

June 23, 2008

## MEETING MINUTES

Subject: Dairy Farm Master Plan Meeting

Date of Meeting: June 18, 2008 / Meeting #3

Location: Chesapeake Meeting Room, Heritage Complex

### **Attendees:**

#### **Committee Members:**

Ms. Christina Aist  
Mr. Rick Berger  
Ms. Joan Berry  
Mr. Jack Boeve  
Ms. D'Alex Childers  
Mr. Russell DeHart  
Mr. Robert Dodd  
Mr. Tom Dorr  
Mr. Vernon Husted  
Ms. Jo Anne Kuhn  
Mr. Carter Lively  
Ms. Janet Mackey  
Rev. Robert Myers  
Ms. Marilyn Taylor  
Ms. Mary Tobin  
Ms. Lina Vlavianos  
Mr. Roger White  
Ms. Gail Yeiser

#### **Ex. Officio Members:**

Mr. John Czajkowski  
Mr. Harvey Gold  
Ms. Janet Norman  
Darian Schwab  
Ms. Karyn Moline  
Mr. Rocky Glendinning

#### **Consultants:**

Sally Malena, Human & Rohde, Inc.  
Martha Stauss, Human & Rohde, Inc.

#### **Other Attendees:**

Mrs. Marian Fry, Maryland Sunrise Farm (MSF)  
Mr. Bill Fields, Odenton Heritage Society  
Mr. Jeff Morris, NAVFAC WASH

Karyn Molines opened the third meeting of the Hammond's Connection at the Dairy Farm Advisory Committee. The first item on the agenda was to reschedule the July meeting because of conflicts with vacation schedules. Discussion was tabled until the end of the meeting to see what progress was made that evening. There were no changes or additions to the minutes so at this point Sally Malena presented the Site Analysis to the Committee.

The Site Analysis is a tool to help understand the site's environmental and built assets and constraints. The plan shows such features as:

- Property Line
- Existing Contours, Slopes & Ridge Lines
- Streams, Wetlands and Drainage ways
- Wooded Areas
- Soils
- Roads & Possible Access Points
- Existing Trails
- Buildings & Utilities
- Surrounding Uses
- Scenic Views

The area that is being referred to as 'Hammond's Connection' at the Dairy Farm encompasses approximately 28 acres north of Dairy Farm Road and 140 acres in the western most section of the dairy farm proper. The property to the north of Dairy Farm Road is mostly wooded with wetlands running through the wooded portion. Only about 6 acres on the site is unwooded and approximately 1.2 acres has slopes over 10%. There is an existing driveway cut from Dairy Farm Road on to the site. The property is contiguous with Odenton Natural Area.

The 140 acre piece is bordered by Towser's Branch & associated wetlands on the west, Dairy Farm Road on the north, a farm lane forms the eastern boundary and farm fields are located to the south with no real physical barrier. Hammond's Cemetery and site of the homestead are within the area. Steep slopes appear to be the most limiting characteristic of the site. A ridge line runs from Dairy Farm Road and runs parallel to the interior farm lane over to the homestead site. The highest point on the site is at 214 feet above sea level adjacent to Dairy Farm Road and the lowest point is approximately 103' above sea level at the south end of Towser's Branch. The slopes from the ridge range from over 10 % to over 15% with 4 major swales carrying water down to the stream. There is a slight plateau and then another steep slope area down to Towser's Branch.

The primary soils on our study area are: Downer Phalanx Complex (DxB-D), Matapeake Silt Loam(MmA), Mattapex-Butlertown Complex (MxB-C), Sassafras and Croom soils(SME), and Zekiah and Issue soils(ZBA). The Downer Phalanx Complex makes up much of the site. The soil complex ranges from 2 to 15% slopes and is found on knolls and divides. The material is sandy fluviomarine sediment (sandy loam) and is well drained. The available water capacity is low and the phalanx soils could have some restrictions 12 to 30" below grade. The Matapeake Silt Loam ranges from 0 to 2% slope and is found in a small area in the north east corner of the 140 acres piece. It is found on divides and terraces, consists of silty eolian deposits and fluviomarine sediment (silty loam), is well drained and has a high available water capacity. The

Mattapex-Butlertown Complex ranges from 2 to 10% slopes, is found on terraces and divides, also consists of silty eolian deposits (silty loam), is moderately well drained and has a water table that is 20 to 40 inches below grade. The available water capacity is moderate to high. The Sassafras and Croom Soils consist of loam, sandy loam, and gravelly sandy clay loam. These soils are found on knolls, terraces and low hills and slopes range from 15 to 25%. The soils are well drained and have a low to moderate available water capacity. All the above soils are moderately erodible. Zekiah and Issue Soils are found along Towser's Branch. Slopes range from 0 to 2%. The Zekiah soil is hydric and the soils are characterized as frequently flooded, found in floodplains is a loamy alluvium- silt loam and sandy loam, poorly drained with a high water table 0 to 20" below grade and has a high available water capacity.

The only wetlands identified on our site are along Towser's Branch. The Site Analysis shows a 25' buffer from the wetlands and also a 300' buffer. An Anne Arundel County sanitary line parallels the stream. The existing trees on site other than the forested area on the north side of Dairy Farm Road are primarily along the stream and on the steep slopes where it would be difficult to farm. Other trees on site can be found in hedge rows (including some specimen trees). The primary trees identified include: Tulip Poplars, Beech, Hickory, White Oak, Chestnut Oak, Ash, Mulberry, Box Elder, Pin Oak, Red Maple, River Birch, Pear, Sweet gums, Southern Red Oak, Sycamore, River Birch, and White Pine.

The major access roads to the site are Maryland Route 175 / Annapolis Road and Dairy Farm Road. Human & Rohde Inc. identified 3 possibly 4 potential access points for Hammond's Connection. They include the existing entrance to the Dairy Farm from Route 175, the existing egress point on Dairy Farm Road, a possible entry opposite Old Dairy Farm Road and a location along Route 175 where the Dairy Farm abuts Route 175 east of the 'Village' area. The Site Analysis also shows the proposed alignment of the South Shore Trail that runs from Annapolis to Odenton. The trail follows the old WB & A railroad bed that parallels Maple Avenue north of the Dairy Farm. It would be advantageous to link the trail into the Dairy Farm.

After the presentation questions and comments that were made concerning the Site Analysis included:

1. Will the soils support gardening? A soil survey should be made prior to development.
2. What about access to water as there is no public water? Where are the existing wells on site?
3. Where are the archaeological sites and will we disturb them with construction?
4. Where did Mr. Marzucco propose an amphitheater?
5. Soils need to be kept with some type of vegetative cover to prevent erosion.
6. The committee would like to see the proposed alignment of the South Shore Trail.
7. Would the trail system be a loop or multiple trails?
8. Can a trail cross the sanitary easement? (Rocky Glendinning will investigate)

At this point the Committee turned its attention to the program for the site. Mary Tobin handed out a chart of her ideas suggesting that the Committee has to develop a concept for Hammond's Connection and the concept should drive the planning process. She also suggested that we should not think of it as a park, but more of a farm and the focus should be on agri-tourism. Suggested uses could be:

1. Experiencing a working farm - feed animals, plant, weed, pick crops
2. Farm events- harvest or holiday festivals, corn maze, hayrides
3. Education - Farming - care for animals, how to plant, community role
4. Demonstrations - canning, cheese making, butter making
5. Natural Environment - plant and wildlife identification, create native habitats, wildlife/plant refuge

Other suggestions included:

1. Crop production
2. Orchards located on slopes
3. Picnic areas
4. Kitchen gardens (with kitchens to do community cooking demonstrations etc.)
5. Trails
6. Gardens for the Master Gardeners
7. Keep the site rural and natural (no fake cows)
8. Community garden should be organic (the existing organic farming operation needs a minimum 25' buffer to maintain the organic status)
9. Educational gardens
10. Orchards for the public to pick the crops
11. Cannery on site
12. Bee hives
13. Possibly horse trails
14. Trails linking into Odenton Nature area and the adjoining schools
15. Green building facility
16. Public housing
17. Stream restoration
18. Refuge for people - peace and quiet
19. Butterfly garden, sensory garden
20. No asphalt or concrete

(Refer to the attached list of uses that were part of the original conceptual plan.)

The next meeting will be a continuation of discussion concerning uses and programs for Hammond's Connection. Human & Rohde Inc. will also have a Land Bay Map prepared to help understand the site. **The meeting will be July 29 in the Chesapeake Meeting Room at the Heritage Office Complex at 7:00 P.M.**

Sincerely,

Sally Malena  
Human & Rohde Inc.

Cc. Attendees  
Committee Members