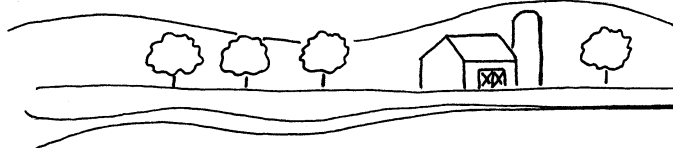


# The Carrollton Times

Spring  
2004



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Number 1

**CARROLLTON MANOR LAND TRUST, INC.**  
P.O. Box 25, Adamstown, MD 21710

## A Message from our President

In my last message in the Fall of 2003, I wrote about the new Installment Purchase Program, recently implemented by Tim Blaser—the County Land Preservation Administrator, and the Sweeney family who placed their 173-acre farm into preservation through this program. The CMLT would now like to thank Fred Hines and Cyril Vernon for their commitment to land preservation and for placing 482 acres of farmland, located south of Route 28 near the C&O canal, into this program. Tim Blaser, has organized a public meeting at the Carroll Manor Elementary School on April 13 at 7 P.M. to explain the different agricultural land preservation programs in Frederick County (see separate article). This is a great opportunity for

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## CMLT Focus on farming in the Adamstown Region: Merhl Mayne at Mayne's Tree Farm

In 1956, when Mehrl Mayne was shown a hilly farm in Middletown, Maryland, he told the realtor he would prefer some level ground. Mehrl later attended an auction where he bid on a farm with level ground situated adjacent and south of the village of Buckeystown because he realized that this farm was located within the vein of Hagerstown silt loam soils—some of the best in the state of Maryland. He also learned that his father had worked in the Buckeystown canning factory and his grandfather had fished the Monocacy River along Michaels Mill Road. This farm, once part of the historic Carrollton Manor tract, would prove to flourish under the guidance of Mehrl Mayne.



*Merhl Mayne outside  
Mayne's Tree Farms*

*(Mayne's continued on page 2)*



## 24 Farms Approved for Installment Purchase Program

The Installment Purchase Program (IPP) is the most recent preservation initiative approved by Frederick County. Through the sale of development rights, this new program provides another means for landowners to maintain ownership of their property while preserving the land. The Installment Purchase Program is proving to be very popular. Many farmers, whose farms are located throughout the County, have formally shown interest in the IPP and have received support from the County Commissioners. During this funding cycle, the Commissioners approved twenty-four farms for easement sale. Five of these properties are located within the designated Rural Legacy Area extending from Myersville to Brunswick. One property is located in our own Adamstown Region. The CMLT

*(24 Farms continued on page 4)*

The Carrollton Manor Land Trust is a non-profit, 501(c)3, charitable organization under the federal tax code and is therefore eligible to accept charitable donations.

**PHONE: 301-682-FARM      FAX: 301-682-9660**  
**www.cmlandtrust.org**

## Upcoming Events

### April 13, 2004 > 7 P.M.

Tim Blaser—the Land Preservation Administrator for Frederick County will be holding the last in a series of 5 meetings, conducted throughout Frederick County, at the Carroll Manor Elementary School, Adamstown Road, Adamstown, MD.

"Frederick County and its farmers started preserving farmland in 1976, and since then over 26,000 acres of prime farmland have been protected" states Mr. Blaser. Why is it important to preserve farmland? Agricultural land preservation helps protect local food production and the land resource base essential to support the County's leading industry. When land is preserved and not developed, it reduces the expense of community services and infrastructure costs that come with expanding sprawl. Protection of the land helps to maintain farming in its many forms, while preserving the County's rural character.

As Mr. Blaser explains, "Preservation programs provide equity to landowners in return for restricting development of their farms through the use of conservation easements." Selling easements can provide investment opportunities and can assist farmers with today's high costs of maintaining a farm. The option to sell a preservation easement gives landowners an alternative to selling the farm for development.

Come and learn more about the many programs at the County level. Get involved, meet your neighbors and CMLT, and hear some good news about saving land for future generations.

### April 18, 2004 > 1P.M. to 4P.M.

Earth Day in Baker Park, Frederick. Sponsored by Community Commons and the Common Market. Call 301-662-3000 for details.

## Board Of Directors

**President:** Nancy Bodmer

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Mehrl Mayne

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(Mayne's continued from page 1)

Like most of his farming neighbors, Mehrl came from a farm background. But what distinguished this farmer was his Bachelor of Science degree in Agriculture from the University of Maryland. He loved school and wanted to use his knowledge to "make the best better". The first thing Mehrl did at the 170-acre Springdale Farm, known locally as Mayne's Tree Farm, was to build a new herringbone milking parlor. Mehrl and his family then began the demanding job of milking cows, and planting and harvesting 80 acres of alfalfa to support the dairy. By 1966, the long hours and unrelenting family responsibilities of running a successful dairy farm were taking a toll, so he turned his direction solely to corn and became the District Sales Manager for Pioneer Hi-Bred International. Mehrl was involved in exciting research work with hybrid corn varieties and experimentation with irrigation, soil additives, and soil types. He eventually expanded into soybeans and then tried Christmas trees, but grew the first 500 in the "wrong place". Today, as part of the Maryland Christmas Tree Growers Association, the Mayne farm is a wonderland at Christmas with wagon loads of families who come to cut their own Christmas trees. His son, Mehrl, who now operates the farm, will plant 8,000 trees this year and wait the 7-10 years it takes for them to mature. Meanwhile, families come to pick pumpkins, strawberries, and asparagus and to buy sweet corn, a primary crop on the farm.



In 1982, Mehrl was one of the first farmers to place his land into permanent preservation under a new Frederick County initiative. His reason was clear; he "never wanted to put this land into development". This rich soil that continues to the Potomac River should "grow food and not houses," states Mehrl. From the money he received through preservation, he installed an irrigation system and invested the rest. If there were a few words to sum up Mehrl Mayne's feeling about the land, they would be, "By gosh, save the good land". The CMLT shares this successful farmer's feelings.

(Message from President continued from page 1)

anyone interested in preserving our valuable farmland to learn more. The Carrollton Manor Land Trust will be there to help answer any questions you might have concerning preservation and our lovely Adamstown Region.

On a hopeful note, the CMLT has been working to help keep the 184 acre Thomas farm, located between Buckeystown Pike and New Design Road, a viable farm. The Thomas farm contains some of the best soil in the County and is critical to preserving a core area of contiguous farmland within the New Design/Route 85 corridor. As local farmer Mehrl Mayne told me in my interview with him (see separate article) "save the good land". Through County and State programs, interested farmers can apply for money to help them purchase farms and save the land through preservation. We continue our vigil to help preserve land for future generations.

Thank you,  
Nancy Bodmer

# Critical Farms Program

The Critical Farms program is an excellent tool to help farmers purchase land for farming purposes. Eligible farmland parcels must be under contract or purchased within the last six months by a full-time farmer. Once the property is enrolled into the program and approved by the County, the County purchases an option to acquire the property's development rights. The farmer can then use this money toward the purchase cost of the property.

To establish the option price, an appraisal is performed to determine the easement value, which is the difference between the said market value and the agricultural value. The option price paid is 75% of the easement value. The option is exercised at the end of 5 years. During



this 5 year period, the owner must actively pursue sale of the development rights under the Maryland Agricultural Land Preservation Foundation (MALPF) or other qualifying County or State programs. Sale of the development rights will preserve the property with a conservation easement. If the development rights are sold to one of these programs, the owner must repay

the option's full price to Frederick County. Alternatively, the landowner may buy back the option at the end of the 5 years by repaying the original option price plus interest.

For the property to qualify for the Critical Farms program, at least 75% of the land must be zoned Agricultural and must meet the standards for inclusion in a qualifying State or County program. The property size must be at least 100 acres, unless contiguous to an existing easement (other exceptions may be considered).

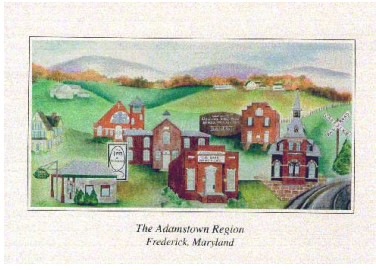
Since the County acquires the property's development rights, development for non-agricultural uses is restricted. However, the original easement seller may reserve one building lot for him/herself and each of his/her children. New farm structures and tenant houses are permitted, if such buildings are integral to operating the farm.

The Critical Farms program is a unique option for those who want to continue the farming tradition of this County. In our past newsletters, CMLT has discussed various other State and County preservation programs. Please visit our website to read past articles, including "What is a Conservation Easement", "Preserving land through Rural Legacy", and "Installment Purchase Program Explained".

**CMLT Board wishes to recognize our new members and to thank those individuals and businesses who have supported us with major gifts.**

<p><b>New Members:</b>                  Karen Sewell                  Jonathan Warner                  Ilene Freedman                  Lynn Spates                  Pepper Scotto                  Mary Sue Krause                  Victoria Kadan                  John Weaver                  Meggen Payerle                  Samuel Keiter</p>	<p>Ellen Pucciarelli                  Joseph Kerner</p> <p><b>Financial Support:</b>                  Bodmer's Stoves and Pottery                  Rodger's Consulting                  Jonathan Warner</p> <p><b>In-Kind Gifts:</b>                  Jerry Faulring                  Richard W. Brown Jr.-                  Nationwide Agency</p>
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**Support CMLT and give a beautiful gift at the same time!**



*"A Collage of the Adamstown Region"*

Note cards and prints are available of this original artwork by local artist Michelle L. Winkleman depicting historic buildings in the Adamstown Region.

→ Note cards are 4 1/4" x 5 1/2" and come 5 to a pack, including envelopes: \$10.00

→ Prints are 11"x17" ready for matting and framing: \$25.00

Mugs and hats with the CMLT logo are now available for purchase. Thank you to MacRo Ltd. for this generous donation.

Mugs are dark green with white lettering and microwave safe: \$5.00



*CMLT mug and hat*

Hats are beige with dark green bill and lettering: \$10.00

**Cost:** Stated above plus 5% sales tax. All proceeds benefit the Land Trust.

To purchase any of these items, please contact the CMLT or visit Bodmer's Stoves and Pottery in Buckeystown, Maryland (301-662-0777).

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## Update on Rural Legacy Application

Under the Ehrlich Administration, funding support for land preservation has greatly declined. This is the case for Rural Legacy, a program funded under Program Open Space through the Maryland Department of Natural Resources. In our newsletter a year ago, we wrote about our Rural Legacy application (submitted jointly with the County) for Fiscal Year 2004; in December 2003, the CMLT along with Tim Blaser presented this application before the Rural Legacy Advisory Board. As this newsletter goes to press, there has been no announcement regarding the grant awards.



Even though a determination had not been made for FY 2004, the CMLT decided to proceed with an application for FY 2005 given the support

of the local landowners and the Frederick County Board of Commissioners. In January, 2004, our application for FY 2005 was hand-delivered to Annapolis.

Funding for the Rural Legacy program has been substantially reduced from previous years. The Governor's 2005 budget proposal has allocated no funds for Rural Legacy as compared to the \$21.9 million funded in FY 2003. This is especially devastating to the many Rural Legacy areas throughout our state that have preserved over 40,000 acres since 1997. During tight budgetary times like these, land preservation efforts will have to rely on alternative programs. Local land trusts and County and State preservation officials must be diligent in helping landowners identify the best program for their needs. Come to the meeting at Carroll Manor Elementary School on April 13 to find out about some of the "other tools in the toolbox".

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*(24 Farms continued from page 1)*

would like to express our appreciation to our neighbors Marietta and Carole Stup for their interest in IPP. All of these landowners should be commended for their support of land preservation in Frederick County. Together, the County and these landowners have the potential to preserve 3,060 acres countywide.

To learn more about the Installment Purchase Program, please read CMLT's Fall 2003 newsletter article entitled "Installment Purchase Program Explained". All of our past newsletters, along with additional information on County preservation programs, can be found on our website at [www.cmlandtrust.org](http://www.cmlandtrust.org). Additional information on IPP and other county land preservation programs will be provided by Tim Blaser, the County Land Preservation Administrator, on April 13 at Carroll Manor Elementary School (see Upcoming Events for details).