

**Agricultural Land Preservation Advisory
Board Carroll County, Maryland
Official Minutes
January 21, 2026**

The Carroll County Agricultural Land Preservation Advisory Board met on Wednesday, January 21, 2026, at 11:00 a.m. Members present: Tom Irwin, Chair; Mark Savage, Vice Chair, Greg Dell, and Stan Pennington, Alternate. J. P. Smith, Jr., Program Manager, Jackie Roque, Preservation Specialist, and Donna Black, Administrative Technician of the Agricultural Land Preservation Office. Absent: Phil Snader and Alice Altstatt. Also in attendance: Matt Hurff, Attorney for Martha Hilbourn and Donald Hilbourn, Delbert Green and Dixie Green for Nichole Green, Logan Rill, Donald Lippy, Dennis Brothers and Erin Brothers, Karen Hobson, Heather Stone, Kristen Towner.

Notice of this meeting was posted electronically on the County's website.

Call to Order: Chair Tom Irwin called the meeting to order at 11:01 a.m.

Approval of meeting minutes – December 17, 2025: Greg Dell moved to approve the minutes as written, seconded by Mark Savage. The motion carried unanimously.

Request for reconfiguration of property, Hilbourn, Donald and Martha, 112 Dutrow Road, Westminster, County Easement. JP presented the reconfiguration request to the Board and reviewed the proposed property changes using the County's digital GIS mapping system. Matt Hurff, Attorney for Martha Hilbourn, provided background information, stating that Ms. Hilbourn transferred ownership of the property to her son, Donald Hilbourn. He further noted that he is working with RTF and John Lemmerman to complete the reconfiguration of the property. JP recommended approval of the request. A motion to approve the request as written was made by Mark Savage and seconded by Greg Dell. The motion carried unanimously.

Request for child lot by Green, Delbert, and Leo, on behalf of Nicole Green Long, 2313 Stone Road, Westminster, MALPF Easement. JP presented the child lot request to the Board and reviewed the proposed location of the child lot using the County's digital GIS mapping system. JP recommended approval of the request. A motion to approve the request as written was made by Greg Dell and seconded by Mark Savage. The motion carried unanimously.

Request for a subdivision, Lippy Brothers Farms, on behalf of Brad Rill, St. Paul Road, Hampstead, MALPF Easement. JP presented the subdivision request to the Board and reviewed the proposed location using the County's digital GIS mapping system. JP recommended approval of the request. A motion to approve the request as written was made by Mark Savage and seconded by Greg Dell. The motion carried unanimously.

Request for a violation extension, Dennis Brothers and Sandra Brothers, 400 South Clear Ridge Road, New Windsor, Rural Legacy Easement. JP presented the violation extension to the Board and noted that the violation dates back to 2017. JP further stated that Mr. Brothers received Equip funding four years ago. A motion was made by Greg Dell and seconded by Mark Savage to allow Mr. Brothers 60 days to see if the Equip funding can be used for temporary fencing. Otherwise, Mr. Brothers will have to install temporary fencing. The motion carried unanimously.

Request to Waive 5-year residency requirement, Kristen Towner, on behalf of Karen Hobson, 5426 Bowers Road, Taneytown, MALPF Easement. JP presented the request to waive the five-year residency requirement to the Board. Heather Stone, Ms. Hobson's granddaughter, spoke briefly regarding medical documentation indicating that Ms. Hobson should not be living alone. It was noted that Maryland Agriculture Land Preservation Foundation (MALPF) regulations provide an exception under Title 15, Subtitle 15, Chapter, Agriculture Article §§2-504 and 2-513, Annotated Code of Maryland .06 Lot Transfer Restrictions, (5) Any other circumstance, as determined by the Foundation, where it would be impossible for the landowner or child to continue to occupy the dwelling. Greg Dell made a motion to approve the request as written, seconded by Mark Savage. The motion carried unanimously.

Announcements: JP spoke briefly about the upcoming budget

Adjournment: Greg Dell moved to close the meeting. The motion was seconded by Mark Savage and carried unanimously. The meeting adjourned at 11:50 a.m.



Tom Irwin, Chair