Watershed Observer

Newsletter of the American Chestnut Land Trust - Volume 36 No. 2 Spring 2022

Contents

Coming Up on the Calendar

See event details on page 9 and on our web site: https://acltweb.org

APRIL

- 16th – Full Moon Hike (Members Only)
- 23rd Earth Day 5K
- 24th - Earth Day-Themed Family Hike
- April 30th/May 1st - Earth Day Highway Clean-up (ACLT Volunteers)

Be sure to check our website, http://acltweb.org, to verify the current status of our events.

Questions? Comments?
Please call us at 410-414-3400

We Are Not Powerless!

By Greg Bowen, Executive Director

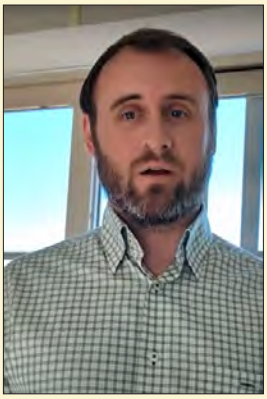
In a guest essay in the December 21, 2021 edition of the New York Times entitled, "The Climate Crisis Is Raging, but We Are Not Powerless", Margaret Renki[1] wrote that it is easy to feel powerless today.

However, her essay is one of hope because of environmental nonprofits in the US "that turn donations into collective action." She said that **"in supporting these nonprofits, we are far from powerless."** Her list of nonprofits to support included "conservancies that work to protect ecosystems while they are still intact."

"At this point, you're probably trying very hard to tread more lightly on this weary and fragile earth. But no matter how much organic produce you buy, or how much plastic you've eliminated, or how many native trees you've planted, the future seems bleaker and bleaker. The relentless destruction of wildlife habitat picks up place. the extinction of species escalates. The rapidly heating planet has gone into overdrive." *Margaret Renki*

The Land Trust Alliance (LTA) released its census in December 2021, revealing that 61 million acres had been conserved by land trusts as of year-end 2020 — an increase of more than 15 million acres since 2010. This report is good news and ties in well with the President's America the Beautiful Act, a call to conserve 30% of the nation's lands and waters by 2030, also known as 30x30. It should also serve as an incentive for Maryland's Legislators to enact what is called the Maryland the Beautiful Act (HB1031/SB791) that would establish a statewide land conservation goal to conserve 30% of open space in Maryland by 2030 and 40% by 2040.

Of course, land conservation is one of the key ways to address climate change, to sequester carbon in forests, marshes, and well-managed pastures and farm fields. However, it is not the only thing that land trusts are doing to fight climate change. Conserved lands can serve as green infrastructure around urban areas and farms, soaking up stormwater and excess nutrients, Natural lands also provide habitat for native species, the forests purify the air, the wetlands, bogs, and waterways provide habitat for amphibians, reptiles, fish, and shellfish. They can also provide relaxation and exercise for humans.



Andrew Szwak, Land Trust Alliance
Watch video here: ***bit.ly/ACLTAnnualMtg21***

At our annual meeting on March 5th, Andrew Szwak, LTA's Mid-Atlantic Coordinator, reported that "We are keenly aware that natural climate solutions, like land protection, reforestation, and natural areas restoration, can provide more than one-third of all greenhouse gas reductions that are needed to reach the Paris Agreement goal of limiting global warming to 2 degrees Celsius. What's more is that all these actions, if we do them by 2030, will be cost-effective – they will actually save more money than they cost purely on the basis of the climate benefits they convey. LTA's climate website is becoming a go-to resource

(Continued on page 6)

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Published quarterly by the American Chestnut Land Trust. The ACLT is dedicated to the preservation of Calvert County, Maryland's Natural and Historical Resources. Since it was established in 1986, ACLT has preserved over 3,200 acres. We own 1390 acres, manage 1,819 acres owned by the State of Maryland, and hold conservation easements on 374 privately-owned acres. — Editors: Ellen and David Farr

From the President's Desk …

I hope you were able to attend the 2021 Annual Meeting of the American Chestnut Land Trust on March 5. The Annual Meeting is important because it is the only time that we can present to the members our successes and aspirations.

As a sign of ACLT's growing geographical influence we decided to try a different format for this year's meeting. A virtual 'business' meeting followed by an in-person lunch and group hike.

The virtual meeting outlined ACLT's numerous achievements from the past year, beginning with growing efforts to address climate change. Executive Director Greg Bowen highlighted the role ACLT plays in providing green infrastructure for Prince Frederick, as the Land Trust's preserved acreage serves as a critical buffer between the town and the Bay. Furthermore, Andrew Szwack of the Land Trust Alliance lauded ACLT's strides against climate change, referencing efforts such as preservation of wildlife hubs and convening of watershed Friends groups. By nature, land trusts are uniquely equipped to fight climate change, however, 2021 saw the beginnings of a greater conscious effort by ACLT to address the climate crisis now and into the future.

Carl Fleischhauer and Kirsti Uunila updated attendees on the progress of the Parkers Creek Heritage Trail. Research for the trail began in 2021, and interpretive materials for the Holly Hill property were created as a first wave of public outreach.

The remainder of the virtual meeting summarized ACLT's progress with respect to finances, science, land management, outreach, and other general successes. Notably, 2021 saw the purchase of the GRDC-Yowell property, which completes a tract of nearly 5 miles of contiguous preserved land paralleling the Chesapeake Bay.

To learn more about all of ACLT's impressive work done in 2021, you can watch the entire annual meeting video, read ACLT's Annual Report, and the Parkers Creek Watershed Report Card on their website at *bit.ly/ACLTAnnualMtg21*.

Following the virtual meeting, ACLT invited members and supporters to an in-person lunch on the Double Oak property and subsequent hike along the newly-built Holly Hill trail.

David Farr, President

ACLT Land Manager Autumn Phillips-Lewis shows hikers the "grand canyon" area of severe erosion on the Holly Hill property and explains the proposed stream restoration project. Photo Credit: Carl Fleischhauer

Around ACLT

It's Time To Go Electric

by Greg Bowen, Executive Director

I was an early adopter of battery-powered yard tools and am happy to report that they are finally competitive with gas tools, and much better for the environment!

It has long been known that gas operated yard tools are bad for their operators and the environment. In March 2021, a Consumer Reports article quoted the Natural Resources Defense Council: "When you look nationally at the pollution from gas-powered yard tools, the numbers are pretty staggering," says Simon Mui, deputy director for the clean vehicles and fuels group, part of the climate and clean energy program at the Natural Resources Defense Council. "These little lawn tools with two-stroke engines are, in some cases, putting out 20 to nearly 300 times the emissions of a car." However, the early version push mowers didn't work very well and there were no battery options for other tools.

From left, a gas chain saw, a battery chainsaw, a battery leaf blower. On the right are batteries which can be used to power all EGO tools

Things have changed. Now battery-operated yard tools have become competitive performance-wise and much more reliable. Quoting the Consumer reports article, "In general, battery blowers and trimmers turn out to be more reliable than gas ones. For instance, all of the battery string trimmer brands we rate earn a rating of Very Good or Excellent for predicted reliability, while less than half of the gas brands we rate score the same. Five gas brands earn a low rating of Fair."

So their motors produce zero emissions AND you are less likely to have to haul them to a landfill as quickly!

Land Management Chairman Bob Field Trying out our newest acquisition

Therefore, ACLT is starting the switch. At the Annual Meeting Hike, we showed off our new battery chainsaws, leaf blower, push mower, weedwhackers, and this beauty just arrived at Double Oak Farm!

If you decide to make the switch, please let us know! Visit our new web page to share your story: *bit.ly/ACLTWeAreTheChange*

Once "Upond" a Time: How Beaver Dam Analogs Re-Create the Ecosystems of Our Past

by Clara Brill-Carlat, Chesapeake Conservation Corps Member

If you've hiked along Cemetery Lane on ACLT's south side or down Parkers Creek Road Trail near the raft, you may have noticed beaver activity nearby. The beavers themselves are nocturnal and usually remain hidden during the daytime, but the results of their efforts are visible in the form of dams, ponds, and streams winding through marshy floodplains. Five centuries ago, before European settlers demolished the beaver population through the fur trade, landscapes across North America were dominated by beaver ponds and wetlands. It is estimated that anywhere between 60 and 400 million beavers populated North America in the early 1600s, meaning that there were between 10 and 75 beavers per square mile (Blankenship, 2022). Beavers create ponds to give themselves safe underwater access to their lodges, protecting them from predators. Their ponds and dams also have a profound impact on local ecosystems by catching sediment and nutrients and creating broad floodplains that recharge groundwater. In the Chesapeake Bay Watershed, beaver dams once trapped so much freshwater that the Bay itself was saltier than it is today (Blankenship, 2022).

By the middle of the 19th century, landscapes and ecosystems across the continent had been dramatically altered. The fur trade had left only about 100,000 beavers surviving in North America, resulting in the loss of dams and ponds across the continent (Blankenship, 2022). Streams became increasingly incised and disconnected from their floodplains, meaning that streamflow could no longer be replenished with groundwater from the floodplain. Many streams dried up entirely, a stark contrast to the wetland ecosystems that beavers had once maintained (Goldfarb, 2018). Even though beavers are no longer on the verge of extinction, the fur trade has had long-lasting effects on watersheds across the continent.

In recent years, some ecologists have created wooden structures called Beaver Dam Analogs (BDAs) in an attempt to restore incised streams and wetland ecosystems. BDAs are constructed using natural materials like sticks and mud, and they mimic beaver dams by trapping water and sediment and

The beaver dam and pond alongside Parkers Creek Road Trail on ACLT's north side.

creating ponds that spread water out onto the floodplain. They span the width of a stream channel and force the stream to cut into its banks. This widens the channel and frees sediment that raises the bottom of the channel up toward the floodplain (Wheaton et al., 2019). BDAs were first constructed in Oregon in 2009 and have since become a well-known restoration technique in the Pacific Northwest (Goldfarb, 2018). More recently, they have also been built here in the Chesapeake Bay region as their ecological benefits have become apparent.

There are three common BDA designs that can be implemented depending on the availability of materials and the strength of streamflow. Postless BDAs require the least amount of equipment and are most similar to natural beaver dams but are not sturdy enough to withstand strong flows. They are constructed by piling up layers of branches across a stream channel and then filling in gaps with sticks and mud. Post-assisted BDAs are recommended for channels that have faster streamflow or that experience flash floods during storms. Pointed wooden posts are driven down through postless BDAs and into the streambed for extra stability. The third common design is a wicker weave, which is constructed by weaving branches between a line of posts across the streambed (Wheaton et al., 2019).

Regardless of design, BDAs function best in series, with a larger primary dam that spreads water out onto the floodplain and smaller secondary dams downstream. Spaces between branches in each BDA are plugged with mud and sticks, but just as in a natural beaver dam, water should still be able to flow through some gaps in the dam. Depending on the region where the BDAs are constructed, the gaps may be important for allowing fish passage. BDAs are typically constructed either in a straight line or in a convex shape facing downstream to dissipate streamflow energy, and they have an even crest height to avoid concentrating streamflow at any particular spot downstream. Just like natural beaver dams, BDAs are impermanent structures (Wheaton et al., 2019). They should be built near existing beaver populations so that beavers can maintain the dams and increase their longevity, and they should not be placed close to human infrastructure because of flooding risks.

Some conservationists have described humans' current attitude toward our environment as "ecological amnesia," meaning that we have forgotten that the way our landscapes look and function is not natural (Blankenship, 2022). Given that many streams in the Chesapeake Bay Watershed today are straight and incised without any ponds or wetland habitats, it may be difficult to imagine a time when beaver dams, ponds, and meandering streams covered the area. By re-creating the healthy streams and wetlands that have been destroyed over the last several centuries, BDAs remind us of the ecosystems that once flourished in our region and that could exist again in the future.

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Constructing a postless BDA (photo from Wheaton, et al.).

Vocal About Local:
The Importance of Local Food in the Age of Climate Change

by Mary Hover, Chesapeake Conservation Corps Member

Modern humanity has achieved impressive feats, not the least of which is a global food system. Because of our globalized food supply, we have grown accustomed to getting what we want when we want it. Have a craving for avocados in January? Want to snack on strawberries in the dead of winter? For many people in the United States, the biggest hurdle to satisfying these desires is a short trip to the grocery store. We have effectively transcended climatic and geographical barriers to supply a wide variety of goods at all times. Although many overlook it as such, this level of food access is an incredible privilege. Unfortunately—as is the case with most privileges—maintaining this norm does not come without costs, which will become increasingly evident as we head into a future burdened by climate change. Although climate change threatens our food system in many ways, changing this system to localize food production and normalize decentralized, regional food aggregation will help us better adapt to our altered climate.

Rather than operating in a mutually-beneficial relationship with the environment, the conventional food system has historically relied upon ecological exploitation, seeking to maximize profits in the short term. By degrading the environment for the sake of profit, modern food production has activated a sort of karmic justice, where the abused environment, in its process of change, now threatens the long term stability of our current food system. The effects of climate change have already begun to debilitate the food sector, exemplified by the recent supply chain crisis. While this global disruption has impacted several major industries, it has been particularly salient with respect to food supply. Towards the end of 2021 and early 2022, grocery stores all over the nation saw sustained periods of abnormally empty shelves, killing the illusion of endless supply and infinite options. According to the Consumer Brands Association, out of stock food levels were hovering around 15%, as opposed to the normal 7-10% range. Amidst this crisis, it has become clear that a system solely reliant upon global supply is not sustainable in the era of climate change.

While the supply chain crisis has been primarily attributed to COVID surges and intense weather events, these causes are not unrelated to climate change. With more species migrations occurring due to climatic pressures, there is a greater likelihood that animals will contract and pass along diseases at an accelerated rate, inflating the chance they reach humans and disrupt our systems in the same way COVID has. Additionally, climate change promises more frequent and destructive weather events, similarly threatening our access to global food supply. So, even if this exact crisis is not directly linked to climate change, it offers a glimpse into the very likely future should we continue to rely upon global supply chains to feed us.

In addition to impacting global supply chains, climate change directly threatens agricultural supply in exporting countries. With changing environmental factors, agricultural output may be significantly reduced in many parts of the globe, translating to a reduced supply in American grocery stores. The magnitude of this impact is better understood when we consider just *how much* we rely on global imports to supply our everyday meals. According to the Food and Drug Administration, "approximately 32 percent of fresh vegetables, 55 percent of fresh fruit, and 94 percent of the seafood that Americans consume annually" comes from global imports. In essence, the U.S relies heavily on global agricultural productivity to feed its people. The reduction of imported agricultural products compounded with supply chain disturbances will generate astronomical ramifications for our food system, should it maintain a dependency on global supply.

To avoid a future dictated by supply chain disruptions, reduced imports, and resultant food shortages, we *must* strengthen our local, sustainable food systems. As some of the foremost witnesses to the burgeoning effects of climate change, many in the agricultural business recognize this need, but far too few have yet to act. One of the few who has been moved to action is Southern Maryland's own Will Kreamer, owner of Chesapeake's Bounty. On a drizzly Friday morning in February, I stopped by Chesapeake's Bounty in St. Leonard to chat with Will and glean his insights about the importance of locally-sourced food in the age of climate change.

Top: Chesapeake's Bounty Owner Will Kreamer.
Below: A sampling of local products available at Chesapeake's Bounty

Chesapeake's Bounty sources exclusively from the Chesapeake Bay region, making it an exemplary business model for strengthening food security against climate change. Kreamer noted that during the peak of the food shortage this past winter, Chesapeake's Bounty remained fully stocked, and sales surged as a result. The business seen during this time is the level of business Chesapeake's Bounty would like to see at all times. However, due to general misconceptions and the widespread prioritization of convenience above all else, a perpetually booming business is not the reality. Many assume agricultural products labeled as "local," "organic," or "sustainable" are more expensive than their non-local, conventional counterparts, but Kreamer disagrees. If you were to compare food from Chesapeake's Bounty and the nearest supermarket, you might be surprised to find similar prices. Even where there are slight discrepancies in cost, Kreamer asks us to consider where that money is actually going. When buying from the grocery store, a portion of the price goes to the store and distributor, so what portion does the farmer receive? When buying locally from Chesapeake's Bounty, we know that much of the profit returns to the farmer, as many of the middle men have been removed. Kreamer thinks this lack of "knowledge and the perception that it costs more" are the biggest hurdles to sustainable food access.

A nationwide network of local food businesses resembling Chesapeake's Bounty is a solid vision for the future of food in America, and I was curious whether Kreamer thought we were headed in that direction. He said, "I think it's gonna happen one way or the other. One way is pleasant, the other is unpleasant." In other words, climate change will give us no option but to pursue local and sustainable food systems. The only remaining questions concern *how* we will go about transitioning to this norm. Will we keep waiting until more and more crises transpire and cause enough damage to catalyze change? Or, will we begin to change our habits now and use the power of consumer demand to bolster the success of local businesses, influencing local food aggregation operations to permeate the nation? The latter is one of the more "pleasant" routes for precipitating this transition, and all it requires is that we direct our support toward sustainable operations such as Chesapeake's Bounty. Local businesses such as Chesapeake's Bounty depend on community support to thrive, and thriving local businesses are critical for strengthening our food resilience against climate change. That said, these businesses could always benefit from more regular support. Regarding business at Chesapeake's Bounty, Kreamer said, "if we had 50 or 100 more customers that came here on a regular basis for their groceries, it would be a game changer for us. That's all it would take to tip the scales." Whether we like it or not, our current food system is threatened by climate change. It's up to us whether we allow this system to crumble, or we adapt by turning to local food systems to feed us. It's time we stop waiting for an even worse crisis to catalyze change; it's time we take strides *now* to change our habits and protect the very industry that sustains us.

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(CONTINUED FROM PAGE 1)

for what land trusts can and have done to address climate change, it is climatechange.lta.org."
We need more than incremental change. We need a sea change, a profound or notable transformation in the way that humans relate to land and water. How do we begin?

We already have. ACLT has created a native species hub in the center of Calvert County. We are protecting more lands and building wildlife corridors. Our plan is to help build them throughout the Southern Maryland region. We are also moving toward electric mowers, saws, weedwhackers, etc. and we are going solar this year. We are also looking into ways to address stormwater from heavier rainstorms.

By being the example, ACLT helps to create change and we encourage our members and supporters to do the same. We are currently working on a new section of our website devoted solely to climate change, including a survey to gather examples of what you are doing to address climate change! Visit: bit.ly/ACLTWeAreTheChange

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[1] Author of the books "Graceland, at Last: Notes on Hope and Heartache From the American South" and "Late Migrations: A Natural History of Love and Loss." Visit: https://milkweed.org/book/graceland-at-last

The Surprising Secret About Land Preservation

And How ACLT Can Save More Land Faster

by Greg Bowen, Executive Director

This is a story that needs to be told every now and again. The Calvert Farmland Trust (CFT) was formed by three farm owners, Susie Hance-Wells, John Prouty, and John Crane. They came together out of a concern that Calvert County was becoming so developed that it would be no longer viable to farm in the future. They have been a key partner with ACLT, including their work to protect an active farm in the Parkers Creek watershed.

When they got started in 1994, the county already had an active Transferable Development Rights (TDRs) program (described in the *Winter 2022 newsletter* - www.acltweb.org/wp-content/uploads/2022/01/winter2022.pdf). Many properties had already been protected. However, some portions of the county had quite a few developed properties and preserved properties forming a quilt pattern, which makes it more difficult to farm. Critical farms in the middle of protected farmlands were being sold for development. The Calvert Farmland Trust wanted to be able to protect such properties.

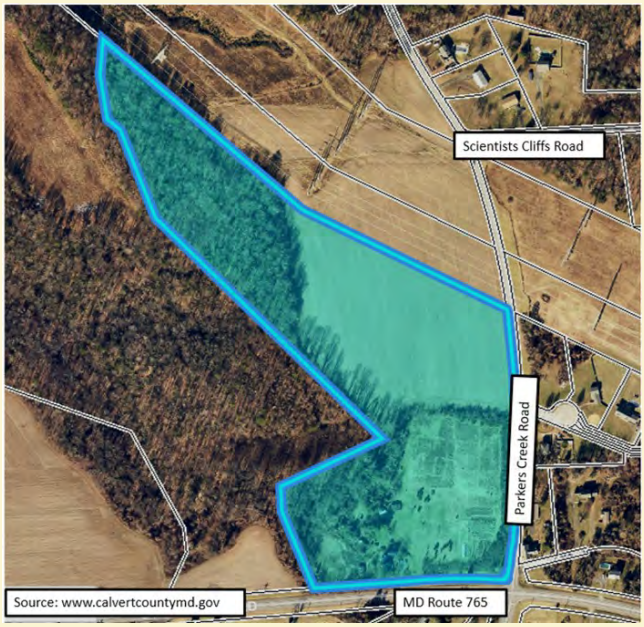
They built up their Board and filed as a nonprofit 501(c)3. Their first big acquisition was a very complex one. A property off of Hunting Creek Road was being subdivided for development. The owner no longer wished to farm the land and believed that the way to get the best financial return on his land was to subdivide the land himself then sell it to a developer.

As I recall, the land consisted of approximately 88 acres and the zoning regulations at the time allowed for the creation of about 23 lots. When the subdivision was granted final approval, the plats were recorded, and the landowner auctioned the property to the highest bidder. In effect, the owner wasted his money subdividing the property. The bid from the newly formed land trust was higher than that of the developers, but it had one condition—that it be allowed six months to settle. That request was granted.

You see, at the time the land trust did not have enough money to buy the property, but the Trust had a plan. The trust asked the county for conditional approval to establish the property as a county agricultural preservation district, submitted a request to conditionally review certification of development rights and found a potential buyer for the farm and the development rights.

On the day of settlement, the CFT purchased the property, unrecorded the subdivision, except for a couple of the lots, recorded the agricultural preservation district and the certification of development rights, sold the development rights to a developer, and then sold all but a couple acres to the neighboring farmer.[1]

To this day, when I tell other land preservation specialists about this feat, they can hardly believe it because the deal was so complicated. With their talents and hard work, the members of the Trust had preserved their first property and were ready to move on to the next and the next. In effect, CFT had created a critical farms program. It bought critical farms to stop them from being developed and then sold them back to conservation buyers.



CFT Saved this parcel on Parkers Creek Road

You will never find many of Calvert Farmland Trust's successes in the land records. They would reach out to property owners who needed help protecting their own lands and show them the steps required to preserve the properties. By educating landowners how to preserve their own land, they were able to save their resources for other critical properties.

They protected one property at the request of an ACLT member, Peter Vogt, who contacted CFT about helping ACLT protect some prime farmland in the Parkers Creek watershed, located north of the intersection of Parkers Creek Road and MD 765. CFT bought it, then it sold the development rights and sold the land and house to conservation buyers. The land is still actively farmed.

A model for ACLT

ACLT has probably purchased all of the lands it needs to retain permanently by itself in the Parkers Creek and Governors Run watersheds. With the acquisition of the Yoe property in 2022, it will own properties on all four corners of the parkers Creek preserve, thereby establishing an ownership presence to manage the trails and to monitor streams throughout the watershed. There are still critical farms to be protected in our watersheds, but just like CFT, ACLT can serve as a critical farms purchaser when properties come up for sale, if we cannot convince property owners to protect properties themselves.

It isn't as easy now to run a critical farms program as it was when the county was accepting new agricultural preservation districts and the TDR market was strong. Once CFT had built up capital from its members and from farm sales, they were able to buy and sell properties quickly, with minimum carrying costs.

However, the Rural Legacy Program (RLP) may serve the purpose as a funding tool for a critical properties program. Currently, Maryland's Rural Legacy Program is willing to pay up to 75% of the appraised value of a property, as long as the buyer is willing to add easement conditions that protect ecosystem services (stormwater attenuation, stream buffers, etc.) That is an easy lift for ACLT and most conservation buyers.

The Surprising Secret

I supervised Calvert County's land preservation program for over 25 years, including the County's Transferable Development Rights (TDR) program, its Purchase and Retirement (PAR) program, and the state's land preservation programs. During that time, I learned a truth about land value that is so counterintuitive, most people refuse to believe it. They know that developed lots sell for over $100,000 each, so of course, developers will pay a great deal of money per acre for undeveloped land.

However, the truth is this: In rural areas, the development value of land is not the major determinant of land value, it is the homestead/farm value.[2] The reason is this. When a rural property is for sale, developers, like the rest of us, will pay only a little more than the homestead/farm to secure purchase. Often, that added cost is only 30% to 40% of the market value of land as a homestead/farm. In slow growing areas, that number is much lower (e.g. 10%). However, when landowners are willing to sell their TDRs or a Rural Legacy Program easement, they can get 40% to 75% of the market value of the land.See table below for 3 scenarios that illustrate these facts.

From a review of recent appraisals in Calvert, I can reasonably speculate that lands without easement restrictions (non-protected properties) are selling for between $6,000 to $9,000 per acre.[3] Parcels that are very large or have limited access or undesirable land uses next door tend to be on the lower end of the scale. Properties with gentle slopes, pretty views, and good access tend to be on the higher end of the scale.

If the land is in a County Agricultural Preservation District (APD), owners can sell their development rights to the County for $4,500 per acre. Unfortunately, there is a freeze on new APDs currently. On the other hand, a landowner in a Rural Legacy Area who agrees to sell an easement to the state Rural Legacy Program can get up to 75% of the market value[4] of the property, if they agree to limit new households and agree to maintain stream buffers, limit impervious surfaces, etc. that provide ecosystem values for the protection of the Chesapeake Bay and all of its tributaries. After the sale of TDRs or the sale of a Rural Legacy easement, the property is still worth $4,000+ per acre in most cases as a homestead/farm.

For simplicity, in this example, we take a 100-acre unrestricted property with no house valued/appraised at $7,000 per acre. We assume that one house can be built on it currently; more if subdivided.

So, from this scenario, you can see that land can actually be worth more if it is preserved and then sold, vs. sold for development. In addition, developers often have contracts that are not executed until the subdivision is given final approval for recording which means that the owners don't get their money for one to three years, or more.

So why don't more land owners preserve their lands? First, there has been a moratorium on APDS for around a decade because the TDR market crashed after the Great Recession in 2008 and has been slow to recover. After the Recession, the County Agricultural Preservation Advisory Committee asked the Commissioners to place the moratorium out of a fear that

What is a Parcel Worth – Three Scenarios

Current appraised value for 100-acre parcel, no house sold to a developer	Value of the parcel if in an APD and no TDRs sold	Value of parcel with an RLP easement and conservation values protected
$700,000	$450,000 for TDRs	$525,000 for easement
	$400,000 residual value	$400,000 residual value
Total value= $700,000	**Total value= $850,000**	**Total value = $925,000**

there would be a large number of TDRs that could not be sold due to the soft TDR market. Second, not all natural and working lands in Calvert are in County APDs or Rural Legacy Areas, though the Commissioners did expand Rural Legacy Areas recently. Finally, land preservation seems to be very complicated. That is why CFT was formed years ago. They had the knowledge and tools to pull it off.

That is why ACLT should consider using CFT's model. We know how the process works. The Land Acquisition Committee and the Southern Maryland Conservation Alliance will be looking into ways to apply the process in Calvert County and throughout Southern Maryland in order to save more land. Stay tuned …

Notes:

[1] ACLT also purchased a property with a recorded subdivision (Double Oak Farm), except that it held on to the property rather than reselling it. In fact, thus far, ACLT has held on to all the properties that it has purchased.

[2] The situation is different in urban areas. When governments identify properties as town, cities, or in Maryland, "priority funding areas", the public, roads, water, sewer and public buildings that are provided increases land values significantly.

[3] Lands with restricted access or very steep slopes are likely to sell for less.

[4] If the owner decides to limit all restrictions except for a limitation on the number of lots, then the easement drops to 40% of the appraised value.

American Chestnut Land Trust Calendar of Events

April through September 2022

APRIL
- 16th – Full Moon Hike (Members Only)
- 23rd Earth Day 5K
- 24th - Earth Day-Themed Family Hike
- April 30th/May 1st - Earth Day Highway Clean-up (ACLT Volunteers)

MAY
- 15th – Full Moon Hike (Members Only)
- TBD - Last 2 weeks - Mountain Laurel Guided Hike (Based on Bloom Time)

JUNE
- 4th - Tails & Trails & Tales – Co-hosted by ACLT and Calvert Animal Welfare League (CAWL)
- 14th – Full Moon Hike (Members Only)

JULY
- 13th – Full Moon Hike (Members Only)
- TBD – Early Morning Hike

AUGUST
- 11th – Full Moon Hike (Members Only)
- 27th - Guided Early Morning Hike – Farewell to Summer

SEPTEMBER
- No Full Moon Hike
- 10th - Sip & Save – Annual Beer-Tasting Event

Thank you for your support

New Members

ACLT welcomes the following new members since the Winter 2022 Newsletter:
Esther Allen
Teresa & Clint Ashley
David & Gail Bourdon
Larry & Joanne Chaney
Mary Church
Lisa Collins
Corletta Family
Dubinsky Family
George & Carol Fox
Melissa Hernandez
Chester & Lydia Hue
Mark Lebar
Marc Lipnick & Wanda Dade
Wendy Lloyd & Family
Grover & Jeanette Owens
Saroja & Rajkumar Raman
Tee & Aaron Smith
Joe & Marilyn Tiralla
Olivia Vasquez
Tom & Kelly Walsh

Memorial Donations

Thank you to the following who made a memorial contribution since our last newsletter:

In memory of **Paul & Doris Berry:**
Don & Marsha Berry

In memory of **Tina Boesz:**
Sondra Pace

In memory of **Steffen Farmer:**
Anonymous
Pat & Ginny Murphy

In memory of **Nancy Hamman:**
Barbara Yeager

In memory of **Dan Head:**
Anonymous
Greg & Linda Locraft (to be matched by Macy's)

In memory of **John Hofmann:**
Christmas in April

In memory of **Leslie Starr:**
Dave & Paula Bohaska
John & Mimi Little
Rodney Regier

In Honor of Donations

Thank you to the following who made an "in honor of" contribution since our last newsletter:
In honor of **Joy Bartholomew:**
Andrew Edmondson

In honor of **Greg Bowen:**
Paul & Diana Dennett
Dorothy Howe
Marilyn & Joe Tiralla

In honor of **Reverend Peter James Daly:**
Joe & Marilyn Tiralla

In honor of **Margaret Dunkle:**
Barbara & Samuel Dyer

In honor of **Jamie Greene:**
Blair Montgomery

Gift Memberships

Thank you to the following who donated a gift membership since our last newsletter:
Robert Berlett
Dan Boesz
Jim & Connie Hollowell
Dan Hamilton
Nancy Klapper
Liz Orlandi

General Contributions and Designated Gifts

2021 Land & Stewardship Campaign

Jerry Adams & Harriet Yaffe
Fran & Bruce Armstrong
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Ann & James White

2021 Year End Campaign

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Naomi Alldredge & Kevin Tennyson
Dawn & Steve Balinski
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Stanley & Barbara Benning
David & Paula Bohaska
Nick Bohaska
David & Judy Bonior
Greg & Tamea Bowen
Sarah Boynton - *in honor of Mary Ellen Boynton*
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David Braun
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Margaret Buckler McCarthy
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Jessica & Ty Clark
Lisa Collins
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Paul & Diana Dennett
Tim & Connie Dow
Michael Duffy & Margaret McCartney-Duffy
David & Judy Bonior
Alice Edmondson
Ralph & Evelyn Eshelman
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Nancy Falk
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Grace Fleming
Scott Galczynski & Lora Harris
Miriam & Robert Gholl
William Glascock
Philomena Gorenflo
Jeff Greene & Barby Harms
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Jane Head
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Susan Noble
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Lauren Pitts
Cheryl Place
Norman & Helen Prince
Dawn Riley
Janice & Chuck Rodgers
Anna Rubino
John Rubino
Margaret Rubino
Michael & Mary Rubino
Michael Rubino
Helen Rubino-Turco & Paul Turco
Carol Russell
Adam & Lauren Sampson
John & Betsy Saunders
David Scott
Angie Shields
Mary-Stuart Sierra
Steven Smith
Laurie Snow
Peter & Jennie Stathis
Joseph & Joanne Steller
Jean Stephens
Amy Stolls
Crawford Feagin Stone
Robyn & Eric Truslow
Janis & Ronald Tucker
Kirsti Uunila
Marcia Van Gemert & Tay Vaughan
Paul Vetterle
Peter & Randi Vogt
Richard Walsh
Harry & Robin Wedewer
Amy Welch
Amy Werking
Robert & Dorothy Zwissler & Family

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The Abell Foundation, Inc.
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SMECO
Kathleen Smith
Martin St. Aubin
Terry Staudenmaier & Dan McCarthy
Elaine Strong
Andrew Szwak
Marie Thorp
Keith & Geetha Waehrer
Lori & Michael Willis
Henry Zhang

Holly Hill Donations

Thank you to the following, who made a donation to the Holly Hill campaign since our last newsletter:
Joseph Turner

Workplace Giving

Ryan Baker
Jason Prowinski

Corrections to Winter 2022 Newsletter

Land & Stewardship Campaign:

Marion Brooks
Clovia Hutchins
Pam Platt

Free Bookmark! Photo Credit: Sharon Condor

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Join online at *bit.ly/MembershipACLT* or detatch and mail this form to:

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