

**Minutes from meeting of MET's Land Committee**  
**Wednesday April 23, 2025**  
**1:00 pm**

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

Attending MET Staff: J. Turgeon, J. Markline, K. Bull, D. Skalos, M. Luddington, T. Kovacs, C. McCann

*Next meeting: Wednesday, May 21, 2025, at 1 pm*

Agenda Item 1. Approve minutes from January meeting

- Motion to approve by M. D'Arcy , seconded by A. Jones.

Agenda Item 2. Easement Program

- Worthington Easement – Motioned to BOT Consent Calendar by A. Jones, seconded by M. D'Arcy
- Rum Spring Farms, LLC Easement – Motioned to BOT Consent Calendar by A. Jones, seconded by C. Highfield. Numerous questions were asked about CLT assigning their existing easement to MET as sole Grantee and merging their existing easements with the other 100 acres to form a new, larger easement. No issues associated with the property. Questions were asked about reserved residential rights in the context of the previous two CLT easements.
- Cherry Easement - Motioned to BOT Consent Calendar by N. Zielger, seconded by M. D'Arcy. Question about whether subdivision is allowed. No per standard MET language.
- Cilecek Easement - Motioned to BOT Consent Calendar by G. Burnett, seconded by N. Zielger.
- Southeast Creek Farms, LLC Easement - Motioned to BOT Consent Calendar by N. Zielger, seconded by A. Jones. Question about TNC Conservation Reserve Enhancement Program (CREP) easement longevity. Once the CREP agreement expires the, current conditions will become part of the existing conditions of the CE and cannot be reverted to agriculture. M. D'Arcy recommended adding a map to the CE to show the existing CREP areas in order to avert a successor owner not understanding the restrictions and impacting the CREP area in the future. M. D'Arcy noted that a new landowner may not want to maintain the existing vegetation. The required FSP would most likely determine what happens with the CREP. M. Luddington and C. McCann will look into more specific language and a map to verify the CREP terms are easy to understand.
- Wading Place, Inc Easement - Motioned to BOT Consent Calendar by M. D'Arcy, seconded by A. Jones. Note to correct LO name on BOT memo.
- ESLC (Walter Properties) Easement - A. Jones motioned to table the item until more information is provided from ESLC. M. D'Arcy seconded tabling. ESLC purchased the

land and wants to put it under CE then sell the property. D'arcy does not like the idea of putting a CE on it due to the intense development the surrounding parcels and the potential for negative impacts ATV use, trash. Ziegler is concerned with trash from the developments as well. T. Kovacs also cosigned D'Arcy's concerns. A. Jones indicated that there needs to be some clarity on what ESLC wants to do with this property, whether to add dwelling unit to allow LO to oversee it or sell to adjacent easement owner.

- Swann Creek Farm, LLC Easement - Motioned to BOT Consent Calendar by A. Jones, seconded by N. Zielger. Questions about whether to allow LO to move existing apartment. Risky since MET may not know if someone builds a residence within a structure that does not appear to be a house.

### Agenda Item 3. Stewardship Program

- 226THO92.HARF HLT corrective amendment. M. D'Arcy motioned. N. Ziegler seconded.
- 0763COU03.CARO Coulbourne - M. D'Arcy motioned. N. Ziegler seconded. Question about whether landowner was getting paid to do buffer and how long the buffer should be actively maintained.
- Enforcement Policy - N. Ziegler motioned to bring to full BOT for discussion and vote. M. D'Arcy seconded. M. D'Arcy recommended that new landowners receive the enforcement policies to fully inform them. AAGs-Full BOT needs to vote on adoption of the policy. The Lands Committee needs to make a recommendation for the full BOT to adopt the policy.
- Temporary Commercial Events Agreement- N. Ziegler motioned. M. D'Arcy seconded.
- Closed Session: M. Benjamin made motion to seek legal advice and close the meeting. N. Ziegler. Seconded 2:40pm closed. M. Benjamin motioned to open the meeting. M. D'Arcy seconded. Opened at 3:16 PM

Meeting adjourned at 3:16pm.