

WETLANDS BOARD

MINUTES

May 13, 1992

A. ROLL CALL

PRESENT

Mr. Lindsey
Mr. Hughes
Mr. Gussman
Ms. McCleary
Mr. Cobb

OTHERS PRESENT:

Bernard M. Farmer, Jr. Secretary to the Board

?

B. MINUTES

The minutes of the March and April 1992, meetings were approved as presented.

C. OLD BUSINESS

None

D. NEW BUSINESS

W-8-92

Mr. Farmer presented the staff report stating that Wilber Jordan, contractor, on behalf of Michael Mallory, property owner, has made application for a wetlands permit to install 155 linear feet of tongue and groove bulkhead and to construct a 12 X 24 foot covered boat lift in tidal wetlands in the Chickahominy Haven subdivision. The site is on an undeveloped lot in tidal wetlands on a man-made canal that is a tributary of the Chickahominy River. The wetlands consist of Type XI Freshwater Mixed Vegetation and Type XV Sand/Mud Mixed Flat community. There is some erosion evident along the bank of the canal. The bank of the canal is irregular with tall bushes running almost the entire length. The proposed bulkhead is to tie in to bulkheads at either end. The Board approved wetlands permits, W-5-92, and W-6-92 at the April meeting for two adjacent bulkheads. A condition of both of these permits was that the bulkheads be constructed at the toe of the bank.

It is the staff recommendation that a permit be granted to construct 155 linear feet of tongue and groove bulkhead and a 12 X 24 foot covered boat lift with the following conditions:

1. That the bulkhead be constructed in segments along the toe of the bank. 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 property stakes, corners of existing buildings/structures on adjacent property or large trees. These distances are to be verified by Code Compliance Personnel prior to beginning construction.

2. If this bulkhead is finished prior to building permits being issued for the adjacent bulkheads return walls shall be constructed in line with, and as extensions of, the property side lines for the adjacent property(s) that do not have bulkheads yet constructed.

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 must be approved by the Code Compliance Office prior to backfilling.

5. This permit shall expire and become void May 13, 1993.

Mr. Hughes asked if building permits had been issued for or construction begun on the adjacent bulkheads.

Mr. Farmer answered no.

Mr. Hughes asked if the same contractor was constructing all three bulkheads.

Mr. Farmer answered yes.

Mr. Lindsey opened the public hearing.

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

Mr. Cobb asked about condition #1, specifically how many segments would be required to construct the bulkhead.

Mr. Farmer stated that it was staff's opinion that the bulkhead could be constructed in 3 segments.

Mr. Gussman asked if there was a SEAS report.

Mr. Farmer answered no, but there was a VIMS report which stated that the adverse impacts from this activity would be minimal so long as the structure is as close to the bank as feasible.

Mr. Hughes moved to grant a wetlands permit as requested with staff's recommendations.

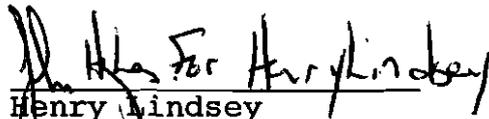
The vote for approval was unanimous.

E. MATTERS OF SPECIAL PRIVILEGE

None

F. ADJOURNMENT

The meeting was adjourned at 7:30


Henry Lindsey
Chairman


Bernard M. Farmer
Secretary