

FRONT PAGE

December 2002 edition; Newsletter of the Carroll County Land Trust

GEORGE A. GRIER REMEMBERED

The Carroll County Land Trust will severely miss the presence of George Grier, who served on the Trust's Board of Directors since its inception in 1992. George died October 13, 2002 following a fierce battle to overcome complications following heart surgery.

The fact that George's distinguished career included giving his time and service to the Carroll County Land Trust as a member and Director on the Board, is significant to the Trust. Prior to the Trust's existence, the County Commissioners retained Mr. Grier in 1959 to establish formal planning to guide the County into the future. As the County's first Planning Director and chief architect of the County Master Plan, he served in that capacity until 1971, when the Commissioners assigned him to the position of Executive Assistant to Board of Commissioners, a position he held until his retirement from County government in 1982. Thereafter he continued to serve the County on a voluntary basis. He was a Trustee of the Farm Museum Board, the Union Mills Homestead and later added his service and expertise to the Board of Directors of the Carroll County Land Trust. He wrote a book about the early years of the Farm Museum, an entity that he had spearheaded from its beginning. More recently he authored a wonderful book entitled, *The Old Family Farm*. His book was written for both children and adults.

A common thread with George Grier was his respect for the farmer, the importance agriculture to Carroll County, and the critical need to retain a land base on which farming could be perpetuated into the future. His visions which were plainly embodied in the original County Master Plan, have remained and have been time-tested. It is a credit to him and an inspiration for all who work at pursuing the great goal of permanently preserving farmland in Carroll County; for without it, there would be no future farmers, no agribusiness industry, no rural legacy.

LAST CALL--REMINDER 2002 ANNUAL CONTRIBUTIONS

Members. Please send your 2002 Annual Contribution in before the end of the month (December 31st) if you have not already done so. Many members may be holding off until the end of the year, or may have just forgotten. Send your contribution today to :

**Treasurer,
Carroll County Land Trust
P.O. Box 2137
Westminster, MD 21158**

You are a member if you get this newsletter; and your financial support is vital to our ability to be successful.

Many thanks : the Directors.
(See article on back page *Your Annual Contributions—At work—Preserving Farmland*)

**YOUR ANNUAL
CONTRIBUTIONS--
AT WORK—Preserving Farmland**

The Carroll County Land Trust has been in the hunt for and secured a \$130,420 grant from the USDA Farmland Protection Program via the State Natural Resources Conservation Service to apply to the purchase of a farm preservation easement in Carroll. An offer to sell an easement by the owner of an excellent Hampstead area farm which meets eligibility criteria, has been accepted by the Trust following confirmation the County Commissioners would fund the remaining balance (approximately half of the total cost of the easement) to be co-held by the Trust and the County. The 134 acre grain farm adjoins 570 acres of farmland already permanently preserved and will enlarge this Hampstead farm preservation area to an equivalent of 1.5 square miles, in size. More details will be released at such time as settlement occurs on the easement.

This transaction represents the 4th purchased easement the Trust has been engaged in since its formation in 1992. Members should know that, the Trust incurs technical and administrative expenses in the process of securing a grant for an easement purchase, and processing of the easement for recording in the Land Records of Carroll County. The Trust relies on the annual contribution of its members to cover these costs. If you haven't sent in your tax deductible contribution for 2002, please do. The Trust needs your support!

**EASEMENT—Understanding the
Term**

Webster's dictionary gives as one of its definitions for the term *easement*, "an interest in land owned by another that entitles its holder to a specific limited use or enjoyment". Webster also gives definitions for the verb *ease* "to free from something that pains, disquiets, or burdens; to lessen the pressure of tension; to give relief".

A farmland preservation or conservation easement granted by a landowner, is a 'right' given by a landowner to another party (such as a land Trust), which serves to generally restrict or limit the use of that land from development, i.e. residential, commercial or industrial uses but without limiting the agricultural or conservation uses of the land. The landowner (Grantor) retains private ownership of the land. The Land Trust, or other qualified entity (Grantee) *holds the easement* on the land in perpetuity and is responsible for protecting the easement according to its terms.

The instrument which creates the easement is called a *deed of easement* which is duly recorded in the County's Land Records. Thereafter, any time the land is transferred to another owner, the new owner takes title to the property subject to the terms of the duly recorded deed of easement.

The Maryland Agricultural Land Preservation Easement, the Maryland Rural Legacy Easement, the Maryland Environmental Trust Easement, and the Carroll County Land Trust Easement are all *permanent* easements, i.e. they run on the land in perpetuity.