

**MINUTES**  
**JAMES CITY COUNTY CHESAPEAKE BAY BOARD**  
**SPECIAL MEETING**  
**County Government Center, Building D**  
**101 Mounts Bay Road, Williamsburg, VA 23185**  
**April 11, 2018**  
**3:30 PM**

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**A. CALL TO ORDER**

The Chesapeake Bay Board Work Session meeting for April 11, 2018, was Called to Order.

**B. ROLL CALL**

**Board Members Present:**

David Gussman - Chair  
John Hughes  
Charles Roadley  
Louis Bott  
Larry Waltrip  
William Apperson

**Board Members Absent:**

None

**Others Present:**

Michael Woolson, Senior Watershed Planner, Stormwater and Resource Protection  
Trevor Long, Watershed Planner, Stormwater and Resource Protection  
Frances Geissler, Director, Stormwater and Resource Protection  
Liz Parman, Assistant County Attorney  
Janice Petty, Stormwater Assistant, Stormwater and Resource Protection

**C. PRESENTATIONS**

Mr. Michael Woolson made a brief presentation of three separate lots with varying degrees of environmental issues. The goal of the Work Session is to develop more consistent and cohesive case decisions. The Board deliberated the topic of Resource Protection Area (RPA) exceptions and administrative waivers in relation to the date lots were platted. Conclusions drawn from this discussion indicate that lots platted prior to 1990 were to continue to be allowed administrative exceptions.

Additionally, the Board set a goal of ensuring that a naturalized, 3-tiered mitigation system in the last 25 feet of the RPA be put in place for cases where the seaward 50-foot RPA is impacted. After the question arose of how the role of Homeowners Association requirements should be considered by the Board, it was concluded that the Board would maintain respect for these requirements in decision making. The importance of consistency in determining factors between cases was also urged by the Board.

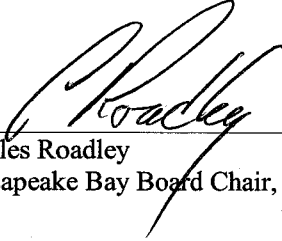
The Board discussed a suggestion that cases which encroach into the wetlands receive a permit from the Army Corps of Engineers prior to appearing before the Board. The

Board agreed that this would provide reassurance to the Board that wetland impacts would not be detrimental. The topic of recording affidavits was discussed and the Board deliberated the pros and cons of this method of assurance. As the Board discussed this topic, it was proposed that the County require RPA features and affidavits be indicated on plats in order to ensure homeowners' knowledge of history on the lot. Members of the Board agreed with this notion, adding that it would best protect the buyer.

The Board requested that these issues be brought before the Board for discussion and that the discussion be publically advertised. County staff asked the Board if there were mitigation measures that the Board would prefer to see in cases where the 50-foot seaward RPA is impacted, such as infiltration measures. This suggestion was favored by the Board, and the Board showed support for such actions. The Board then suggested that a report of interaction with the applicant be explained during the presentation to better aid the Board in understanding the process.

**D. ADJOURNMENT**

The meeting was adjourned at 4:58 p.m.



Charles Roadley  
Chesapeake Bay Board Chair, temporary



Michael Woolson  
Senior Watershed Planner