



AGRICULTURAL PRESERVATION ADVISORY BOARD

April 17, 2024

Atul Sharma
Assistant to the Deputy Director
Montgomery County Planning Department
2425 Reedie Drive, 14th Floor, Wheaton, MD 20902

Re: Support for Farmland Preservation Programs through the Incentive Zoning Update

Dear Mr. Sharma,

The Agricultural Preservation Advisory Board (APAB) firmly supports Montgomery Planning's (MNCPPC) commendable efforts to provide incentives for the Transfer of Development Rights (TDR) and Building Lot Termination (BLT) programs, which play a crucial role in our shared mission of farmland preservation.

Re-establishing a marketplace for TDRs is a complex task that requires multiple approaches. The board recognizes that updating the public benefits point system is a meaningful first step, but we also understand that this effort alone will not be enough. We are committed to working with the county to develop additional strategies to increase the demand for TDRs and BLT programs, ensuring farmland preservation remains a top priority.

The Board is eager to continue supporting this initiative and looks forward to future opportunities to provide feedback. Our collaboration is key to the success of these programs, and we are committed to maintaining this partnership.

Sincerely,

Randy Stabler, Chair

CC Jason Sartori, Planning Director
Robert Kronenberg, Deputy Planning Director
Patrick Butler, Chief of Upcounty Planning Division
Mark Beall, Upcounty Planning Division