

**MINUTES**  
**JAMES CITY COUNTY CHESAPEAKE BAY BOARD**  
**REGULAR MEETING**  
**COUNTY GOVERNMENT CENTER BOARD ROOM**  
**101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185**

**August 13, 2025**

**5:00 PM**

---

**A. CALL TO ORDER**

The Chesapeake Bay Board meeting for August 13, 2025, 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:**

Leslie Bowie, Vice Chair  
Michael O'Brien  
Scott Maye  
Mark McElroy  
Matthew Woolsey

**Board Members Absent:**

None.

**Other Staff Present:**

Toni Small, Director, Stormwater and Resource Protection  
Michael Woolson, Resource Protection Section Chief, Stormwater and Resource Protection  
Emily Grojean, Watershed Planner, Stormwater and Resource Protection  
Amanda Frazier, Watershed Planner, Stormwater and Resource Protection

**C. MINUTES**

1. Minutes from the July 9, 2025, Regular Meeting

A motion to Approve the minutes was made by Mr. O'Brien.

The minutes were approved on a voice vote.

**D. PUBLIC COMMENT**

None.

**E. PUBLIC HEARING(S)**

1. CBPA-25-0067 : 9812 Turning Leaf Drive

A motion to Approve w/ Conditions was made by Mr. Woolsey, the motion result was Passed.  
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Bowie, O'Brien, Maye, McElroy, Woolsey

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. David Soto, The Structures Group, Inc., on behalf of Ms. Veronica Wormly, for encroachments into the Resource Protection Area (RPA) for the construction of a retaining wall. The property is further identified as James City County Real Estate Tax Map Parcel No. 530200005. 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.

Ms. Bowie opened the Public Hearing.

A. Mr. Joseph Krallinger, The Structures Group, Inc., 1200 Old Colony Lane, addressed the Board for any questions, no questions were raised.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

2. CBPA-25-0077 : 3472 Hunters Ridge

A motion to Approve w/ Conditions was made by Mr. O'Brien, the motion result was Passed.  
AYES. 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0  
Ayes: Bowie, O'Brien, Maye, McElroy, Woolsey

Ms. Amanda Frazier, Watershed Planner, presented the exception request submitted by Mr. Tochukwu Anakor, on behalf of Mr. Andrew and Ms. Teresa Gray-Sullivan, for encroachments into the RPA for the construction of an attached deck, landing, and stairs. The property is further identified as James City County Real Estate Tax Map Parcel No. 4621300023. 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.

Ms. Bowie opened the Public Hearing.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

3. CBPA-25-0076 : 104 North Turnberry

A motion to Approve w/ Conditions was made by Mr. Woolsey, the motion result was Passed.  
AYES. 5 NAYS. 0 ABSTAIN. 0 ABSENT. 0  
Ayes: Bowie, O'Brien, Maye, McElroy, Woolsey

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Matthew Roth, Roth Environmental LLC, on behalf of Mr. Gilbert DiMaio, Summer Wind Homes, LLC, for encroachments into the RPA for the construction of a single-family dwelling. The property is further identified as James City County Real Estate Tax Map Parcel No. 3721200002. 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.

Ms. Bowie opened the Public Hearing.

A. Mr. Matthew Roth, Roth Environmental, LLC, 700 Prescott Circle, Newport News, detailed the plan with emphasis on mitigating any wetlands or drainage issues. Mr. Roth presented alternative plans and explained why those plans were dismissed. He stated that in lieu of two additional planting units, the residents could purchase two units into the Chesapeake Bay

Mitigation Fund and enroll the applicant into the Turf Love program at the appropriate time.

Mr. O'Brien questioned the rationale for designing the square footage as they did.

A. Mr. Roth explained the changes were to minimize the environmental impacts.

Mr. Maye questioned whether they anticipated any sheet flow runoff due to the excessive slope.

A. Mr. Roth explained there would be adequate grading to prevent runoff issues.

The Board discussed the pros and cons of the plan.

Ms. Bowie questioned whether any responses from neighbors regarding the planned construction were voiced.

Ms. Grojean confirmed a conversation with the resident at 100 North Turnberry who did not oppose the plan but had concerns regarding cross-lot drainage.

Ms. Bowie closed the Public Hearing.

4. CBPA-25-0078 : 1666 John Tyler Highway

A motion to Approve w/ Conditions was made by Mr. Maye, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Bowie, O'Brien, Maye, McElroy, Woolsey

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Jonathan and Ms. Jennifer Butler, for encroachments into the RPA for the construction of a pool and patio. The property is further identified as James City County Real Estate Tax Map Parcel No. 3440100005. 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.

Ms. Bowie opened the Public Hearing.

A. Mr. Chase Grogg, Lantech Resources, Inc., 205 Bulifants Boulevard, Suite E, addressed the issue of the existing patio in the RPA.

He stated that the applicants purchased the house and were unaware that the previous owners had not obtained the required approvals.

He further explained the modifications to the plan to limit impacts to the RPA as much as possible.

Mr. Grogg detailed the current drainage system and explained how the infiltration trench will improve runoff.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

#### **F. BOARD CONSIDERATION(S)**

None.

#### **G. MATTERS OF SPECIAL PRIVILEGE**

Mr. Woolson reminded the Board there would be no September meeting.

**H. ADJOURNMENT**

A motion to Adjourn was made by Mr. O'Brien approved on a voice vote.

The meeting adjourned at 5:51 p.m.



---

Charles Roadley  
Chair, Chesapeake Bay Board



---

Michael Woolson  
Secretary to the Board