



**MINUTES OF A MEETING OF THE
ALBEMARLE CONSERVATION EASEMENT AUTHORITY
December 18, 2024 (Wednesday)**

The Albemarle Conservation Easement Authority met online on December 18, 2024 at 4:45 pm.

Members present were:

Sherry Buttrick
David Emmitt
Jay Fennell, Chair
Sharon Merrick
John Moore
Hamilton Moses III

Members absent were:

Rose Emery
Annie Izard
Peter Taylor, Vice-chair

Staff members present were:

Scott Clark, Conservation Program Manager
Richard DeLoria, Deputy County Attorney
James Van Vranken, Natural Resources Planner

AGENDA

1. Call to Order
2. Other Matters Not Listed on the Agenda
3. Approval of Minutes (November 14, 2024)
4. ACEA202400002 Van Roijen Donation Proposal
5. New Business
6. Old Business
7. Adjournment

1. Call to Order

A quorum of six was present at 4:46pm when Mr. Fennell called the meeting to order.

2. Other Matters Not Listed on the Agenda

No public comments were made.

3. Approval of Minutes (November 14, 2024)

Dr. Moses moved and Mr. Moore seconded to approve the minutes of the November 14, 2024 meeting. The motion passed by a vote of 6:0.

4. ACEA202400002 Van Roijen Donation Proposal

Mr. Van Vranken presented an updated version of a proposal for a new donated easement on a 192.95-acre property owned by David M. van Roijen (Tax Map 88 Parcels 26B1, 26B2, 29, 40).

Ms. Buttrick moved and Dr. Moses seconded that the Authority accept the proposed easement subject to building envelopes being documented as shown and structures up to 50 square feet (or linear structures) being permitted in the no-build zones. The motion passed by a vote of 6:0.

5. New Business

The Chair invited new business. There being none, the meeting moved to the next item.

6. Old Business

The Chair invited old business. Mr. Fennell asked that the Authority revisit the Native Pond amendment proposal, which was presented to the Authority at its October meeting.

Mr. Van Vranken re-presented the proposed amendment to PRF201300002 Native Pond, which would add Parcel 59-37A, add that portion of 59-37C3 not already under easement, and revise the boundary definition of the riparian buffer.

Dr. Moses moved and Mr. Emmitt seconded that the Authority accept the proposed amendment subject to building envelopes being documented as shown and cooking facilities being prohibited from the existing 1,340-square-foot guest house. The motion passed by a vote of 5:1.

7. Adjournment

The Authority adjourned the meeting at 6:03 pm.