

WETLANDS BOARD

MINUTES

APRIL 8, 1992

A. ROLL CALL

PRESENT

Mr. Lindsey
Mr. Gussman
Mr. Cobb

ABSENT

Mr. Hughes
Ms. McCleary

OTHERS PRESENT:

Bernard M. Farmer, Jr. Secretary to the Board

B. MINUTES

The minutes of the February 1992, meetings were approved as presented. The minutes of the March 1992, meeting were deferred until the May meeting.

C. OLD BUSINESS

None

D. NEW BUSINESS

W-5-92. Robert McManamy

Mr. Farmer presented the staff report stating that Wilber Jordon, contractor, on behalf of Robert McManamy, owner, has made application for a wetlands permit to install 167 linear feet of tongue and groove bulkhead and a boat lift in tidal wetlands of a manmade canal in the Chickahominy Haven Subdivision. It is the staff recommendation that a permit be granted for 167 linear feet of tongue and groove bulkhead and a 12 X 24 foot covered boat lift as shown on the application with the following conditions:

1. That the bulkhead shall be built in two straight segments along the toe of the bank rather than five feet channel-ward as depicted on the application. The toe of the bank to be determined prior to any construction and referenced by distances on the site plan in relation to fixed, permanent, easily identifiable points on the property such as corners of existing buildings or large trees. These distances are to be verified by Code Compliance Personnel prior to beginning construction.

2. Return walls shall be in line with, and extensions of the property side lines.

3. A building permit shall be obtained prior to beginning any construction and the building permit application include a site plan showing the relative position of the bulkhead and boat lift as approved by the Wetlands Board as outlined in condition #1.

4. An inspection of the filter cloth and tiebacks shall be approved by the Code Compliance Office prior to backfilling.

5. This permit shall expire and become void April 8, 1993.

Mr. Lindsey asked for an explanation of condition #2.

Mr. Farmer clarified with help of the staff's pictures.

Mr. Cobb ask if the square footage of wetlands to be impacted was correct as presented in the staff recommendation.

Mr. Farmer stated the recommendation was correct.

Mr. Gussman asked about the objection form included in the packets.

Mr. Farmer explained the form was in error and that an amended form had been presented to the Code Compliance Office.

Mr. Cobb commented on the vague sketch provided by the applicant for the boat lift.

Mr. Lindsey opened the public hearing.

There was no one present who wished to speak therefore, Mr. Lindsey closed the public hearing.

Mr. Cobb moved to grant the permit subject to staff's recommendations.

The vote for approval was unanimous.

W-6-92. Jim Sample

Mr. Farmer presented the staff report stating that Wilber Jordan, contractor, on behalf of Jim & Joyce Sample, owners, has made application for a wetlands permit to install 240 linear feet of tongue & groove bulkhead and a boat lift in tidal wetlands of a man made canal in the Chickahominy Haven Subdivision. The property is located at 7244 Otey Drive. It is the staff recommendation that a permit be granted for the construction of 245 linear feet of tongue and groove bulkhead and a 16 X 24 foot boat lift with the following conditions:

1. The bulkhead shall be built in segments along the toe of

the bank rather than five feet channel-ward as depicted on the application. The toe of the bank shall be determined prior to any construction and referenced by distances on the site plan in relation to fixed, permanent, easily identifiable points on the property such as corners of existing buildings or large trees. These distances are to be verified by Code Compliance Personnel prior to beginning construction.

2. Return walls shall be in line with, and extensions of the property side lines.

3. A building permit shall be obtained prior to beginning any construction and the building permit application include a site plan showing the relative position of the bulkhead and boat lift as approved by the Wetlands Board as outlined in condition #1.

4. An inspection of the filter cloth and tiebacks shall be approved by the Code Compliance Office prior to backfilling.

5. This permit shall expire and become void April 8, 1993.

Mr. Lindsey opened the public hearing.

There was no one present to speak therefore, Mr. Lindsey closed the public hearing.

Mr. Gussman moved to approve the permit with staff's recommendations.

The vote for approval was unanimous.

W-7-92. Robert Sweaney

Mr. Farmer presented the staff report stating that Daniel R. Winall, contractor, on behalf of Robert Sweaney, owner, has made application for a wetlands permit to install a 60 linear feet of tongue and groove bulkhead two feet channel ward of an existing bulkhead and a 28 X 28 foot covered boat lift in tidal wetlands of the Chickahominy River at 3078 North Riverside Drive in the Chickahominy Haven Subdivision. It is the staff recommendation that a permit be granted for 60 linear feet of tongue and groove bulkhead to replace the existing failing bulkhead and a 28 X 28 foot double boat lift as shown on the application with the following conditions:

1. The bulkhead shall be no more than two feet channel-ward of the existing bulkhead. The location of the existing bulkhead and proposed bulkhead shall be shown on the site plan in relation to distances from fixed reference points on the existing dwelling.

2. The return walls shall be in line with, and extensions of, the existing return walls and not encroach on adjacent property.

3. A building permit shall be obtained prior to beginning any construction.

4. An inspection of the filter cloth and tiebacks shall be approved by the Code Compliance Office prior to backfilling.

5. This permit shall expire and become void April 8, 1993.

Mr. Cobb commented on the existing trees and asked if construction could be completed around the trees without damaging them.

Mr. Farmer stated since the work is to be done from the water there should not be problem.

Mr. Lindsey opened the public hearing.

Mr. Daniel Winall, contractor, addressed the Board and stated that he proposes to have the return walls be in line with, and be extensions of, the existing return walls and not encroach on adjacent property. Therefore, the trees in question would not be affected.

Mr. Lindsey closed the public hearing.

Mr. Cobb moved to grant the permit with staff's recommendations.

The vote for approval was unanimous.


E. MATTERS OF SPECIAL PRIVILEGE

Mr. Farmer stated that the Code Compliance office had received a current monitoring report on case W-22-90, James Wood.

F. ADJOURNMENT

The meeting was adjourned at 7:45


Henry Lindsey
Chairman


Bernard M. Farmer
Secretary