stream buffer along unnamed stream
- e. 11 acres of mixed hardwood forest
- f. 13 acres of Soils of Statewide Importance
- g. Adjacent to protected MET Farr easement and TDR easement
- h. 1,091 acres of protected land within 1 mile
- i. Consistent with local planning and zoning
- j. **County provided letter of support**
- k. Consistent with MET policy

Pursuant to Local Government Policy

The Easement is consistent with county objectives. In a letter dated June 24, 2025, Montgomery County Office of Agriculture Farmland Preservation Administrator Mike Weyand writes, “The Menke property, with its prime agricultural soils and longstanding agricultural use, represents an ideal candidate for preservation. Protecting this farm through a MET easement will contribute significantly to the County’s broader commitment to sustaining agriculture, safeguarding natural resources, and ensuring our working lands remain productive for generations to come.”

Reservation of Rights and Deed Provisions

Residential Structures: One (1) dwelling unit exists on the property and the total number shall never exceed one (1). Based on zoning regulations, an estimated six (6) building rights are available, zero (0) are reserved for a **total donation of an estimated five (5) rights**. The dwelling units must be located within the 1.3-acre Building Area (see attached map).

Subdivision language: Standard language, no subdivision.

Issues

Building area allows for the home to be relocated.

Stewardship Responsibilities

- Regular monitoring
- Standard review and approval of reserved rights
- Review of Forest Stewardship Plan

Legal Form and Sufficiency

The Assistant Attorney General is reviewing the Deed for legal form and sufficiency.

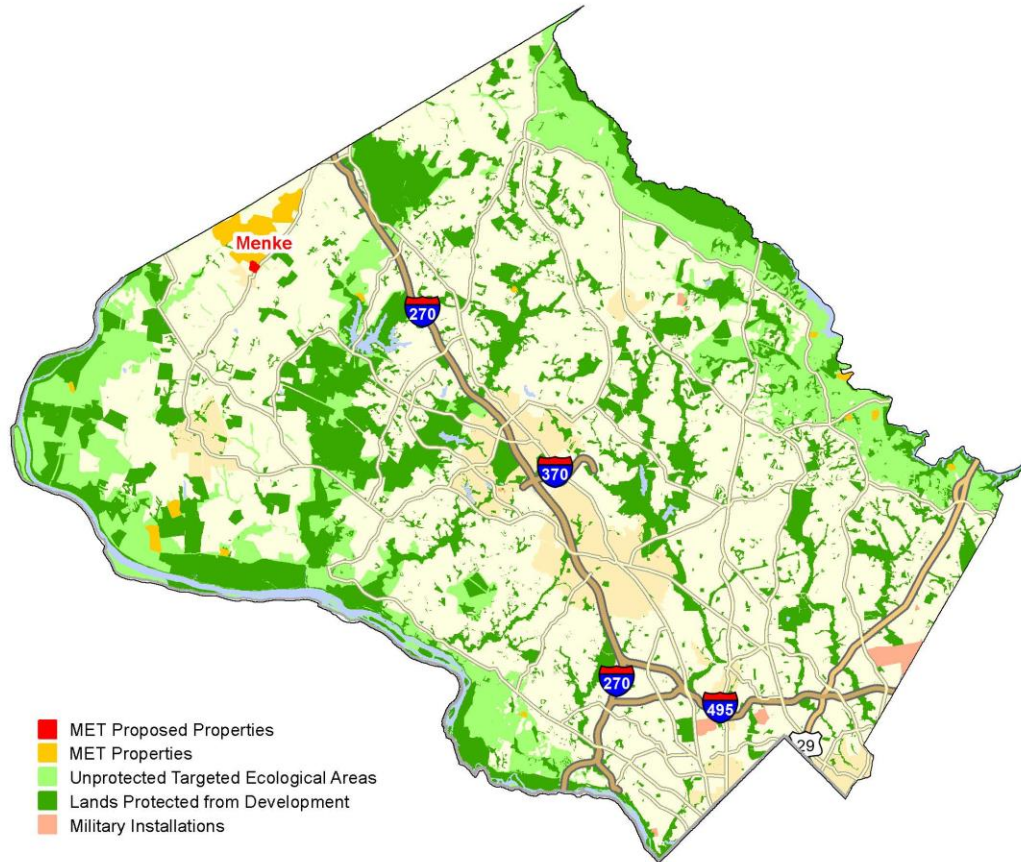
Recommendation

Staff recommends approval

Attachment: Maps

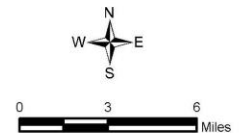
- 1) Vicinity
- 2) Aerial Map
- 3) Building Area

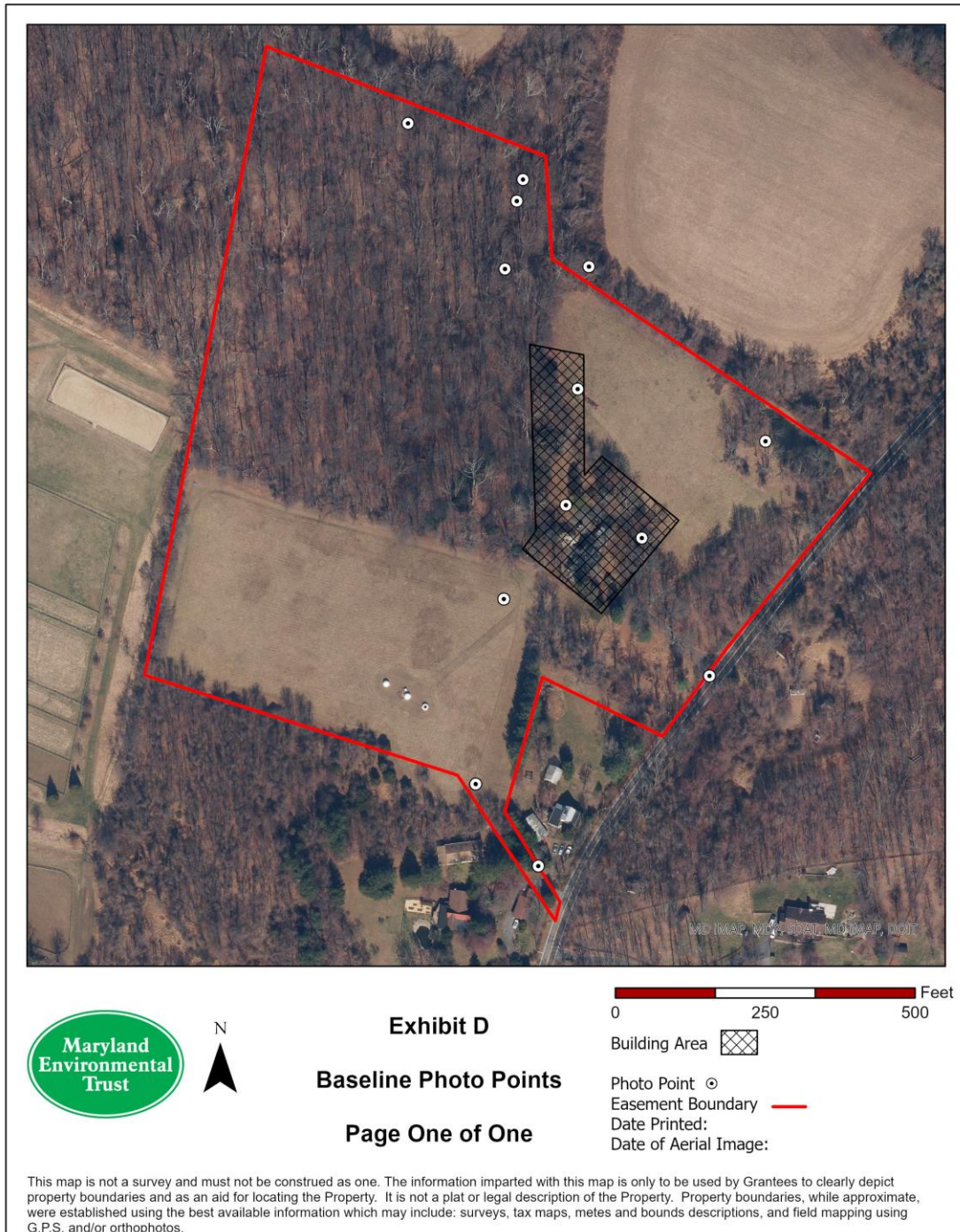
Maryland Environmental Trust Montgomery County Menke Easement Donation



Maryland Department of Natural Resources
Center for Geospatial Products and Services
580 Taylor Ave E-2 Annapolis, MD 21401
410-260-8985 or 1-877-620-8DNR x8985
dnr.maryland.gov
DNR June 2025

Wes Moore
Governor
Aruna Miller
Lt. Governor
Josh Kurtz
Secretary
Dave Goshorn
Deputy Secretary







MEMORANDUM

TO: Maryland Environmental Trust Lands Committee
FROM: Dan Skalos
DATE: August 27, 2025
SUBJECT: **Potential Conservation Easement donation by: Edwin Looper III Trust**

Grantees: MET and Magothy River Land Trust
Grantors: Anne Arundel County Parks and Recreation via Edwin Looper Trust
Location: 263 Eagle Hill Road, Pasadena, Anne Arundel
Tax Map/Parcel: Tax map 25, parcels 57, 136 and 281
Size: 240.9. acres
Existing Dwelling Unit(s): 1
Est. Dwelling Right(s): 40+
Reserved Rights(s): 1
Subdivision: None, per MET standard language
Issues: See below.
Recommendation: Approval

Background and General Physical Description of the Property

The Property consists predominantly of mixed coastal forest, ideal for forest interior dwelling bird species. The Maryland Department of Natural Resources wetlands layer identifies numerous sensitive habitats, including 9 acres of estuary marsh as well as a 9-acre bog wetland. The Property also contains numerous sensitive and rare species of plants and animals. A 1,400-foot reach of South Grays Creek runs, adequately buffered, through the north portion. Additionally, there is another 2,100 feet of shoreline along Broad Creek, a tributary of the Chesapeake Bay. Wildlife and Heritage Service indicates the presence of rare and threatened species and habitats.

Proposed Easement Protects

- a. 89 acres within Critical Area
- b. 222 acres of Green Infrastructure
- c. 3,400 feet of frontage along Eagle Hill and North Shore roads (combined)
- d. 2,100 feet along Broad Creek, a public waterway
- e. 1,400 feet of stream buffer along South Gray's Creek
- f. 132 acres of Forest Interior Dwelling Species habitat
- g. 20 acres of Targeted Ecological Area
- h. "Excellent" Green Infrastructure rating
- i. 20 acres of Targeted Ecological Area
- j. BioNet Tier 1: 18 acres, Tier 2: 23 acres, Tier 2: 13 acres, Tier 5: 187 acres
- k. Sensitive species and unique habitat protection
- l. 145 acres of prime/soils of statewide importance
- m. Unlimited public access
- n. Will be an addition to Magothy Greenway Natural Area
- o. 181 acres of protected land within 1 mile

- p. Consistent with local planning and zoning
- q. Consistent with MET policy

Pursuant to Local Government Policy

A conservation easement is consistent with local zoning laws and ordinances. Parcels 57 and 281 are zoned RLD - Residential Low Density. This zoning district allows a maximum density of 1 dwelling per 5 acres. Accessory dwelling units (attached or detached) are also allowed, and there can be no more than one ADU per residential lot (Anne Arundel County § 18-4-401 Subtitle 4. RLD – Residential Low-Density Districts). Additionally, the majority of the land area in Parcels 57 and 281 falls within the contributing drainage area of protected wetland bogs, and portions of the properties fall within regulated 100-foot and 300-foot bog upland buffers. Development is generally prohibited in the bog buffers. Development is allowed in the bog contributing drainage area, but impervious surface in a new subdivision within the contributing drainage area may not exceed 10%. Parcel 136 is zoned OS-Open Space and cannot be developed with residential dwellings.

Reservation of Rights and Deed Provisions

Residential Structures: One (1) dwelling unit exists on the property and the total number shall never exceed one (1). Unclear what the disposition of this building will be but previous discussions indicate the County plans on using it as a visitor center. Based on zoning regulations, an estimated forty-plus (40+) building rights are available, zero (0) in addition are reserved for a **total donation of an estimated forty-plus (40+) rights**. The dwelling units must be located within the 26.61-acre Building Area (see attached map).

Subdivision language: Standard language, no subdivision.

Issues

Requires county approval and cooperation with the Trust (i.e., current landowner). Large building area.

Stewardship Responsibilities

- Regular monitoring
- Standard review and approval of reserved rights
- Review of Forest Stewardship Plan

Legal Form and Sufficiency

The Assistant Attorney General has reviewed the Deed for legal form and sufficiency.

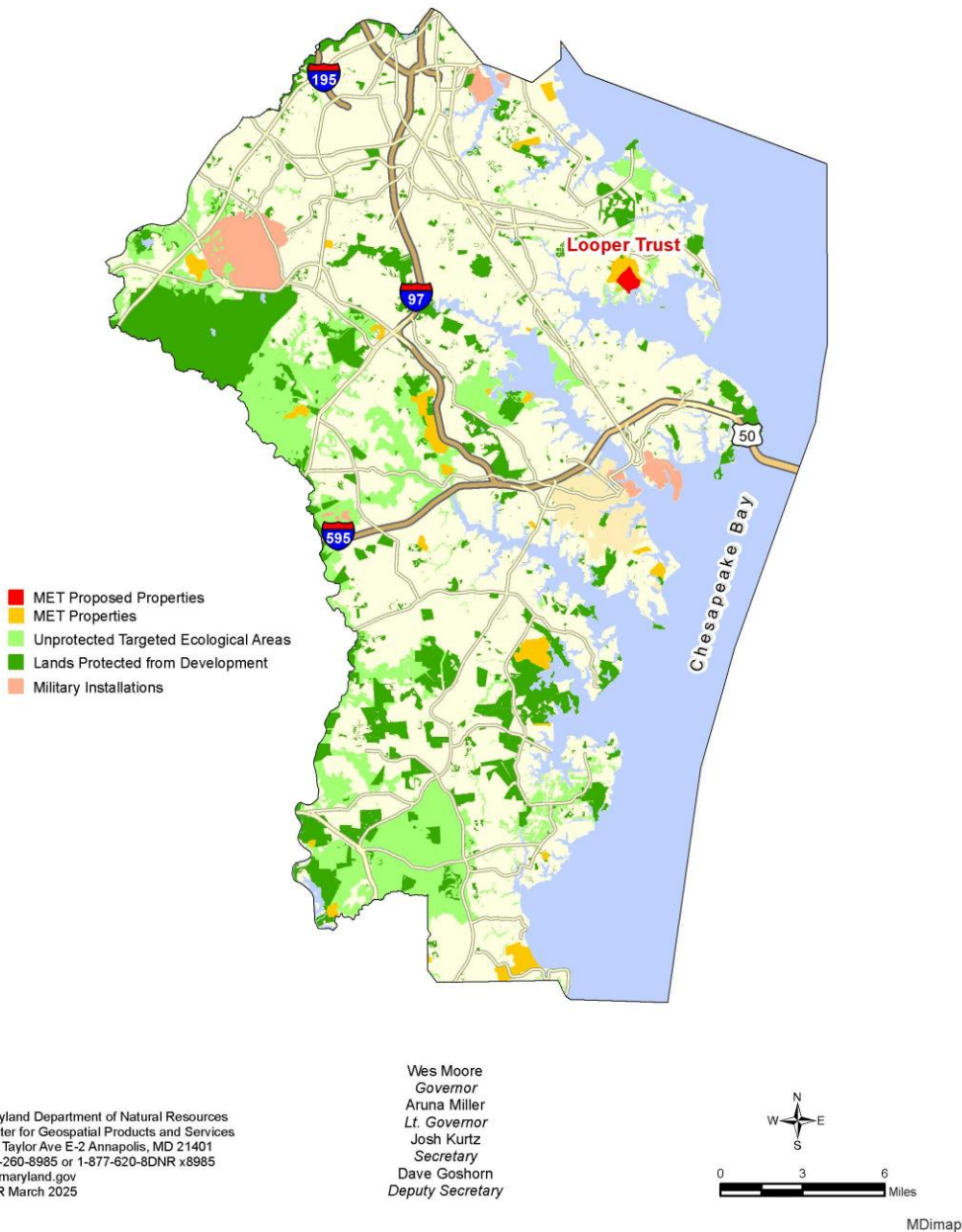
Recommendation

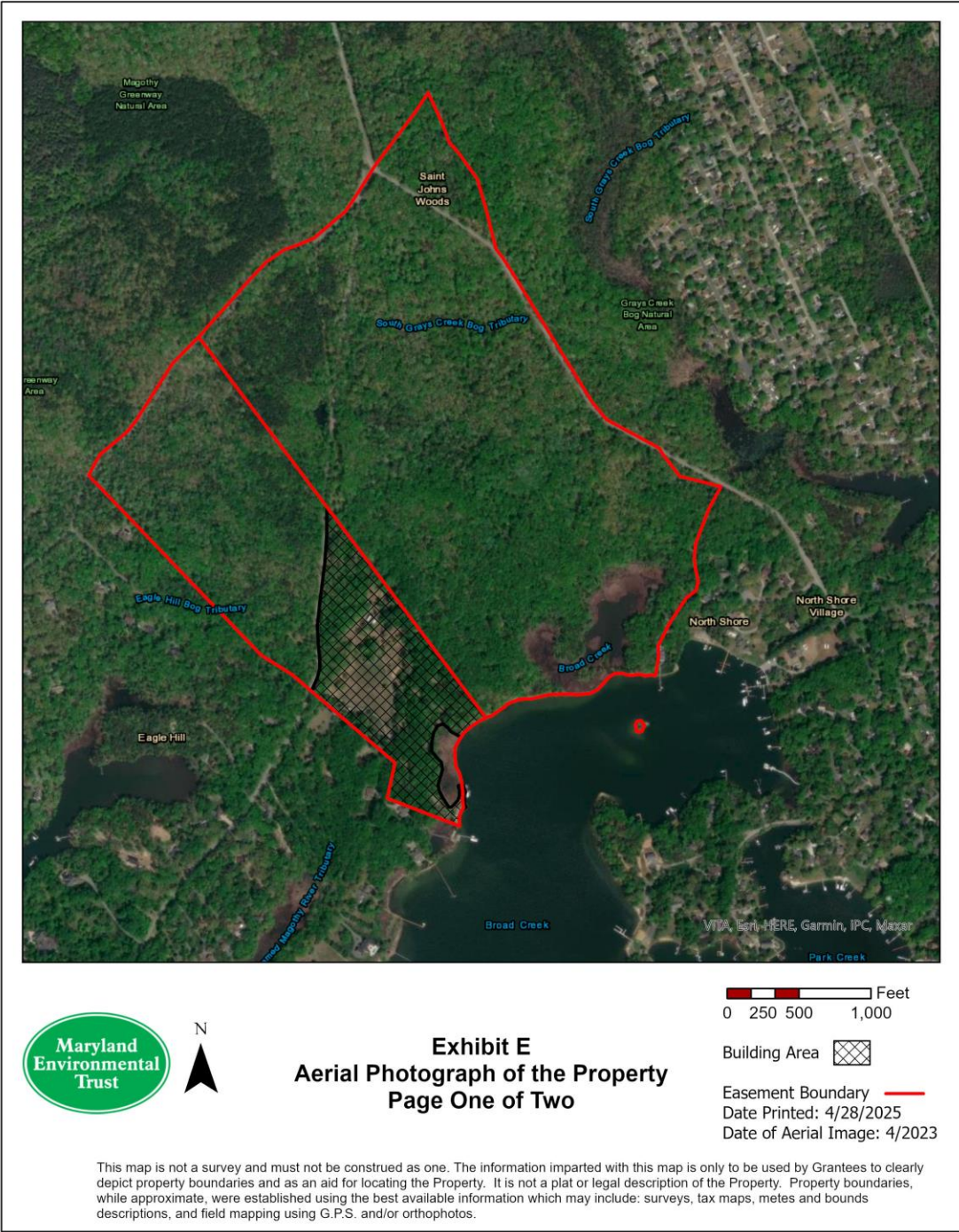
Staff recommends approval

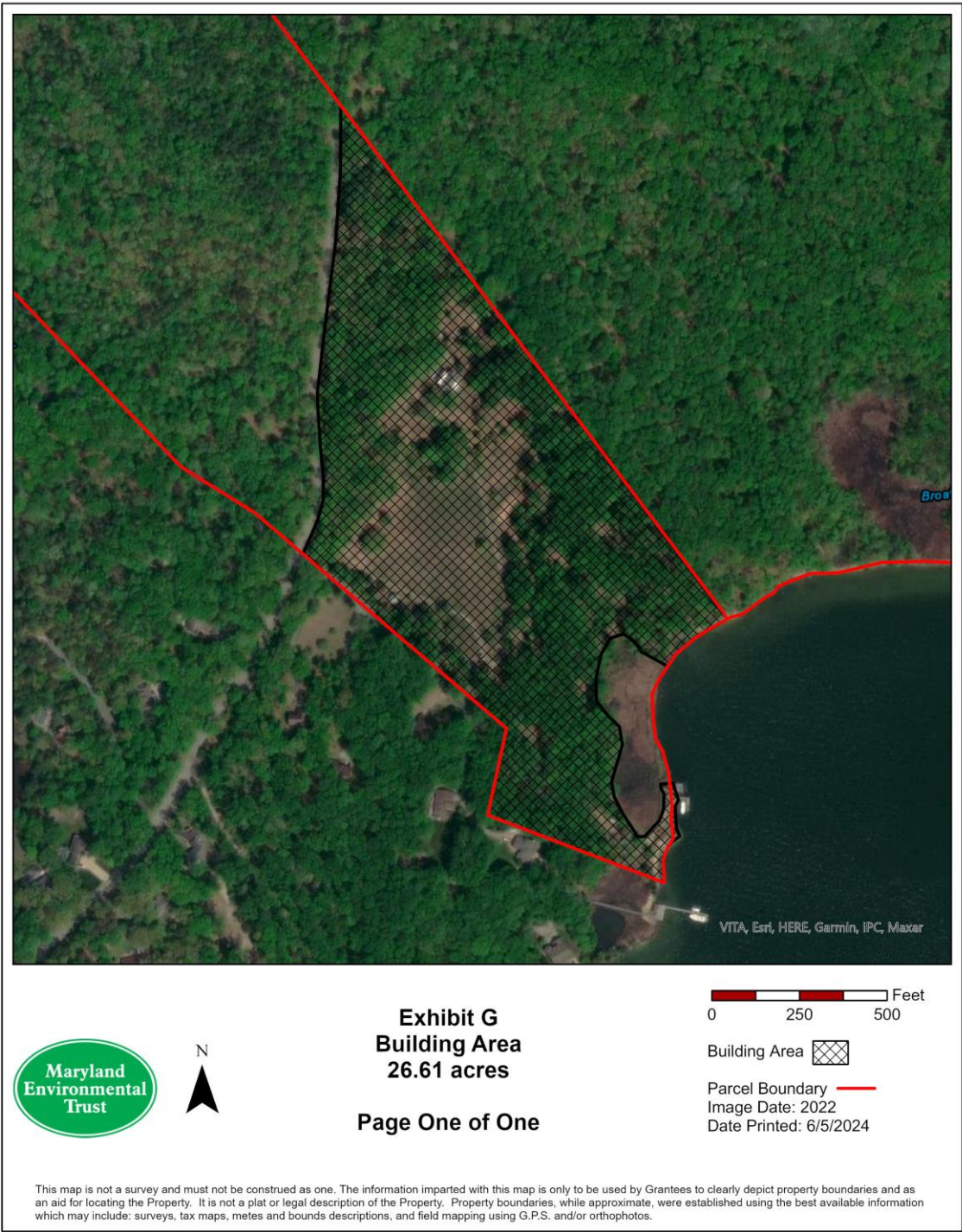
Attachment: Maps

- 1) Vicinity
- 2) Aerial Map
- 3) Building Area
- 4) Sea Level Rise Vulnerability

Maryland Environmental Trust
Anne Arundel County
Looper Trust Easement Donation







Maryland Environmental Trust
Anne Arundel County
Looper Trust Easement Donation



Maryland Department of Natural Resources
Center for Geospatial Products and Services
580 Taylor Ave E-2 Annapolis, MD 21401
410-260-8985 or 1-877-620-8DNR x8985
dnr.maryland.gov
DNR March 2025

Wes Moore
Governor
Aruna Miller
Lt. Governor
Josh Kurtz
Secretary
Dave Goshorn
Deputy Secretary

Elevation above
mean sea level

0 - 2 feet
(50% chance of
inundation by 2080)

Open Water



MEMORANDUM

TO: Maryland Environmental Trust Lands Committee
FROM: Dan Skalos
DATE: August 27, 2025
SUBJECT: **Potential Conservation Easement donation by: John Zebelean**

Grantees: MET and NeighborSpace Baltimore County
Grantors: John Zebelean
Location: 5605 Wilkens Avenue, Baltimore County
Tax Map/Parcel: Tax map 101, parcel 604
Size: 16.52 acres
Existing Dwelling Unit(s): Two
Est. Dwelling Right(s): <45
Reserved Rights(s): None
Subdivision: None, per MET standard language
Issues: Inside URDL
Recommendation: Approval

Background and General Physical Description of the Property

The Property sits directly adjacent to Wilkens Avenue, inside the Urban – Rural Demarcation Line in Baltimore County near Catonsville. A Conservation Easement on the Property will protect 16.5 acres, including 11 acres of forest and 5 acres of open space along 800 feet of public road. Protection will also provide buffer along 1,182 feet of unnamed streams which feed into the West Branch of Herbert Run, a tributary of the Patapsco River. The forest on the Property is Tier 5 BioNet which is Significant for Biodiversity Conservation according to DNR’s Wildlife and Heritage Program. Additionally, the forest on the Property is relatively good habitat for Forest Interior Dwelling Bird Species which are declining in Maryland.

Proposed Easement Protects

- a. 800 feet of frontage along Wilkens Avenue
- b. 1,182 feet of stream buffer, two unnamed tributaries of the Patapsco River
- c. 11 acres of BioNet - Tier 5
- d. 11 acres of forest protect with FSP
- e. 5 acres of prime agricultural soils
- f. 269 acres of protected land within 1 mile
- g. Consistent with local planning and zoning
- h. Approved by county Director of Planning via letter
- i. Consistent with MET policy

Pursuant to Local Government Policy

A conservation easement on the Property required input from the county Director of Planning as it lies in an area with both residential and open space goals. MET received a letter from the Director, Steve Lafferty, approving this easement. The Property is split among two zoning types. Approximate 7 acres is within Density Residential 2 (DR2) and approximately 9 acres is within Density Residential 3.5 (DR3.5). The DR2 zoned area would allow for 14 lots (2/1ac) while the DR3.5 area would allow for 32 lots (3.5/1 ac)

on this Property, however this does not account for onsite feasibility. Therefore 46 lots is the maximum potential (Baltimore County Zoning Regulations, Article 1A § 1B01).

Reservation of Rights and Deed Provisions

Residential Structures: Two (2) dwelling unit exists on the property and the total number shall never exceed two (2). Based on zoning regulations, an estimated maximum of forty-six (46) building rights are available, zero (0) in addition are reserved for a **total donation of an estimated forty-four (44) rights**. The dwelling units must be located within the 1.3-acre Building Area (see attached map).

Subdivision language: Standard language, no subdivision.

Issues

Property is inside the URDL where conserved land tends to lean towards providing public access. This easement will not provide public access but has been approved by the county.

Stewardship Responsibilities

- Regular monitoring
- Standard review and approval of reserved rights
- Review of Forest Stewardship Plan

Legal Form and Sufficiency

The Assistant Attorney General is reviewing the Deed for legal form and sufficiency.

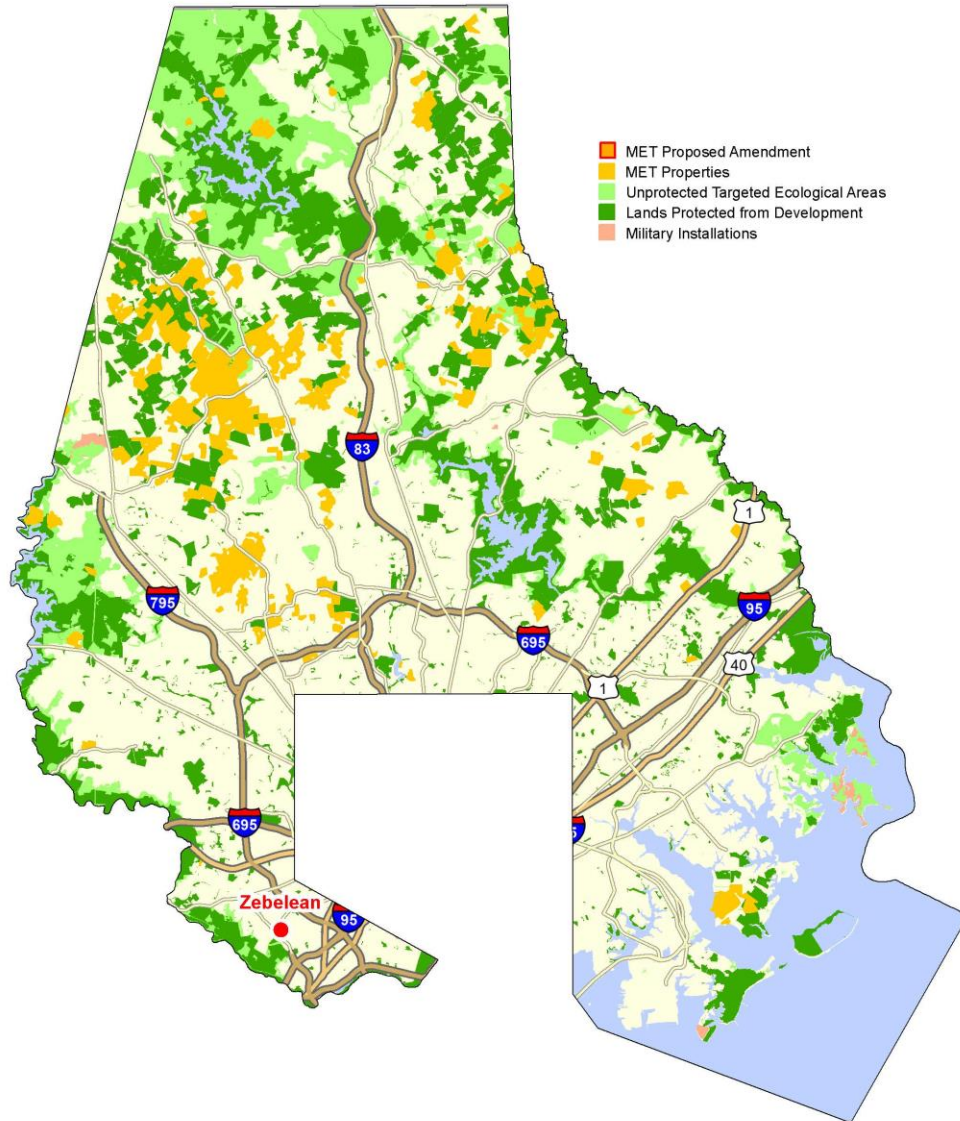
Recommendation

Staff recommends approval

Attachment: Maps

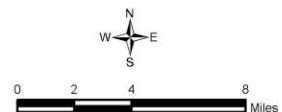
- 1) Vicinity
- 2) Aerial Map
- 3) Building Area

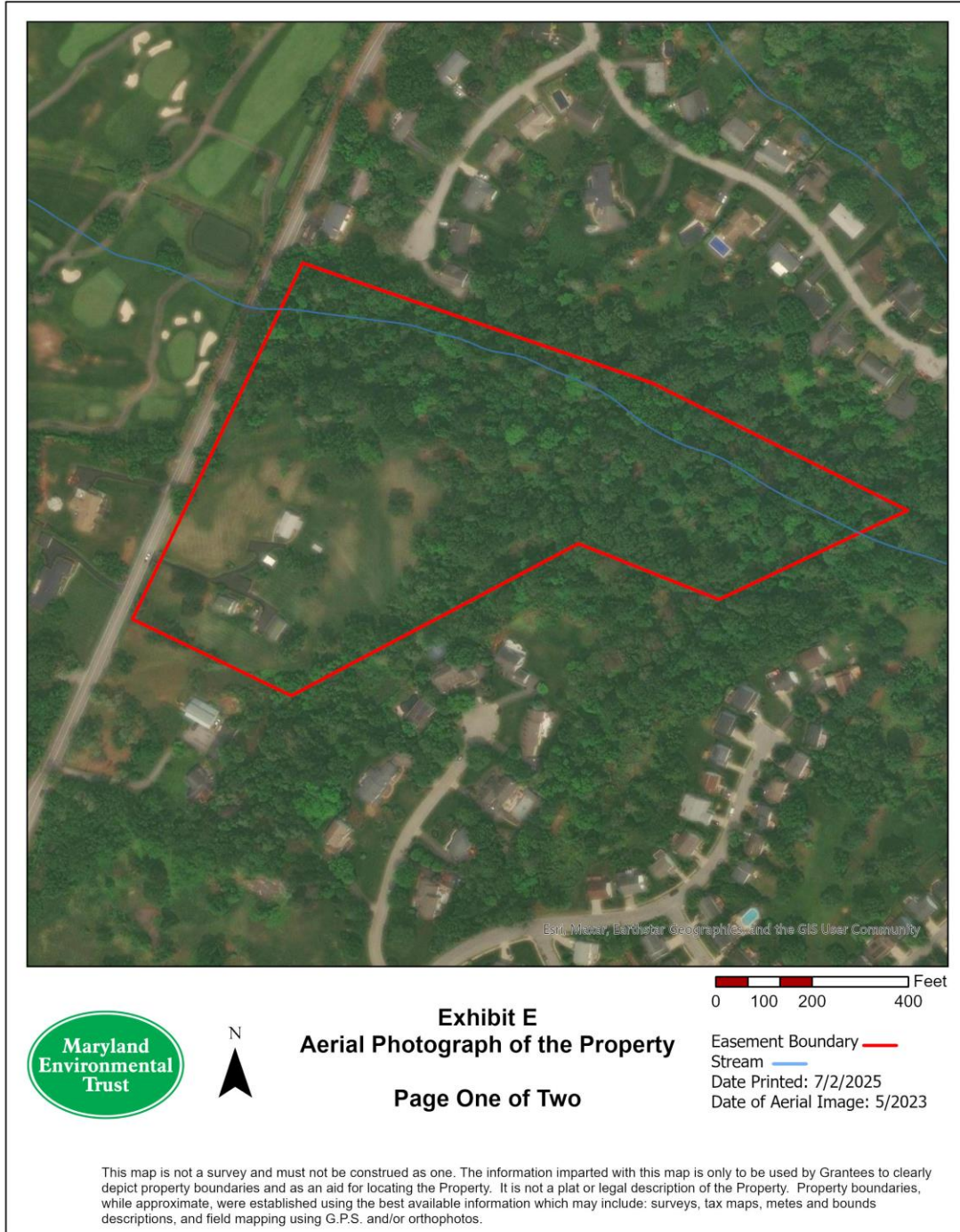
Maryland Environmental Trust Baltimore County Zebelean Property



Maryland Department of Natural Resources
Center for Geospatial Products and Services
580 Taylor Ave E-2 Annapolis, MD 21401
410-260-8985 or 1-877-620-8DNR x8985
dnr.maryland.gov
DNR June 2025

Wes Moore
Governor
Aruna Miller
Lt. Governor
Josh Kurtz
Secretary
Dave Goshorn
Deputy Secretary







This map is not a survey and must not be construed as one. The information imparted with this map is only to be used by Grantees to clearly depict property boundaries and as an aid for locating the Property. It is not a plat or legal description of the Property. Property boundaries, while approximate, were established using the best available information which may include: surveys, tax maps, metes and bounds descriptions, and field mapping using G.P.S. and/or orthophotos.

MEMORANDUM

TO: Maryland Environmental Trust Lands Committee
FROM: Dan Skalos
DATE:
SUBJECT: **Conservation Easement donation**

Grantees: MET
Grantors: Eastern Shore Land Conservancy
Location: Perry's Corner Road, Grasonville, Queen Anne's County

Tax Map/Parcel: Tax map 65, parcel 46
Size: 29.016 acres
Existing Dwelling Unit: None
Allowed Dwelling Unit: Sixty-three
Subdivision: None
Issues: See below
Recommendation: Approval

Background and General Physical Description of the Property

This Property was discussed at the April Lands Committee meeting and was tabled at that time due to the lack of an onsite landowner which could lead to stewardship issues over time given its location in a residential setting. ESLC found a buyer that owns the 25-acre parcel directly adjacent to the east which may satisfy the requirement for proximity of ownership. The Property needs to be placed under easement with rights extinguished prior to sale to fulfill an agreement between ESLC and the original donor of the Property. The Property consists of 29.016 acres of mixed hardwood forest in Queen Anne's County. An estimated 8 acres of the property is comprised of forested wetlands according to the National Wetland Inventory mapper. The forests on the Property is exceptional habitat for forest interior dwelling bird species. It sits adjacent to a 650-acre MET easement which connects the property to Prospect Bay south of Grasonville. The Property has no structures or roads to access.

Proposed Easement Protects

- l. 800 feet of frontage along Perry's Corner Road
- m. 29 acres of prime agricultural soils
- n. 11 of 29 acres in the Chesapeake Bay Critical Area
- o. 29 acres of FIDS habitat protected by Forest Stewardship Plan
- p. 29 acres of Targeted Ecological Area
- q. 29 acres of Tier 4 BioNet
- r. "Fair" Green Infrastructure Rating (Score: 14/32)
- s. 19 acres of Delmarva Fox Squirrel habitat
- t. 600 acres of protected lands within 1 mi
- u. 650 acres MET easement, directly adjacent

Pursuant to Local Government Policy

A conservation easement on the property is consistent with the County Comprehensive Plan and with zoning. According to Queen Anne's County, 11.62 acres of the Property falls within the Chesapeake Bay Critical Area. This part of the parcel is designated

Resource Conservation Area. The future land use of the other (northern) 18 acres of the Property, according to the CCP, is for medium density residential development within the Grasonville Planned Residential Neighborhood. Housing density is permitted at 3.5 units per acre with an increase of up to 4.375 units per acre if utilizing transfer development rights. The county does not oppose an easement on this parcel even with the development potential. There are also sewer and water services planned over the next 1 to 3 years.

Reservation of Rights and Deed Provisions

Residential Structures: Zero (0) dwelling units exist on the property and the total number of dwelling units on the property shall never exceed zero (0). At least sixty-three (63) rights are available, zero (0) are used or reserved, **thus SIXTY-THREE rights will be donated.**

Subdivision language: Prohibits subdivision per MET standard language.

Issues

Small, no residence onsite or on adjacent property but landowner is there frequently.

Stewardship Responsibilities

- Regular monitoring
- Forest Stewardship Plan review and approval

Legal Form and Sufficiency

The Assistant Attorney General has reviewing the Deed for legal form and sufficiency.

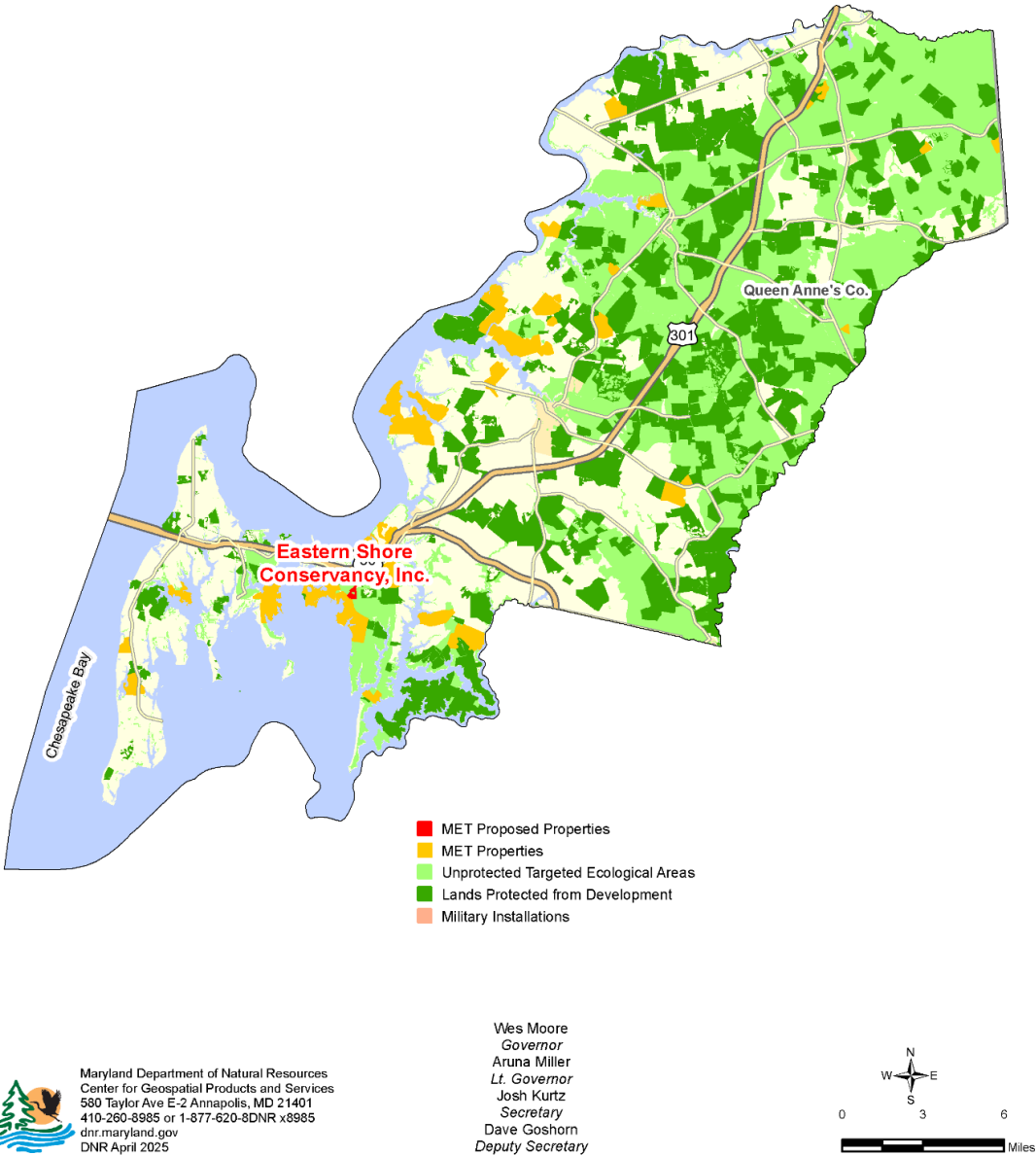
Recommendation

Staff recommends approval.

Attachment:

- 1) Vicinity Map
- 2) Aerial Map
- 3) Sea Level Rise Map

Maryland Environmental Trust
Queen Anne's County
Eastern Shore Conservancy, Inc. Easement Donation



Maryland Environmental Trust
Queen Anne's County
Eastern Shore Conservancy, Inc. Easement Donation



Maryland Department of Natural Resources
Center for Geospatial Products and Services
530 Taylor Ave E-2 Annapolis, MD 21401
410-260-8985 or 1-877-620-8DNR x8985
dnr.maryland.gov
DNR April 2025

Wes Moore
Governor
Aruna Miller
Lt. Governor
Josh Kurtz
Secretary
Dave Goshorn
Deputy Secretary

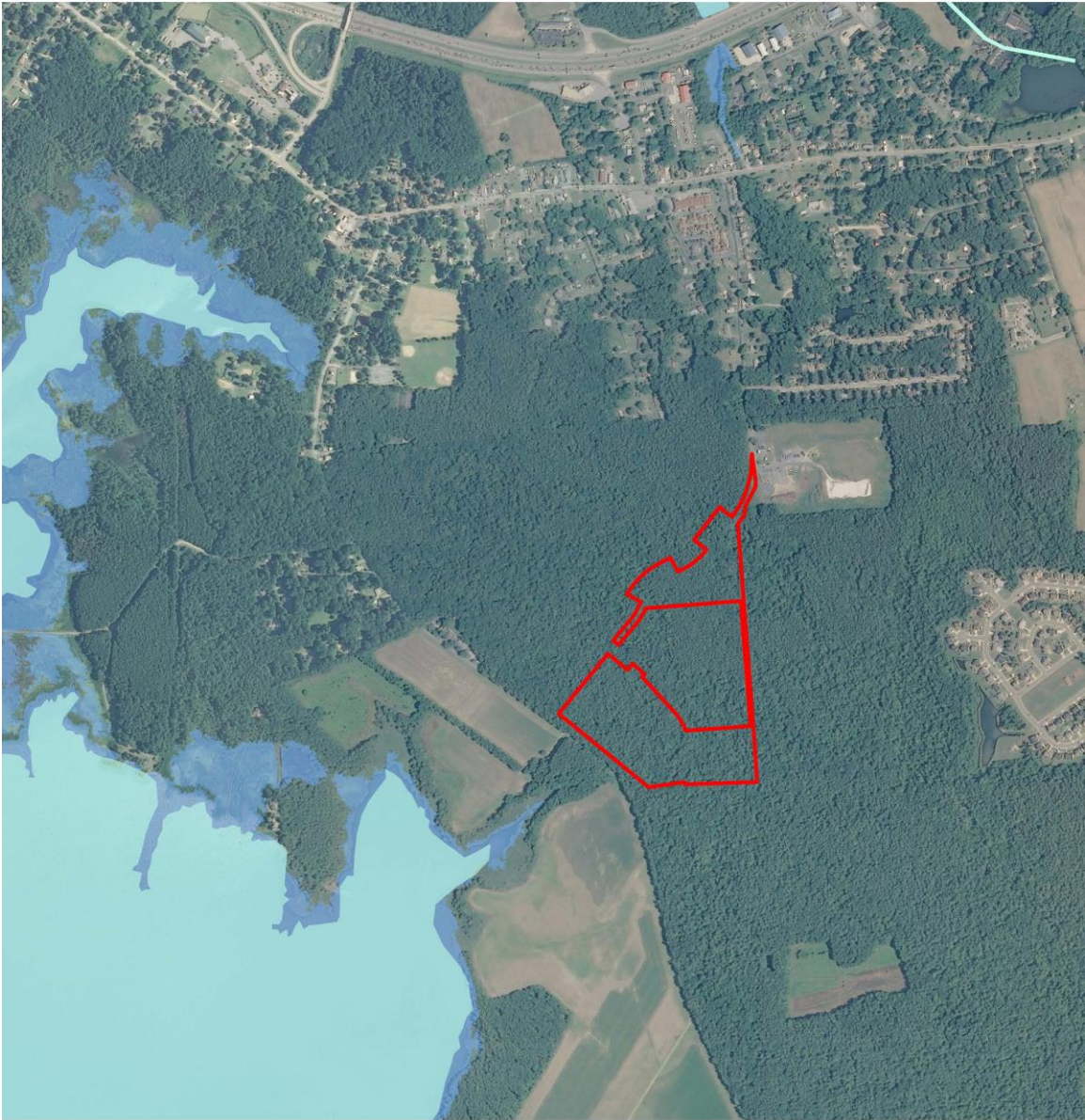
- MET Proposed Properties
- DNR Wildlands
- MALPF Easements
- DNR Lands & Easements
- Local Protected
- Forest Legacy Easements
- CELCP Properties

- Forest Conservation Easements
- CREP Easements
- MET Easements
- Rural Legacy Easements
- Private Conservation Properties
- Federal Lands - Non-Military
- Streams



0 300 600
Feet

Maryland Environmental Trust
Queen Anne's County
Eastern Shore Conservancy, Inc. Easement Donation



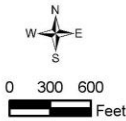
Maryland Department of Natural Resources
Center for Geospatial Products and Services
580 Taylor Ave E-2, Annapolis, MD 21401
410-260-8985 or 1-877-620-8DNR x8985
dnr.maryland.gov
DNR April 2025

Wes Moore
Governor
Aruna Miller
Lt. Governor
Josh Kurtz
Secretary
Dave Goshorn
Deputy Secretary

Elevation above
mean sea level

0 - 2 feet
(50% chance of
inundation by 2080)

Open Water



MEMORANDUM

TO: Maryland Environmental Trust Lands Committee
FROM: Josette Markline, Stewardship Manager
DATE: August 27, 2025
SUBJECT: Request to Amend Conservation Easement 0850STE05.DORC

Grantee(s): MET
Grantor(s)/Current Owner: Cynthia Lee Steiner, Trustee of the Barbara Steiner Revocable Trust
Location: 4910 Gregory Road Church Creek, MD 21622, Dorchester County
Nature of Request: Amend to add ESLC as Co-Grantee to the CE
Issues: None.
Recommendation: Approval.

Background

The property consists of a total of 50 acres, 1 acre being marshland, 3 acres of improvements, and 46 acres of forest which provides relatively natural habitat for forest interior dwelling species and the Delmarva Fox Squirrel. There is 1900 feet of shoreline along Church Creek, tributary to Fishing Creek, which leads into Little Choptank River.

Ms. Steiner is the daughter of the original Grantor, who has passed. She intends to sell the property and wishes to add Eastern Shore Land Conservancy to the CE as a Grantee in addition to MET in order to provide additional oversight and opportunity for the property. ESLC has indicated they are willing to become a co-Grantee to the CE.

Issues

None.

Legal Form and Sufficiency

The Assistant Attorney General will review the Amendment for legal form and sufficiency.

Recommendation

Staff recommends the Committee approve the Amendment to the Conservation Easement to add ESLC as a Grantee co-holder, contingent upon ESLC voting to become Grantee.

Attachment: None