

## Middlesex County Wetlands Board Minutes

May 9, 2000

### **Call to Order**

The May 9, 2000 meeting of the Middlesex County Wetlands Board was called to order by Chairman Sherman T. Holmes at 9:00 A.M. in the Boardroom of the Woodward Building, Saluda, Virginia.

Present: Chairman Sherman T. Holmes  
Mr. Woodson Armstead  
Mr. M. Dale Taylor

Absent: Mr. B. Ulman Miller  
Mr. Elliot Reed

Staff present: Thomas Jordan, Planner

Also present was Mr. Chip Neikirk from the Virginia Marine Resources Commission (VMRC).

### **Minutes**

The Board considered the minutes of the April 11, 2000 meeting. On a motion by Mr. Taylor and a second by Mr. Armstead, the minutes were approved unanimously.

### **Public Hearing**

Chairman Holmes opened the public hearing, and the Middlesex County Wetlands Board took action on the following applications:

#### A. Bethpage Camp Resort - Application #1999-2329

Chairman Holmes read the proposal of Bethpage Camp Resort, to construct a 740'x5' commercial pier with 74 boat slips. This project is located on Robinson Creek, at Tax Map #19-4-1. Staff then read the VIMS report for the project.

Alor Grantham-Traywick was present as an agent to represent the project. Mrs. Traywick explained the project and offered to answer any questions the Board may have.

Mr. Holmes opened the public hearing.

Ida Hill stated she has owned property adjacent to the campground since the 1960s and was concerned by the possibility of increased noise and pollution from boats. She went on to discuss how she has already lost marsh grass and riprap at her property from the current level of boat traffic. She stated she wanted the Board to consider the future of the county before rendering their decision.

Johann Hardy stated she lived across the creek from the campground and was a neighbor of Ida. She discussed how she has already lost ten percent of her property from boat wakes and felt the proposed slips would further increase her erosion problem.

James Woolfolk stated his land was eroding from the current boat traffic and was concerned about any additional slips being constructed.

With there being no further comment from the public, the hearing was closed.

Mrs. Traywick stated she would try to address some of the concerns stated by the adjoining property owners. She went on to say that no increase in boat traffic is anticipated from the additional slips, however the existing boat ramp will be used less, alleviating the pressure on it. She stated that the property was zoned Waterfront Commercial by the Board of Supervisors and a campground is a permitted use in that district.

Mr. Walter Hurley, manager of the campground, stated that "back and forth" boat traffic from the ramp would be reduced, due to the fact that people will be able to moor their boats over the weekend.

Mr. Taylor questioned if the slips would be rented or not. Mr. Hurley stated that people who rent campsites at his facility would pay an additional fee to use the slips.

On a motion by Mr. Taylor, seconded by Mr. Armstead, and carried by unanimous vote, Application #1999-2329 was approved as submitted for a term of 18 months.

B. David Warne - Application #2000-0380

Chairman Holmes read the proposal of Mr. Warne, to place 179' of rip rap revetment. This project is located on Healy's Creek, at Tax Map #44-9 & 44A-3-1A. Staff then read the VIMS report for the project.

Alor Grantham-Traywick was present as the agent for Mr. Warne. She explained the project and offered to answer any questions that the Board may have.

Mr. Taylor stated he felt the last 51 feet of existing bulkhead should be removed allowing the riprap to be placed behind the existing vegetation. Mrs. Traywick stated she last visited the site in February and the vegetation she saw was being scoured by the bulkhead. Mrs. Traywick stated the applicant wishes to disturb as little area landward of the bulkhead as possible.

Mr. Holmes opened the public hearing.  
With there being no comment from the public, the hearing was closed.

Mr. Holmes question if some of the existing vegetation should be transplanted. Mrs. Traywick stated the property did not contain any areas suitable for mitigation. She then offered to reduce the structure footprint to 4 feet, bring the slope to a 2:1 and reducing impacts by 51 square feet. Mr. Taylor stated he has no problem with the 128' section of the riprap, but he would like to see the other section be placed landward of the existing bulkhead or a replacement bulkhead be constructed. Mrs. Traywick stated she would discuss these options with the applicant and contractor and requested the Board continue action on the proposal until next month.

On a motion by Mr. Taylor, seconded by Mr. Armstead, and carried by unanimous vote, Application #2000-0380 was continued until next month to allow time to prepare revised drawings.

C. William Widhelm - Application #2000-0453

Chairman Holmes read the proposal of Mr. Widhelm, to reconstruct four (lengthen 3, shorten 1) existing groins in the same location. This project is located on the Rappahannock River, at Tax Map #39A-2-3A. Staff read the VIMS report for the project.

Alor Grantham-Traywick was present as the agent for Mr. Widhelm. She explained the project and offered to answer any questions that the Board may have.

Mr. Holmes opened the public hearing.  
With there being no comment from the public, the hearing was closed.

On a motion by Mr. Armstead, seconded by Mr. Taylor, and carried by unanimous vote, Application #2000-0453 was approved as submitted for a term of 18 months.

D. Mr. & Mrs. Tony Walton - Application #2000-0454

Chairman Holmes read the proposal of Mr. & Mrs. Walton, to construct 312' of wooden bulkhead and place 10' of rip rap as bulkhead scour protection. This project is located on Urbanna Creek, at Tax Map #19-20-5. Staff then read the VIMS report for the project.

Alor Grantham-Traywick and Mrs. Peggy Walton were present to represent the project. She explained the project and offered to answer any questions that the Board may have.

Mr. Taylor questioned if all the trees along the shoreline were going to be removed prior to installing the riprap. Mrs. Traywick stated that all trees in the water would be removed and that Land Disturbing Permits have been issued for the proposed grading.

Mr. Holmes opened the public hearing.

With there being no comment from the public, the hearing was closed.

On a motion by Mr. Taylor, seconded by Mr. Armstead, and carried by unanimous vote, Application #2000-0454 was approved as submitted for a term of 18 months.

E. Lee Roberts - Application #2000-0540

Chairman Holmes read the proposal of Mr. Roberts, to place 70' of rip rap revetment. This project is located on the Rappahannock River, at Tax Map #19C-2-A-6. Staff then read the VIMS report for the project.

Alor Grantham-Traywick was present as the agent for Mr. Roberts. She explained the project and offered to answer any questions that the Board may have.

Mr. Holmes opened the public hearing.

With there being no comment from the public, the hearing was closed.

On a motion by Mr. Taylor, seconded by Mr. Armstead, and carried by unanimous vote, Application #2000-0540 was approved as submitted for a term of 18 months.

F. Linwood Vass - Application #2000-0627

Chairman Holmes read the proposal of Mr. Vass, to place 59' of rip rap revetment. This project is located on the Rappahannock River, at Tax Map #30G-1-14. Staff then read the VIMS report for the project.

Lucille Morelli was present as the agent for Mr. Vass. She offered to answer any questions the Board may have.

Mr. Taylor questioned the height of the existing bank. Mrs. Morelli stated the bank was no more than two feet high. Mr. Taylor then stated that he would like to see the proposed revetment be aligned above Mean High Water in order to preserve the existing beach.

Mr. Holmes opened the public hearing.

With there being no comment from the public, the hearing was closed.

On a motion by Mr. Taylor, seconded by Mr. Armstead, and carried by unanimous vote, Application #2000-0627 was approved with the condition that the revetment be realigned above Mean High Water and revised drawings be submitted. This project was approved for a term of 18 months.

G. Emil Bialkowski - Application #2000-0628

Chairman Holmes read the proposal of Mr. Bialkowski, to construct 80' of bulkhead in front of an existing bulkhead and replace two low-profile groins (extending one to 35' in length). This project is located on the Rappahannock River, at Tax Map #2A-1-14. Staff then read the VIMS report for the project.

Lucille Morelli was present as the agent for Mr. Bialkowski. She offered to answer any questions the Board may have.

Mr. Holmes opened the public hearing.  
With there being no comment from the public, the hearing was closed.

On a motion by Mr. Armstead, seconded by Mr. Taylor, and carried by unanimous vote, Application #2000-0628 was approved as submitted for a term of 18 months.

#### H. Bush Park Campground - Application #2000-0263B

Chairman Holmes read the proposal of Mr. Bush Park Campground, to remove an existing pier (12 boat slips) and construct a 45'x6' commercial pier with a 360'x6' modified T-Head, 17 catwalks, and 31 tie-pilings for 30 boat-slips (net increase of 18 boat-slips) (Pier 4). This project is located on Bush Park Creek, at Tax Map #39-17. Staff then read the VIMS report for the project.

Carol Collier was present as the agent for Bush Park Campground. She stated the existing pier has been in use for a long time but it has only two feet at Mean Low Water. She added that the slips are for use by campsite renters who currently have their boats in dry storage. She stated the campground is anticipating a reduction in boat traffic at the boat ramp. Ms. Collier then offered to answer any questions the Board may have.

Mr. Holmes opened the public hearing.

Rachael Bridger, of the Bush Park Association, stated she was against the proposal stating it would add pollution and erosion to the creek. She added that she was very concerned with the current number of slips on the creek and adding additional slips would further exhaust it as a natural resource.

Ed Bridger, of the Bush Park Association, stated he was also against the proposed project and the erosion potential from the wakes being created from the additional boat traffic.

With there being no further comment from the public, the hearing was closed.

Mr. Taylor explained the Wetlands Board's jurisdiction to the audience. Mr. Holmes stated the Board could only take into account the impacts on wetlands when making a decision on a proposed project. He added that the VMRC would require an additional public hearing to discuss the need for the structure and how it will impact water.

On a motion by Mr. Taylor, seconded by Mr. Armstead, and carried by unanimous vote, Application #2000-00263B was approved as submitted for a term of 18 months.

#### **Old Business**

##### A. Bush Park Campground - Application #2000-0263 (continuation)

Chairman Holmes reintroduced the proposal of Bush Park Campground, to construct a 34'x6' commercial pier with 240'x6' T-Head, 11 catwalks, and 31 tie-pilings for 20 boat slips. This project is located on Bush Park Creek, at Tax Map #39-17.

Carol Collier who is representing Bush Park Campground stated that the campground has revised the project since last month's hearing, to reduce the size 60' in length, by removing four slips.

Mr. Holmes opened the public hearing.

Steve Goldberg, President of Bush Park Estates Association, questioned how far from the bank the proposed dock would be. He then discussed his concerns about additional erosion from the boats.

Ed Bridger addressed the boat stating he was opposed to the proposal. He discussed that he felt the new boat dock would affect his boat maneuverability.

Jean Pidsenberger, stated her concern about the banks being undercut and eroding from the existing boat traffic. She then stated that any increase in the traffic would intensify the current erosion problem.

Ms. Collier stated the proposed structure would be 50 feet from the bank. She then stated that Mr. Bridger should have approximately 140 feet to maneuver between his pier and the tie-offs of the proposed boat slips. She added that the boat traffic would also reduce siltation in the channel.

With there being no further comment from the public, the hearing was closed.

Mr. Taylor stated the proposed structure was not adjacent to any vegetation to impact. He went on to discuss that the VMRC will address any maneuverability concerns.

On a motion by Mr. Taylor, seconded by Mr. Armstead, and carried by unanimous vote, Application #2000-00263 was approved as submitted for a term of 18 months.

### **New Business**

#### A. Amendment to the Middlesex County Wetlands Board By-Laws - Civil Charge Determination Table

Staff introduced the proposed Amendment to the By-Laws of the Middlesex County Wetlands Board. The proposed Amendment would include the Civil Charge Determination Table, as developed by the VMRC, into the By-Laws of the Middlesex County Wetlands Board.

On a motion by Mr. Taylor, seconded by Mr. Armstead, and carried by unanimous vote, the Wetlands Board approved the adoption into the By-Laws of the Middlesex County Wetlands Board.

### **Adjournment**

With no further business to discuss. Mr. Armstead moved to adjourn the meeting, seconded by Mr. Taylor, the meeting was adjourned unanimously.

Respectfully submitted.

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Wetlands Board Chair

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Date