

**WETLANDS BOARD  
MINUTES**

**JULY 12, 2000 - 7:00PM**

**A. ROLL CALL ABSENT**

Henry Lindsey  
Larry Waltrip  
John Hughes  
David Gussman  
Philip Duffy

**OTHERS PRESENT**

Darryl E. Cook, Secretary to the Board  
Traycie West, VMRC  
Environmental Staff

**B. MINUTES**

The June 14, 2000, minutes were approved as presented.

**C. OLD BUSINESS - NONE**

**D. PUBLIC HEARINGS**

1. W-18-00: Mary H. Stone and Bernard Baughan - 10120 and 10124 Sycamore Landing Drive

Mr. Pat Menichino presented the case stating that Water's Edge Construction, on behalf of property owners; Ms. Mary H. Stone of 10120 Sycamore Landing and Mr. Bernard Baughan of 10124 Sycamore Landing Rd; has applied for a wetlands permit to install 147 linear feet of riprap revetment. The properties are further identified as parcels (3-3) and (3-4) found on James City County Real Estate Tax Map (7-2).

The properties in question are along the York River. Senior Environmental Division Inspector Pat Menichino visited the site along with representatives from VMRC and VIMS on June 15, 2000. It is estimated that approximately 440 square feet of Sand Mud Flat type; XV Community will be impacted by this application request.

It is the staff's recommendation that this application be approved with the following conditions:

1. Prior to a the required preconstruction meeting a revised plan will be submitted to the Environmental Division with the following revisions incorporated;
  - A) Provide on the plan view at least 3 dimensional distances to the toe of the structure from fixed points of reference.
  - B) Show on the revetment detail the proposed filter fabric installed on top of, behind and underneath the proposed armor and core stone.
2. Prior to any land disturbing activities, a preconstruction meeting will be held on-site.
3. The proposed location of the revetment will be reviewed, verified and may be adjusted by the contractor at the direction of Environmental Division staff during the preconstruction meeting.
4. The Environmental Division shall inspect the filter fabric installation, prior to the installation of the core stone and riprap,
5. The grading proposed for the landward slopes adjacent to the existing 36" oak tree shall be no closer than 15' from the trunk . Slopes may be 2:1 or steeper to protected the tree from construction impacts.
6. The up slope disturbed areas shall be stabilized with native grasses.
7. The contractor shall minimize the construction impacts to other up slope existing trees and vegetation.
8. The permit shall expire July 12, 2001.
9. If an extension to this permit is needed, a written request shall be submitted to the Environmental Division no later than two weeks prior to the permit expiration date.

Mr. Duffy asked about the three dimensional distances requested to be shown on the plan.

Mr. Menichino replied that these distances would establish the location of the toe of the riprap revetment at three points, the center and both ends, in relation to fixed objects on the site.

Mr. Duffy questioned whether we had verified the property ownership for the application.

Mr. Menichino stated that Joan Etchberger, who is on vacation, verifies the ownership on the applications but that we would verify the ownership with Real Estate Assessments prior to issuance of the permit.

Mr. Lindsey opened the public hearing.

A. Mr. Daniel Winall, Water's Edge Construction, informed the Board that he was available to answer any questions.

Mr. Duffy wanted to know where the core stone was shown on the application.

Mr. Winall stated that the core stone was placed two feet thick at the bottom of the riprap cross-section with the remainder of the stone being riprap armor stone. Generally, the ratio is 70% armor stone and 30% core stone. The purpose of the core stone is to protect the filter fabric from the armor stone.

B. Ms. Nancy Baughan, who is the daughter of one of the applicants, spoke to the issue of the adjacent property owners and her desire to have the riprap on their property extend to connect to the Civic Association's riprap adjacent to the Association's boatramp. This would require the extension of about ten feet of the proposed riprap revetment.

After general discussion on how that connection would improve the situation, it was decided that the best way to proceed would be to have Mr. Winall submit a modification to the application showing the extension for action by the Board at a future meeting. The Board indicated their support for the change and future modification of the application.

As no one else wished to speak, Mr. Lindsey closed the public hearing.

Mr. Duffy made a motion to approve case W-18-00 with staff's recommendations.

The motion was approved by a 5-0 vote.

**E. BOARD CONSIDERATIONS - None**

**F. MATTERS OF SPECIAL PRIVILEGE**

Mr. Cook wanted to get some clarification from the Board on what they see as the role of the staff in reviewing and processing the applications. He wanted to confirm that the policy is to not only work with the applicant to achieve a complete and accurate application but to ensure that the application has also gone through the "avoid, minimize and mitigate" process. This process should result in an application that has the least possible impact on the wetlands necessary to achieve the purpose of the application.

A short discussion took place in which the Board agreed that they wanted to have staff work with the applicants to develop a complete and accurate application, as well as ensure that the application had the least amount of wetlands impact possible for the intended purpose.

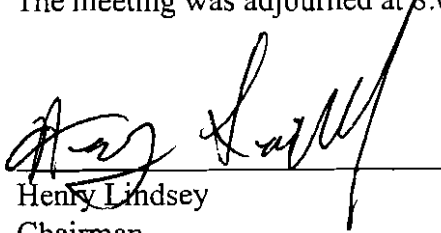
Mr. Duffy also expressed his desire that the staff also involve homeowner associations in the plan review process if applicable. It was determined that we would attempt to notify the homeowner associations when applications are received in their neighborhoods.

Mr. Cliff Willoz who lives at 186 The Maine and has an application that will be heard at the August meeting wanted to express his opinion that staff should try to expedite the reviews while working through the process of ensuring a complete application. Delays of a month occur each time a case is deferred. He also wanted to have staff increase their communication with the applicants to try and minimize delays in the review and revision process.

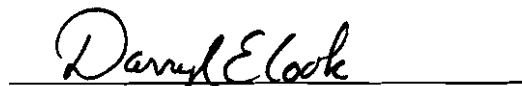
**G. ADJOURNMENT**

Mr. Duffy made a motion to adjourn. The motion was approved by a 5-0 vote.

The meeting was adjourned at 8:00 PM.



Henry Lindsey  
Chairman



Darryl E. Cook  
Secretary