

MINUTES
JAMES CITY COUNTY CHESAPEAKE BAY BOARD
REGULAR MEETING
County Government Center, Building F
101 Mounts Bay Road, Williamsburg, Virginia 23188
March 9, 2022
5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for March 9, 2022, was called to order.

The responsibility of this Board is to carry out locally the Commonwealth policy to protect against and minimize pollution and deposition of sediment in wetlands, streams, and lakes in James City County, which are tributaries of the Chesapeake Bay.

B. ROLL CALL

Board Members Present:

Charles Roadley
Larry Waltrip
Michael O'Brien
Halle Dunn, Vice Chair

Board Members Absent:

David Gussman, Chair
Robert Lukens

Other Staff Present:

Toni Small, Director, Stormwater and Resource Protection
Michael Woolson, Resource Protection Section Chief, Stormwater and Resource Protection
Trevor Long, Watershed Planner, Stormwater and Resource Protection
Robin Benedict, Watershed Planner, Stormwater and Resource Protection

C. MINUTES

1. Minutes from February 9, 2022, Regular Meeting

A motion to Approve the minutes was made by Mr. Dunn.

The minutes were approved on a voice vote.

D. PUBLIC HEARINGS

1. CBPA 22-0010 : 500 Thompson Ln – Single Family Dwelling

Mr. Trevor Long, Watershed Planner, presented the exception request submitted by Mr. Nathaniel Thompson for encroachments into the Resource Protection Area (RPA) for the demolition and construction of a single-family dwelling, garage, patio, two decks, and retaining walls. The property is further identified as James City County Tax Map Parcel No. 3610100005. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

The board deliberated the pros and cons of this application including replacement retaining wall material and location.

Mr. Dunn opened the public hearing.

A. Mr. Nathaniel "Ross" Thompson, 500 Thompson Ln outlined the project for the Board and stated his intent to begin construction as soon as possible. He also confirmed

replacement retaining walls will be stone and installed in terraced pattern.

Mr. Dunn asked if an additional plan to expand an attached office was in effect.

A. Mr. Thompson stated that particular plan was for a project unrelated to the current proposal.

Mr. Dunn closed the public hearing.

Mr. Roadley made a motion to adopt the resolution for Chesapeake Bay Board Case No. CBPA-22-0010 at 500 Thompson Ln.

A motion to approve with conditions was made by Mr. Roadley, the motion result was:

AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 2

AYES: Roadley, Waltrip, O'Brien, Dunn

NAYS: None

ABSTAIN: None

ABSENT: Gussman, Lukens

2. CBPA 220004 : 1584 Harbor Rd – Paver Patio and Artificial Turf

Ms. Robin Benedict, Watershed Planner, presented the exception request submitted by Ms. Kristi Bruening, Custom Gardens, on behalf of Mr. Randall and Ms. Ellen Carroll for encroachments into the RPA for the replacement of a patio with permeable pavers and artificial turf. The property is further identified as James City County Tax Map Parcel No. 4310200020. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

The board deliberated the pros and cons of this application.

Mr. Dunn opened the public hearing.

Mr. Dunn closed the public hearing as no one wished to speak.

The board continued discussion of this application.

Mr. Dunn objected to using artificial turf and the board considered another plan recently approved with similar specifications that implemented artificial turf.

A motion to approve with conditions was made by Mr. Waltrip, the motion result was:

AYES: 3 NAYS: 1 ABSTAIN: 0 ABSENT: 2

AYES: Roadley, Waltrip, O'Brien

NAYS: Dunn

ABSTAIN: None

ABSENT: Gussman, Lukens

3. CBPA 22-0001 : 2413 Sarah Spence – Deck

Ms. Robin Benedict, Watershed Planner, presented the exception request submitted by Mr. Lloyd Stephens, Stephens Builder Inc., on behalf of Mr. Charles and Mrs. Karen Lyon for encroachments into the extension and construction of a deck and the installation of an external elevator shaft. The property is further identified as James City County Tax Map Parcel No. 4840200015. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

The board deliberated the pros and cons of this application.

Mr. Dunn opened the public hearing.

A. Mr. Lloyd Stephens, 3252 North Riverside Dr., clarified details of the elevator shaft.

Mr. Dunn closed the public hearing.

The Board continued discussion of this application.

A motion to approve with conditions was made by Mr. Roadley, the motion result was:

AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 2

AYES: Roadley, Waltrip, O'Brien, Dunn

NAYS: None

ABSTAIN: None

ABSENT: Gussman, Lukens

E. BOARD CONSIDERATIONS

None

F. MATTERS OF SPECIAL PRIVILEGE

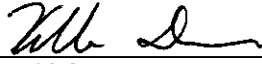
None

G. ADJOURNMENT

A motion to Adjourn was made by Mr. Dunn and approved on a voice vote.

The meeting adjourned at 5:56 p.m.

*HALLE DUNN
ACTING*



David Gussman
Chair, Chesapeake Bay Board



Trevor Long
Secretary to the Board