

MARYLAND ENVIRONMENTAL TRUST LANDS COMMITTEE

Agenda for Meeting of
Wednesday, September 2, 2026
1:00 PM

Meeting Location:
GoogleMeets Video call

1. Review and Approve Minutes from Last Meeting
 - a) Approve minutes from previous meeting.
2. Easement Program Update
 - a) Program Updates
 - i. Easement Pipeline update
2026 FY finished with 10 easements for 617.259 acres.
 - ii. Other Program Updates
 1. Intake Scoring Demo
 - b) Conservation Easement Projects
 - i. Donation to MET by Daniel Stotts and Laura Mitchell – 30.158 acres in Queen Anne’s County
 - ii. Donation to MET and the Eastern Shore Land Conservancy by Henry Greenewalt – 48.622 acres in Talbot County.
3. Stewardship Program
 - a) Program Updates
 - b) Stewardship Projects
 - i. Request for 0636PET02.STMA
 - ii. Request for 1046MIL12.QUEE
 - iii. Request for 0950KEN07.TALB

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.

Upcoming 2026 Lands Committee meeting dates:

October 21

Easement Program Update:

Easement		County	Acreage
Looper		ANNE	241.0
Zigler	Record by Dec	FRED	30
Jessica and Ty Clark	Record by Dec	GARR	167.8
Tulip Forest Farming Corp	Record by Dec	KENT	203.0
Augusta		FRED	64.65
Mountain Forest LLC		FRED	66.11
Bowers		HARF	93.92
Stotts and Mitchell	Record by Dec	QUEE	31.158
Parker		PRGE	140
Greenwalt	Record by Dec	TALB	48.62
Busta	Record by Dec	BACO	24
Wroten Island	Record by DEC	DORC	574
Upper Mason		FRED	86
13 Projects		Total:	1770.3

MEMORANDUM

TO: Maryland Environmental Trust - Lands Committee
FROM: Matt Ludington
DATE: September 2, 2026
SUBJECT: **Potential Conservation Easement donation by: Daniel B. Stotts and Laura R. Mitchell**

Grantees: Maryland Environmental Trust
Grantors: Daniel B. Stotts and Laura R. Mitchell
Location: 160 Kersey Lane, Sudlersville, Maryland 21668, Queen Anne's
Tax Map/Parcel: Tax Map 7, Grid 16, Parcel 47
Size: 30.158 Acres
Existing Dwelling Unit(s): One (1)
Potential Subdiv. Right(s): Queen Anne's Planning and Zoning indicates property has potential for subdivision.
Reserved Rights(s): Zero (0)
Subdivision: No subdivision, per MET standard language
Issues: None
Recommendation: Approval

Background and General Physical Description of the Property

The Property is located approximately 3.1 miles northeast of Sudlersville in Queen Anne's County, comprising approximately 30.158 acres across 1 parcel, all of which will be conserved. Protection of the Property will provide scenic views of significant public benefit visible to motorists along Petes Corner Road (400 feet), a public road, in perpetuity. Natural habitats include 28.05 acres of mixed hardwood forest, and 1.18 acres of natural grassland. Its water resources include 3.8 acres of Bottomland Hardwood Forest wetlands. The Property contains approximately 497 linear feet of streams including portions of an unnamed stream that flows into Skipton Creek. According to the Maryland Department of the Environment regulatory classifications, these streams are designated as Use Class I waters. The Property lies within the Chester River Stronghold Watershed conservation planning area. The Property contains 13.9 acres of Green Infrastructure and 30 acres of FIDS habitat. A conservation easement on this property extends a network of 461 acres of already protected lands within a one-mile radius, that includes numerous MALPF easements, The Clough Farm historic easement and a Queen Anne's County open space/ forest easement.

Proposed Easement Protects

- MET Intake Score 55 points
- 28 acres of Green Infrastructure
- 28 acres of Forest Interior Dwelling Species habitat
- 30 acres of Targeted Ecological Area
- 30 acres of Tier 3 BioNet
- 12.3 acres of prime agricultural soils
- 154 acres of protected lands within 1-mile

- Adjacent to numerous MALPF easements, The Clough Farm historic easement and a Queen Anne's County open space/ forest easement.
- Consistent with County Comprehensive Plan
- Consistent with MET policy

Pursuant to Local Government Policy

The entire Property occurs in the Agricultural Zoning District according to Queen Anne's County Planning and Zoning staff. Queen Anne's County Code 2025-09-23 Part III Local Regulations, Chapter 18:1 Zoning and Subdivision Regulations, Article V District Standards section 14 Agricultural Zoning District (A)(1) indicates The Agricultural (AG) District is intended to preserve and protect areas of the County that are predominately in agricultural use. The AG District is characterized by agricultural and related uses. A minimal amount of new residential development shall be allowed, provided the rural and agricultural character of the area is preserved. Additional residential development is possible on this Property as indicated in Article V 18:1-36. Subdivision is permitted on this parcel according to Part 6, Article XIX Noncontiguous Development, Section 18:1-97 - 1-99.

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). The existing one thousand nine hundred thirty-six (1,936) square foot dwelling unit may be remodeled or rebuilt to not exceed two thousand (2,000) square feet. The dwelling unit must be located within the 1.1-acre Building Area (see attached map).

Subdivision language: No subdivision, per MET standard language

Issues

None

Stewardship Responsibilities

- Regular Monitoring
- Standard Review and Approval of Reserved Rights
- Review of Forest Stewardship Plan

Legal Form and Sufficiency

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

Recommendation

Staff recommends approval.

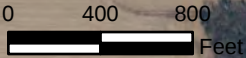
Attachment: Maps

- 1) BPW Map
- 2) Building Area Map
- 3) Sea Level Rise Vulnerability Map

Maryland Environmental Trust | Queen Anne's County | Stotts and Mitchell Easement Donation



Legislative District: 36



- | | |
|-------------------------|---------------------------------|
| MET Proposed Properties | Forest Conservation Easements |
| DNR Wildlands | CREP Easements |
| MALPF Easements | MET Easements |
| DNR Lands & Easements | Rural Legacy Easements |
| Local Protected | Private Conservation Properties |
| Forest Legacy Easements | Federal Lands - Non-Military |
| CELCP Properties | Streams |



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Elevation above mean higher
high water (MHHW) in 2070

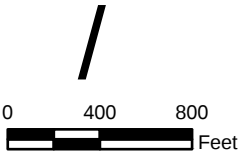
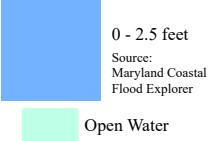




Exhibit G
Building Area
1.1 Acres

Page One of One

0 50 100 Feet

Building Area 

Date Printed: 7/17/2026
Date of Aerial Image: 2/2025

MEMORANDUM

TO: Maryland Environmental Trust – Lands Committee
FROM: Matt Ludington
DATE: September 2, 2026
SUBJECT: Potential Conservation Easement donation by: Henry Greenewalt

Grantees: MET and Eastern Shore Land Conservancy
Grantors: Henry Greenewalt
Location: 12587 Wye Landing Lane, Wye Mills, Talbot County
Tax Map/Parcel: Tax map 32, parcel 50
Size: 48.622 acres
Existing Dwelling Unit(s): 2
Potential Subdiv. Right(s): None
Reserved Rights(s): None
Subdivision: None, per MET standard language
Issues: None.
Recommendation: Approval

Background and General Physical Description of the Property

The Property is located approximately 893.4 miles Southwest of Wye Mills in Talbot County, comprising approximately 48.622 acres across 1 parcel, of which 48.622 acres will be conserved. Protection of the Property will provide scenic views of significant public benefit visible to motorists along Wye Landing Lane (2,600 feet), a public road, and boaters on Wye East River (370 feet), a publicly navigable waterway, in perpetuity.

The Property features diverse land uses and habitats, encompassing 0.73 acres of impervious cover and 30.3 acres of active agriculture—including 3.2 acres designated as Prime Farmland. Natural habitats include 11.1 acres of mixed hardwood forest and 0.63 acres of natural grassland. Unique habitats are also present, including 2.7 acres of Coastal Marsh. Its water resources include 0.17 acres of Palustrine wetlands and an unnamed stream that flows into Wye River. Additionally, 22.2 acres lie within the Chesapeake Bay Critical Area.

Ecologically, the Property contains 2.7 acres of Green Infrastructure and 1.04 acres of Targeted Ecological Area. This preservation extends a network of already protected lands within a one-mile radius, including the adjacent MET Easement 0347 (95 acres). Finally, the Property holds historic importance through its listing on the Wye Landing Farm (MIHP Property #T-72).

Proposed Easement Protects

- 2.7 acres of Green Infrastructure
- 22.2 acres within Chesapeake Bay Critical Area
- 2,600 feet of frontage along Wye Landing Lane, a public road
- 370 feet of frontage along Wye East River, a publicly navigable waterway
- Stream buffer along an Unnamed tributary of the Wye River
- 1.04 acres of Targeted Ecological Area
- 3.2 acres of prime agricultural soils

- Historic property
- Adjacent to MET Easement 0347
- Consistent with local planning and zoning
- Consistent with MET policy

Pursuant to Local Government Policy

In an email with Talbot County Agricultural Land Preservation Program Administrator Elisa Defluz dated July 7, 2026, the multiple parcels fall under a mix of RC (Rural Conservation) and AC (Agricultural Conservation) zoning regulations. The property is not in an area planned for sewer service. A Conservation Easement is in line with the County Comprehensive Plan, which calls for maintaining and/or improving the water quality entering the Chesapeake Bay and its tributaries, and to conserve/protect the agricultural and environmental lands while also preserving the rural character in the region.

From the same email, the Property in its entirety contains up to 22 total dwelling unit rights, with 2 being currently utilized. This potentially leaves 20 rights for donation. It is noted that this number (22) comes from 11 development rights, each entitling the Property to “a primary as well as an accessory unit.”

Reservation of Rights and Deed Provisions

Residential Structures: Two (2) dwelling units exist on the Property and the total number shall never exceed Two (2). The existing dwelling units may be remodeled or rebuilt not to exceed 10,200 square feet in combination. The dwelling units must be located within their respective Building Areas (see attached map).

Subdivision language: Standard language, no subdivision.

Issues

None.

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

- BPW Map
- Building Area
- Sea Level Rise Vulnerability

Maryland Environmental Trust | Talbot County | Greenwalt Easement Donation



Legislative District: 37B

0 250 500
Feet

- | | |
|--|---|
| POS Proposed Properties | Forest Conservation Easements |
| DNR Wildlands | CREP Easements |
| MALPF Easements | MET Easements |
| DNR Lands & Easements | Rural Legacy Easements |
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Building Area: 

Easement Boundary: 

Date Printed: 6/5/2026

Date of Aerial Image: 2/2024

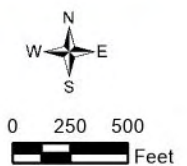
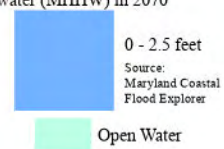
Maryland Environmental Trust | Talbot County | Greenwalt Easement Donation



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Elevation above mean higher
high water (MHHW) in 2070



MEMORANDUM

TO: Maryland Environmental Trust Lands Committee
FROM: Kevin Bull, Stewardship Planner
DATE: September 2, 2026
SUBJECT: Conservation Easement 0636PET02.STMA Request for Recreational Camping

Grantee(s): MET and Patuxent Tidewater Land Trust
Grantor(s)/Current Owner: Lee Mills Petty Family Farm Irrevocable Trust
(aka Tranquility Farm)
Location: 44481 Sotterley Wharf Rd, Hollywood, St. Mary's County.
Nature of Request: The new property owner is requesting permission to rent primitive campsites on the property.
Issues: The Conservation Easement (CE) restricts commercial activity to existing structures.
Recommendation: Conditionally approve

Background

This 300-acre property, situated on Hog Neck Creek, features an oyster processing facility and docks supporting ongoing aquaculture operations, a solar array supplying power to the facility, a large pasture for grazing cattle, and two residential structures.

Issues

According to the information provided in the application:

"We are creating several camp sites on the property and will rent the camp sites through hipcamp.com. We are currently starting with two camp sites in the forest and three camp sites at the edge of the forest in a field. We have rented a porta potty and washing station for visitors.

We are offering visitors an opportunity to walk the land, have a camp fire, look at the stars, bird watch, kayak from nearby public water access, see wild flowers in the fields and make memories with family and friends.

This activity does not require new buildings or new infrastructure. The campsites will only have tents with no permanent structures."

There is also an interest in Yoga in one of their fields which would not require any structure.

From the Deed of Easement:

Article II.A. Industrial or commercial activities other than agriculture, silviculture and horticulture are prohibited on the Property, except for (1) such activities as can be conducted in existing structures without alteration of the external appearance thereof, and (2) the sale to the public of agriculture or forestry products produced on the Property.

While the CE restricts commercial activities, staff believe the requested activity will not have any adverse impact to the conservation purposes and attributes of the easement and can

be approved under the conditions listed in the MET Policy For Temporary Commercial Events and Activities. The proposed activity will not take place within existing structures and will rely on temporary portable restrooms and tents. While the request for five tent campsites is expected to have a de minimis environmental impact, there is concern that the activity could expand into a more impactful operation if successful.

Legal Form and Sufficiency

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

Recommendation

Staff recommend approval conditioned upon

1. No more than five unimproved campsites being allowed on the Property; and
2. Receipt of the MET Agreement For An Approved, Temporary Commercial Activity signed and dated by the owner(s).
3. This activity will be approved for a two-year period as is typical of an initial request for commercial activity on easement properties. After the two-year period the owner will be required to request approval to continue the activity as long as all conditions have been met.

Attachment(s): Aerial Map of the Easement

Aerial Image from the landowner indicating camping areas.

Aerial Map of the Easement



Aerial Image from the landowner indicating camping areas.



Zoom in of campsite locations: Field of Dreams, Sunny Daze, and Holly Haven



MEMORANDUM

TO: Maryland Environmental Trust Lands Committee
FROM: Laural Paterini, Easement Stewardship Planner
John Turgeon, Director
DATE: September 2, 2026
SUBJECT: Request to construct chicken houses at Conservation Easement
1046MIL12.QUEE

Grantee(s): MET and ESLC
Grantor(s)/Current Owner: Hillsdale Farm LLC
Location: 2308 Church Hill Road (Maryland Route 213), Centreville,
Queen Anne's County
Nature of Request: Constructing four (4) chicken houses.
Issues: Viewshed Impact.
Recommendation: Contingent Approval.

Background

The conservation easement protects a 270-acre parcel with the following land cover: approximately 139 acres of tilled agricultural land, 123 acres of woodlands, a 6-acre pond and an approximately 1.5-acre homestead area. Dominant tree species of the woodlands include red maple, sweet gum, loblolly, black cherry, red oak, Virginia pine, loblolly pine, willow oak, white oak and eastern white cedar. Existing structures include 2 dwelling units and 3 agricultural structures. This property is located along the Chesapeake Country National Scenic Byway (Maryland Route 213), and the viewshed of this Byway is protected by specific provisions of the easement, which is jointly held with Eastern Shore Land Conservancy.

Issues

The owner is proposing to build four organic poultry houses on the easement. The houses are described as barn-like buildings clad in red, corrugated tin with white trim and cupola on the roofs. Each chicken house would be paired with fenced, gated pastures that are sized and managed for daytime ranging to meet organic pasture-access requirements. In conjunction with the chicken houses, a dedicated, roofed manure storage building will hold dry manure for transport or land application, coupled with the implementation of a storm water site plan in accordance with Maryland Dept. of Agriculture standards. This operation is defined by Queen Anne's County regulations as a "Mega Farm". According to the County, a Mega Farm is an operation that has a livestock facility containing more than 1,000 animal units, a threshold that overlaps with concentrated animal feeding operations, or CAFOs. The County uses the "Mega Farm" legal label to enforce strict municipal zoning and environmental protection.

Consequently, any local facility crossing this animal unit limit must implement a mandatory 300-foot structural setback from property lines, a 20-foot-wide tree buffer, and a 300-foot buffer from streams to shield neighbors and the Chesapeake Bay watershed. This definition is distinct so that the County uses it as a regulatory baseline. The owners plan to adhere to these requirements by working with the Maryland Department of Agriculture, Soil Conservation District, and the Delmarva Chicken Association (53-page Vegetative Buffer Plan manual in easement folio) to

plant a two-row buffer of evergreen trees. This vegetative buffer will be planted around the site to meet Queen Anne's County planning and zoning requirements for visual screening, windbreak, and odor mitigation. This buffer will also block the view of the chicken houses from the Chesapeake Country National Scenic Byway, which is a requirement of the easement.

The planting, stormwater management, and engineering plans will be executed together during the permitting process prior to construction. The potential plants noted by the owners for the buffer include Green Giant Arborvitae, Eastern Red Cedar, American Holly, White Cedar, and Buttonbush. They also note that these species are subject to availability. The owners will not be constructing an access road, as one already exists and is depicted in the labeled map. The owners are also open to extending the buffer to close the gap between the natural hedgerow located to the north of the proposed building area and the new buffer.

MET staff's analysis of landowner's request

MET is reviewing this proposal in accordance with Article III E. (4) of the easement, which requires grantees' approval of any new structure with a footprint greater than 200 s.f. Upon reviewing this request, MET staff have determined that the construction of the chicken houses will have a de minimis impact on the conservation values of the easement. The structures are being built for agricultural use, which is a permitted use under the easement. The structures are being built in a part of the property that is currently in agricultural use. No woodlands will be cleared to build these structures, and no streams or wetlands will be impacted. However, MET's approval is contingent upon the installation of a fast-growing vegetative buffer consisting of fast-growing evergreen tree species along the west side of the perimeter of the proposed building area (see attached map) to protect the scenic views from the Byway. MET staff requests approval for extending the buffer along part of the north side of the perimeter of the building area to better protect the scenic view from the Byway.

ESLC staff has approved the landowners request and believes the owners are mitigating the viewshed impacts and adhering to the easement requirements effectively.

Legal Form and Sufficiency

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

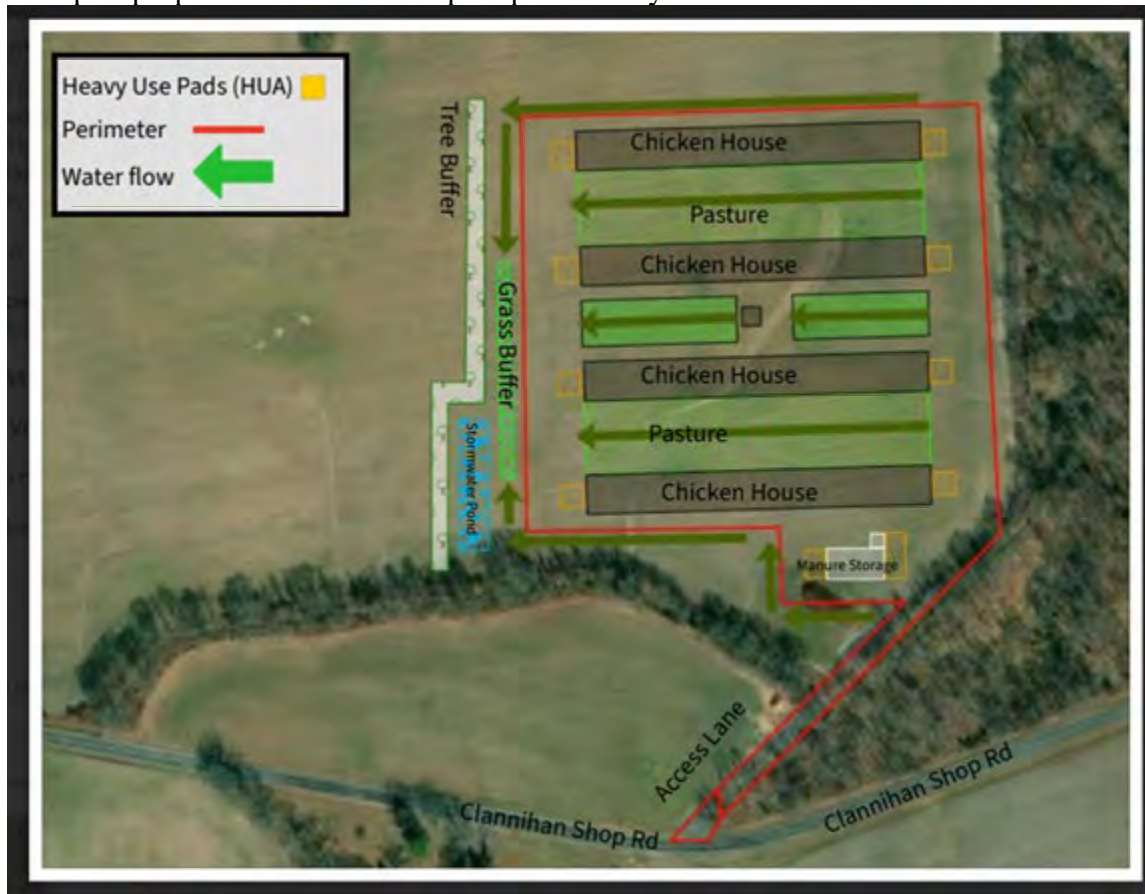
Recommendation

Staff recommend that approval be made contingent upon:

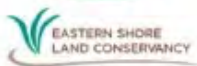
1. Owners must choose a fast or very fast-growing evergreen species for planting the buffer
2. The buffer should be extended to close the gap between their proposed buffer area and the existing hedgerow to the north.
3. The owners must provide their planting plan once it is finalized for review by MET staff

Attachments: 1. Map of proposed chicken house plan provided by owner
2. Map of Easement
3. CE language regarding viewshed
4. Vegetative Buffer Plan Recommended Evergreen and Shrub Species.

1. Map of proposed chicken house plan provided by owner



2. Map of Easement



MET Conservation Easement 1046MIL12.QUEE William Milliken

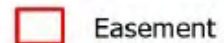


Image Date: 2023
Map Date: 07/01/2026

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.

3. CE language regarding viewshed

Article III, Section E, Paragraph 4: language for terms of proposal.

(4) Non-residential Structures designed, constructed and utilized in connection with the Agricultural uses of the Property. This Provision shall not be construed to permit what is otherwise defined herein as a Dwelling Unit, even if the structure is designed, constructed or utilized for dwelling or residential purposes associated or in conjunction with the Agricultural 6 uses of the Property; The location of any new Structure with a footprint greater than two hundred (200) square feet, the location of any replacement Structure with a footprint greater than two hundred (200) square feet if different from the location of the replaced Structure, and the modification of the size (total square footage and/or height) of an existing Structure with a footprint greater than two hundred (200) square feet shall be subject to Grantees' approval as further set forth in Article V below. New and relocated Structures shall not be visible from the Chesapeake Country National Scenic Byway. If Grantors cannot find a suitable location for a permitted new or relocated Structure, Grantors may request Grantees' approval as further set forth in Article V below for an alternate location, and Grantees may grant such request, including requirements of buffering, screening, height (maximum 35 feet), and size limitations as Grantees shall deem necessary to protect the traveling public's scenic views from the Chesapeake Country National Scenic Byway.

4. Vegetative Buffer Plan Recommended Evergreen and Shrub Species

KEY

General:	☺	=	Proven performer for Delmarva
	✓	=	Recommended buffer plant
	ⓘ	=	Potential buffer plant (seek advice before planting)
	✗	=	Not recommended for tunnel-fan area

Growth:	s	=	Slow growth rate (< 1 ft. per year)
	m	=	Moderate growth rate (1-2 ft. per year)
	f	=	Fast growth rate (2-3 ft. per year)
	vf	=	Very fast growth rate (>3 ft. per year)

EVERGREEN TREES

	Name	Size (H x W)	Growth Rate	Light Tolerance	Moisture Tolerance	Comments
☺	Green Giant Arborvitae <i>Thuja plicata x standishii</i> 'Green Giant'	60' x 20'	f	☉	d-mw	Preferred alternative to Leyland Cypress
☺	Nigra Arborvitae <i>Thuja occidentalis</i> 'Nigra'	25' x 10'	s	●	d-mw	Similar to Green Giant; not as tall
☺	Atlantic White Cedar <i>Chamaecyparis thyoides</i>	75' x 3'	m	☉	d-mw	Can handle wet sites
✓	White Cedar <i>Thuja occidentalis</i>	40' x 15'	f	☉	m	Handles wet soils better than Green Giant
✓	Eastern Redcedar <i>Juniperus virginiana</i>	40' x 20'	m	☉	d	
✓	Japanese Cedar <i>Cryptomeria japonica</i> 'Yoshino'	30' x 15'	m	☉	d-mw	Prefers moist, well-drained soils; highly adaptable
✗	Loblolly Pine <i>Pinus taeda</i>	60' x 40'	f	○	mw-w	Avoid in fan discharge areas; tends to self-prune
✓	Norway Spruce <i>Picea abies</i>	50' x 25'	m/f	○	mw	May suffer heat stress in fan areas
✓	Virginia Pine <i>Pinus virginiana</i>	70' x 30'	f	○	d-mw	Not in front of tunnel fans
✓	American Holly <i>Ilex opaca</i>	40' x 20'	s/m	☉	d-mw	"Jersey Knight" is a fruitless cultivar
✓	Cryptomeria <i>Cryptomeria japonica</i>	60' x 20'	f	○	m	Unique leaves, few pests
✓	Arizona Cypress	40' x 30'	vf	○	d	Carolina Sapphire has blue foliage
✓	Southern Magnolia <i>Magnolia grandiflora</i>	80' x 40'	m	○	m	Large tree, seed pods can be messy
✓	Eastern Hemlock <i>Tsuga canadensis</i>	70' x 30'	m	☉	m	Can be sheared into a hedge
①	Spartan Juniper <i>Juniperus chinensis</i> 'Spartan'	15' x 5'	s/m	○	d	

☺	Buttonbush <i>Cephalanthus occidentalis</i>	12' x 6'	f	☉	mw-w	Native; does well in moist or wet soils
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MEMORANDUM

TO: Maryland Environmental Trust Lands Committee
FROM: Josette Markline, Easement Stewardship Manager
DATE: September 2, 2026
SUBJECT: Request for subdivision and release from Conservation Easement
0950KEN07.TALB

Grantee(s): MET and ESLC
Grantor(s)/Current Owner: Beaver Road II LLC c/o Natalie Birrell
Location: MD 333/Oxford Rd., and Cedar Pt. Rd.
Nature of Request: Subdivide and transfer a portion of the easement property to Talbot County, and subsequent release of this portion from the easement
Issues: The easement prohibits subdivision and release of land
Recommendation: Approve subdivision and transfer of the referenced portion of property due to extraordinary circumstances, and approve the concept course of action to release this portion from the easement

Background

The MET conservation easement that is the subject of this request (the "Easement") consists of the following: Original Easement 0791KEN04.TALB (L1250 F701) eased approximately half of parcel 44 (82.759 ac) in 2004. CE was Amended and Restated in 2007 to add balance of parcel 44 (80.162 acres) for a total of 162.92 acres under a new MET ID# 0950KEN07.TALB (L1593 F295). A second Amendment in 2022 (L3024 F252) removed all subdivision and residential rights. The property is completely forested with no structures. The Easement is co-held with Eastern Shore Land Conservancy (ESLC).

The current owner and Talbot County request approval of the subdivision and transfer to Talbot County of a portion of the Easement, consisting of approximately 3,870 sq ft of paved roadway. This road ("Road") is being used as an unofficial right of way by the County and the public, and this use predates the existence of the Easement by decades. The Road connects MD Route 333/Oxford Rd and Cedar Point Rd. In exchange for receiving conveyance of the Road, the County has agreed to finance the removal of a small, paved parking lot adjoining the Road on the Easement property and convert it to turf. The former parking lot area will remain subject to the Easement and under the ownership of Beaver Road II, LLC. The Road will also be fenced on either side to prevent stopping or trespassing on the remainder of the Easement.

According to the information provided by Talbot County in their request:

"The Property has been improved since at least the 1950s (see attached historic aerial exhibit) with a driving surface and parking area that have been utilized by the general public. The Conservation Easement and its two amendments do not recognize or refer to the driving and parking areas; however, they predate the recordation of the original Conservation Easement and have been located on the Property continuously for many decades.

Individuals using the parking area were leaving trash on the Property, and Ms. Birrell chose to pursue removal of the parking and driving surface to reduce littering and liabilities related thereto. The County and a number of citizens have raised significant concerns about detrimental impact to safety at the Cedar Point Road/Oxford Road intersection if the driving surface is removed. As shown in the attached historical aerial exhibit, there is reduced visibility

at the intersection of Cedar Point Road and Oxford Road than there is from the driving surface, and there was a fatal crash in that area in recent history. Accordingly, the County and Ms. Birrell have agreed to address all parties' concerns by agreeing for the County to take ownership of the driving surface. As part of such agreement, the parking area will be removed and returned to natural vegetation, and fencing will be installed on both sides of the driving surface to prevent parking in the future.

The County taking ownership of the driving surface and maintaining the same for public use will ensure the continued safety of vehicles turning onto Oxford Road. Additionally, the foregoing results in a net reduction in existing impacts and lot coverage on the Property and is in furtherance of the Conservation Easement's goals...

...The County respectfully requests that MET and ESLC allow the driving surface to be subdivided from the Property and remain encumbered by the Conservation Easement, as amended."

Issues

MET, ESLC, Talbot County and landowner agree on the need for subdivision and a fee simple conveyance of the road to the County for the benefit of public safety. Article II.H. of the Second Amendment to the Easement allows Grantee approval of Subdivision for reasons determined to be sufficiently extraordinary to justify an exception to the prohibition.

Article II.H. also states, "No such approved Subdivision may result in any portion of the Property being removed from this Conservation Easement." The County and landowner originally requested that the road remain encumbered by the Easement. However, MET staff and ESLC staff believe that the release of the road from the Easement is warranted due to its existence prior to recordation, and due to the need for the County to effectively manage the roadway without encumbrance by the Easement. This preference for the Road being released from the Easement has been discussed with the landowner and the County and they approve it.

Legal Form and Sufficiency

The Assistant Attorney General has reviewed the matter, both the original request and MET's/ESLC's recommended solution, for legal form and sufficiency.

Recommendation

MET staff recommend, with guidance from the OAG:

1. The Lands Committee and BOT approve subdivision and separate transfer of the Road to Talbot County under Article II.H. of the Easement;
2. The Lands Committee and BOT consider and approve the concept course of action to release the road from the Easement and delegate to the Director authority to bind MET on future instruments effectuating the same;
3. The County/landowner prepare a Subdivision Plat and Deed conveying the Road;
4. MET and ESLC staff review Subdivision Plat and Road Deed;
5. Road Deed is recorded;
6. MET and ESLC prepare Amended Deed of Conservation Easement cross-referencing Road deed and Release of easement from Road area;
7. Amended Deed of CE is taken to BPW for approval; and
8. Amended Deed of CE is recorded citing to Road deed.

Attachment(s):

- Historic aerial exhibit
- Street level image of the cut through Road and parking area
- Easement Boundary Map with cut through area highlighted
- Plat of proposed subdivision transfer

Historic aerial exhibit



Google Earth Street View images of the cut through road and parking area
Facing northeast on Cedar Point Rd



Facing northeast on MD 333/Oxford Rd





Location of existing cut through and parking area

MD iMAP, DOIT

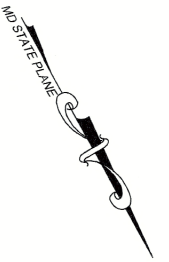
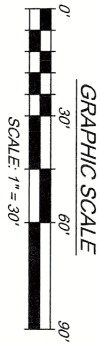


0950KEN07.TALB
Conservation Easement
Aerial Map
163 acres

0 150 300 600 900 Feet



Date of Image: 2019



PROPOSED 40' WIDE RIGHT-OF-WAY
AREA: 3,870 SQ. FT. (0.089 ACS.)

LEGEND	
N/F	- DENOTES NOW OR FORMERLY
CMF	- DENOTES CONCRETE MONUMENT FOUND
IRF	- DENOTES IRON ROD FOUND
POB	- DENOTES POINT OF BEGINNING

LEGEND	
EXISTING PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
CENTERLINE OF DITCH	---
EDGE OF PAVEMENT	---
EDGE OF GRAVEL	---
CENTERLINE OF ROAD	---
PAINTED LINES ON ROAD	---
PROPERTY CORNER	○
ROAD SIGN	Y
POWER POLE	Y
GLY WIRE	---
PIPE CULVERT	---

TAX MAP 42, TAX PARCEL
44, DEED PARCEL 1
N/F LANDS OF
500 BEAVER ROAD
II, LLC
K.M.D. 2764/305
ZONING: CS

MD. ROUTE 333
(80' WIDE RIGHT-OF-WAY)
(SEE SRC PLAT #11412)

TAX MAP 42, PARCEL 45
N/F LANDS OF
TOWN OF
EASTON
K.M.D. 3053/72
ZONING: MUW1

TAX MAP 42, PARCEL
258, LOT 1
N/F LANDS OF
EDWARD W. &
CHRISTIAN L.
CHRISTOFFERS
M.A.S. 2386/970
ZONING: TR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N60°48'25"E	20.69'
L2	N61°09'04"E	20.24'
L3	S41°14'40"E	88.05'
L4	S60°45'08"W	9.68'
L5	N41°14'40"W	102.38'

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C7	S34°38'18"W	31.49'	31.50'	367.00'

PROPOSED 40' WIDE RIGHT OF WAY EXHIBIT PLAN

TAX MAP 42, TAX PARCEL 44, DEED PARCEL 1, TAX MAP 42, TAX PARCEL 44,
DEED PARCEL 3 & TAX MAP 42, TAX PARCEL 258, LOT 1

**500 BEAVER ROAD II, LLC &
EDWARD W. & CHRISTIAN L. CHRISTOFFERS**

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR: TALBOT COUNTY ROADS DEPARTMENT

DATE:	APRIL 2026
JOB NUMBER:	D1250133
FOLDER REF:	1614
DATE	REVISION

SCALE:	1" = 30'
DRAWN BY:	GTU
DESIGNED BY:	RWA

McCRONE

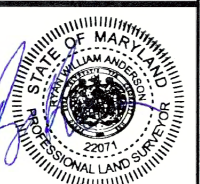
ENGINEERS ■ SURVEYORS ■ PLANNERS
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY ■ DELAWARE

320 PENNSYLVANIA AVENUE
CENTREVILLE, MARYLAND 21617
410.758.2237

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Professional Certification. I hereby certify that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 22937, Expiration Date: 3/31/27.



SEAL
DATE 4/10/26