

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
BOARD OF TRUSTEES MEETING
JANUARY 27, 2026
OPEN MEETING A G E N D A**

I. APPROVAL OF MINUTES:

Approval of Minutes of November 25, 2025

II. ADDITION OR DELETION OF AGENDA ITEMS

III. ANNOUNCEMENTS

IV. EASEMENT AMENDMENTS:

A. CHARLES COUNTY (Erin)

1. 08-81-01c Serenity Farm, Inc. ~ 222.755 acres
Request re-approval of a 2-acre child's lot for Franklin A. Robinson, Jr. (as this is a re-approval, the statutory conditions for the 2-acre size of the lot have already been documented)..

B. Montgomery County (Erin)

1. 15-82-05e Frozen Levels Farm, LLC ~155.7 acres
Request approval to exclude a child's lot for Mason Hopkin, Jr. (1 acre, up to 2 acres, if conditions are met for the increased acreage of up to 2 acres per Statute).

C. CARROLL COUNTY (Rama)

1. 06-93-05 Thomas and Ellen Childs ~68.351 acres
Request for a 5-year extension to the validity of the preliminary release, previously approved for the original Grantor's daughter, Ellen Childs.

2. 06-99-16Ae Leroy and Malinda Esh ~86.572 acres
Request approval to relocate a pre-existing dwelling which, upon relocation, will be non-subdividable from the Easement property.

3. 06-89-02 Karen Hobson - **TO BE PROVIDED** ~1.802 acres
The request consists of two parts: (1) acknowledgement that the owners occupied the dwelling on the owner's lot in April 2024, receiving "time served" back to April 2024 when completing the Final Release; and (2) due to the death of Lou Hobson and the deteriorating health of Karen Hobson, requesting an exemption of the remainder 5-year residency requirement of Hobson's owner's lot.

D. HARFORD COUNTY (Rama)

1. 12-90-04 David and Tracey Dougherty ~91.10 acres
Request approval to allow temporary overlay easement of ~12 acres on MALPF easement property to facilitate the reconstruction of an existing BGE electric transmission line.

2. 12-15-06 Winters Run Farm, LLC ~322.63 acres
Request #1: approval to relocate two pre-existing dwellings (pre-existing dwellings #2 and #3; and
Request #2: establish two dog kennels on the farm within the 1-acre surrounding two of the pre-existing dwellings (pre-existing dwellings #1 and #3).

E. QUEEN ANNE'S COUNTY (Rama)

1. 17-87-04 Mark Sultenfuss ~179.95 acres
Request approval for a revised land exchange to amend the configuration of a fully released child's lot child's lot location reconfiguration and Right of Way.

2. 17-24-12 Francis and Glenda Messix ~213.861 acres
Request to exclude an unrestricted lot in three possible locations, listed in numerical order of preference (1 acre, up to 2 acres, if conditions are met for the increased acreage of up to 2 acres per Statute).

V. NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS: N/A

VI. PROGRAM POLICY:

A. Charles County Certification Request (Erin)

VII. INFORMATION AND DISCUSSION:

A. FY 2026 Quarterly Inspection Report

B. Legislative Update (Chana) - **TO BE PROVIDED**

VIII. CLOSED SESSION

Open session conference link and phone number:

<https://meet.google.com/vqj-xnab-mfm> Phone: 252-820-1242; PIN: 967 228 898#