

The Carrollton Times

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2003



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

A Message from our President

I am pleased to announce some very good news for land preservation in the Adamstown Region. The Installment Purchase Program ("IPP"), a recently created land preservation initiative, is being considered by local landowners interested in agricultural preservation. IPP was implemented by Frederick County to accelerate the preservation of productive agricultural land and woodland. (See article on the IPP program, page 3)

We applaud the efforts of Bernard and Kim Sweeney who recently enrolled their 173-acre Calico Farm, located along Ballenger Creek Road, into the IPP program. Two additional landowners, in the Adamstown Region, are

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CMLT Focus on farming in the Adamstown Region: Jerry Faulring at Waverly Farms

As the first in a series of interviews with local farmers, we chose Jerry Faulring because of his genuine love of the land and his support of the Carrollton Manor Land Trust. You might remember reading about our new office in the spring 2002 newsletter. Located in the Waverly Farm farmhouse, built circa 1860, this space was generously offered to the CMLT by Jerry. (You can view previous newsletters on line at www.cmlandtrust.org.)



Jerry Faulring outside Waverly Farms

For nearly 30 years, Jerry was impressed by the productive farms along Buckeystown Pike (Rt. 85), never expecting that one day he would own one of these beautiful farms. His wholesale field production nursery of ornamental trees and shrubs thrive on a farm with expansive fields and excellent soils. Seventy percent of Waverly Farm's production is shipped north from Philadelphia to Portland, Maine, with a concentration of his business in Connecticut and Long Island. His trees and shrubs fill the gamut of landscaping needs, from high-end residential to commercial uses. Jerry explained that folks in New England spend substantial sums on landscaping projects. "The grounds are just as important as the buildings, and New Englanders care about their surroundings."

(Faulring continued on page 2)

CMLT to participate in Festival @ the Farm



Mayne's Tree Farm where CMLT will have its booth

There's a wagonload of fun waiting for you down on the farm- ten farms, to be exact! So pack up the family and get ready to visit some of the hardest working farms in Frederick County. On October 18th and 19th, farms around the area are opening their doors to you on this free, self-guided tour. There's no

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: 301-874-1940 FAX: 301-874-1941
www.cmlandtrust.org

Upcoming Events

Sept. 27, 2003 > 9 A.M. - 11 A.M.

ANNUAL CMLT MEETING

Annual membership meeting. United Methodist Church, Rt. 85, Buckeystown. Guest speaker, Toni Lake. Come for breakfast. Reservations recommended by calling 301-874-1940.

Oct. 18-19, 2003 >

Family Festival @ the Farm

Self-guided farm tour. Come see the CMLT under the tent at Mayne's Tree Farm on October 18th and 19th from 10 A.M. to 4 P.M. each day. For more information see the front page article.

Membership Renewal Reminder

Our membership renewal letter was mailed July 2003. If you have not yet renewed your membership and/or joined CMLT but would like to, you can do so at our Annual Membership meeting.

Please note that we have changed our membership period to follow the fiscal year of July to June.

Board Of Directors

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entrance fee, no ticket required... just travel the countryside and stop at one, two, or all the farms for a fun-filled visit.



Each farm is hosting a variety of special activities and events, so there's plenty to do for every age. And while you're enjoying your time on these fine farms, you'll be learning, too - all about agriculture, one of Frederick County's most important industries.

Participating farms in our Adamstown Region include:

- ❖ Mayne's Tree Farm where you can visit the CMLT booth as well as enjoy straw jumping, pony rides, scarecrow making and pumpkin throwing sling shot.
- ❖ Windridge Farm where visitors will be able to tour the aquaculture facility to see how fish are grown.
- ❖ Hedgeapple Farm with its beef cattle breeds display, including cow and calf pairs as well as guided hayrides through the farm pastures along the Monocacy River.

This farm tour is brought to you by the Frederick County Office of Economic Development, the Agriculture Business Council Public Relations Committee, and the farm participants. Please note that some activities may require a fee and/or parental supervision.

Hope to see you there!

(Faulring continued from page 1)

Jerry waited for just the right land to come on the market. The 200 acres he purchased required the normal preparations, but his primary need was to build an irrigation system to support the farm. With no stream, pond or river, he was forced to drill six wells to supply a drip irrigation system "that allows complete control" of water and nutrients. While some plants like hot, dry weather, others are highly sensitive to drought conditions. Jerry notes that "a good tree farmer knows that balance and diversity are the key to good management of your products." Jerry sells over 400 varieties of trees and shrubs.

Finding land that was in a land preservation program was an extra bonus for Jerry. The farm is enrolled in the Maryland Agricultural Land Preservation Foundation ("MALPF") program through the Maryland Department of Agriculture and is administered by the Frederick County Department of Planning. The purpose of the MALPF easement program is to preserve Maryland's productive agricultural land and woodland for continued food and fiber production. Jerry loves those words. He heartily explained that "even if the land wasn't in preservation, I would have pursued it... We need more land preserved in this fast growing world of ours, especially excellent soil like is found on this farm."

We share Jerry's feelings and we appreciate his dedication to the land and his support for farmland preservation. Thank you Jerry.

Installment Purchase Program Explained

The recently created Installment Purchase Program ("IPP"), administered by the Frederick County Department of Planning, is one way for landowners to maintain ownership of their property, while protecting the land from future development. This new program is beneficial to both the County and the property owner. IPP allows the County to accelerate agricultural preservation by leveraging existing funds to purchase zero coupon bonds that reduce upfront capital requirements. The landowner benefits from a stream of interest payments on the easement value, over a 10-20 year specified term, which may be exempt from federal income tax. When the bond matures at the end of the term, the seller of the easement receives the full matured value of the easement.

Under IPP, a minimum of 50 contiguous acres is required for enrollment, unless adjoined by a property under an existing land preservation easement. A majority of the soils on the property must be high quality Class I, II or III soils or the property must be a majority woodland Groups I or II. Development for non-agricultural uses is not allowed, although the original owner who sold the easement may exclude 1-2 acre lots for children up to a limit of four lots. New farm structures and tenant houses, at a rate of 1 per 100 acres, are permitted for agricultural use on land enrolled.

The Department of Planning can assist landowners in determining if a property qualifies for the program. For more detailed information on the Installment Purchase Program and other land preservation programs, call Tim Blaser, the County's Land Preservation Administrator at 301-694-2513.

Maryland Environmental Trust Celebrates Milestone

On October 4, 2003, the Maryland Environmental Trust ("MET"), will celebrate the protection of over 100,000 acres of land across the state of Maryland. MET will host a party to thank the 700 landowners who have placed a conservation easement on their land and have built a wonderful legacy for land protection. Maryland has a well-deserved, national reputation for excellence in land preservation programs and for support from Maryland citizens. We applaud the efforts of MET and those landowners who have preserved land through MET easements.

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

New Members:

Darren Andrews
Jane Eddy
Virginia Robinson
Kathleen Bengali
Marian Tisdale
Ruth Jamison
L. Yeandle
Mark Schiller
John Munson
Richard Surette
Barbara Schumacher
Samuel Tucker

Brice Verdier
Toni Phebus
Gertrude Brown Fry
Peter Michael
Mark Drechsler
Maggie Dawson

Financial Support:

Rodger's Consulting

In-Kind Gifts:

Jerry Faulring

Support CMLT and give a beautiful gift at the same time!



*The Adamstown Region
Frederick, Maryland*

"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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Toni Lake to be featured speaker at Annual Membership Meeting

The CMLT's annual meeting will be held Saturday, September 27, 2003, at the Buckeystown United Methodist Church, on Route 85, in historic Buckeystown, Maryland. Continental breakfast will be available at 9:00am, so come join us. After a short business meeting beginning at 9:30am, Toni Lake will share "A Slice of life of the Adamstown Region - An Historical Perspective". Her passion for this area stems from her long family history (Cramer family) in Frederick County and her deep appreciation of the natural beauty and rich heritage of the Region. Ms. Lake has been associated with St. Paul's Episcopal Church in Point of Rocks, Maryland, for over 20 years, where she has served as Senior Warden. Professionally, she has served most recently as



St. Pauls Church, Point of Rocks, MD

the Executive Assistant at the Smithsonian's Freer and Sackler Galleries in Washington, DC. Come and mingle with your neighbors and learn more about the rich cultural heritage of this quaint area of Frederick County. An RSVP is kindly appreciated. Call 301-874-1940 and let us know you are coming!

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Rural Legacy Update

On January 21, 2003, the CMLT submitted a Rural Legacy grant application for consideration by the Maryland Dept. of Natural Resources. We detailed this initiative in our Spring 2003 newsletter. The Maryland legislature passed a budget of \$5 million for the fiscal 2004 grant year. There is no timeline, at this point, for the grant awards. The Rural Legacy program is one of the most successful tools for land preservation across Maryland. The State, in cooperation with county governments and local land trusts, has preserved 40,291 acres of land to date. In 1997, the year the program was created, a goal of 200,000 acres was projected. We hope this goal will be realized and that the program will continue to be funded. We will update you further in future newsletters.

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working with the County to enroll more than 400 acres into the program.

Tim Blaser, with the Frederick County Land Preservation Program, works with landowners to evaluate IPP and various other options for land preservation. We have examined some of these other tools in past newsletters. CMLT will continue to inform you about land preservation options and new preservation initiatives in our Region. With each additional land parcel protected, we move closer to our goal of preserving a viable agricultural industry and the rich cultural heritage of the area for future generations.

Thank you,
Nancy Bodmer