1. **Call to Order:**
   Chairman Melba Matthews called the February 23, 2021 meeting of the Agricultural Land Preservation Board (ALPB) to order at 2:04 p.m. via WebEx Video Conference.

   The following Board Members were in attendance: Chairman Melba Matthews, Vice-Chairman Donald Cairns, Eli Silberman, Bill Covaleski, Amy McKenna, Nelson Beam and Richard Abbott. Absent were Members John Diament and Duane Hershey.

   Staff Present: Dave Stauffer, Geoffrey Shellington, Sue Goughary and Caroline Fritschle.

   Visitors: No visitors attended.

2. **Public Comment:** Glenn Cote, General Manager of Laurel Valley Farms, and Jessie Davis, MFEMP Consultant were in attendance to present a change in land use for the farm, which is conserved under the Farmland Preservation program.

3. **Approval of Minutes:** The Board meeting minutes from November 17, 2020 were approved as written. A motion was made by Richard Abbott, seconded by Don Cairns. Motion carried.

4. **State Ag. Easement Program – Status Report:**

   ***2016 Round***

   McElhenny, David – Settled Easement – Honey Brook
   Newswanger, Larry – Offer Accepted – Sadsbury

   ***2018 Round***

   Angelo J. Zunino Limited Partnership – Settled Easement – New Garden
   Hendricks, Louise – Offer Extended – East Marlborough

   **Kelsall, Virginia – Settled Easement - Newlin***

   Martin, Thomas, Helen & Barbara – Offer Accepted - West Marlborough
   Morelli, Thomas – Revised Offer Accepted – East Nantmeal
   Petersheim, Christ & Martha – Offer Accepted – West Caln
   Smullen et al. – Offer Accepted – Lower Oxford Township

   ***2019 Round***
5. **Challenge Grant Program – Status Report:**

*2019 Round*

- **Lukas, Gregory & Patricia** – Offer Accepted – Honey Brook
- **Johnson, Lawrence & Helen** – Offer Rejected - Upper Oxford
- **Nugent, Theodore & Timothy** – Offer Accepted – Elk
- **Sheppard, Jonathan** –Offer Extended – London Grove
- **Springsteen, Susan** – Offer Extended – West Nantmeal and Honey Brook
- **Spring Hope Family, LP** – Offer Accepted – East Nottingham

6. **Change in Land Use Request**  Caroline Fritschle gave a brief introduction of the farm and summarized the current land use and farm details, noting the farm easement is approximately 126 acres, maintains the 2 acre house right under the terms of the easement, and currently produces hay, corn and soy as well as mushroom compost activities. Consultant Jesse Davis then discusses the specifics of the land use request, detailing several location options for converting roughly 10 acres of existing woodland, cropland and hedgerow into additional mixing and storage areas for the farm’s spent mushroom compost and substrate. He explains the need for the additional storage, citing the decline in available fields and agricultural land in which to spread the compost, causing the farm to have to store the compost for longer periods of time. Mr. Davis and Mr. Cotes both feel that creating more storage areas now would not only benefit the farm, but by not overcrowding the current storage areas, could also prevent a potential environmental issue down the road. The new storage area would be away from the road and any residential development so as to not create odors, noise or residue, and existing tree buffers along the farm’s perimeter serve as additional containment.
Member Eli Silberman inquired as to whether their plan including the building of additional storage sheds or buildings, and Mr. Davis advised that at this time that is not part of the proposed storage plan.

Member Amy McKenna referred to a section of land shown on the map and asked if it was a stream bed or a farm road, and Mr. Davis responded that there was a pond located on the property but precautions would be taken to avoid sediment from getting into it.

Member Richard Abbott asked about other state or local permits needed, and was advised the Conservation District, Pennsylvania DEP and New Garden Township would need to give their appropriate approvals and permits, respectively.

Lastly, Member Nelson Beam asked what would prevent the farm from requiring more additional storage in the future as more compost is produced, but Mr. Davis and Mr. Cote both confirmed that the farm is currently at peak production for the compost.

The Board thanked Mr. Davis and Mr. Cote for taking the time to attend the meeting and explaining their request and the reason for same in detail, and Mr. Davis and Mr. Cote signed off of the meeting and the Board moved into Executive Session.

7. Executive Session
   a. Real Estate: Appraisals (0)
   b. Change in Land Use Request (1)

8. Updates and Other Business Board Chairman Melba Matthews took a moment to acknowledge Susan Goughary, the Land Preservation Coordinator for Farmland Preservation for her dedication and taking the initiative to become a Notary Public during the pandemic in order to continue to move the active preservation projects forward and conduct settlements in convenient outdoor locations to ensure the landowners are safe and comfortable.

9. Adjournment:
   ALPB Meeting adjourned at 2:50 p.m.
   A motion was made by Richard Abbott, seconded by Amy McKenna. Motion carried.

10. Next Meeting – March 23, 2021 at 2:00 PM - Virtual via Cisco Webex Meetings