

WETLANDS BOARD

MINUTES

FEBRUARY 8, 1995

A. ROLL CALL

ABSENT

Mr. Hughes
Mr. Gussman
Mr. Jones
Mr. Lindsey

Mr. Waltrip

OTHERS PRESENT

Bernard M. Farmer, Jr., Zoning Administrator
Jay Lipscomb, VMRC

B. MINUTES

Minutes of July 13, 1994 and October 12, 1994 were approved.

C. OLD BUSINESS

None.

D. NEW BUSINESS

W-2-95; Steven Keyser

Mr. Farmer presented the staff report stating that Steven Keyser has applied for a wetlands permit to construct approximately 463 linear feet of rip rap for marsh toe stabilization at 233 Sherwood Forrest Drive in the Riverview Plantation subdivision. The property is further identified as parcel (2-11) found on James City County Real Estate Tax Map (17-3). The property in question consists of an extensive fringe marsh along the western edge of the York River. Representatives from Code Compliance visited on January 13, 1995. It is estimated that approximately 2778 square feet of tidal area (Type V) will be impacted by this request. The desire of the applicant is to save and preserve marsh in front of the home. The use of rip rap is much more desirable than bulkheading the fastland after the marsh has eroded away as was done in other areas of development. The low water beyond the fringe marsh will preclude bringing in the rip rap by barge. It is expected that the rip rap will have to be brought in from the upland and cross a portion of the marsh to put it in place. Staff notes it appears the applicant mixed up the sizes of core and armor rock to be used as stated in the application. It is staff's recommendation that a wetlands permit be issued for this application with the following conditions:

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1. The rip rap overtopping apron shall be no more than one foot to reduce the loss of vegetated wetlands, and the height of the revetment shall not exceed 2.8 feet above the mean sea level.
2. The toe of the rip rap shall be buried no less than one foot.
3. The project shall be accessed by water or by a single access through the south end of the property with mats to be used to lessen the impacts to the marsh during construction. The mats shall be removed upon completion of the construction and the vegetation sprigged to restore it to its original state. In no case shall equipment or personnel traverse across sections of the marsh but must work from the mat or rip rap revetment.
4. An inspection of filter cloth must be made and approved by staff prior to overfilling with rip rap.
5. This permit shall expire on February 8, 1996.

Mr. Hughes questioned Mr. Farmer about the concerns of VIMS and asked if someone could stake where the rip rap is going to stop in relation to the creek?

Mr. Farmer said that staff could do that.

Mr. Lindsey opened the public hearing.

Kevin Vernall of Sandy Bay Contractors spoke on behalf of the application.

Mr. Lindsey asked the contractor if he could get his equipment down the existing driveway.

Mr. Vernall said yes.

Mr. Lindsey closed the public hearing.

Mr. Jones stated that as long as the board and staff are comfortable that they are not going to go across the creek.

Mr. Lindsey stated that the applicant would like to put in a bulkhead at the point at a later date.

Mr. Hughes moved to grant the permit with staff's recommendations.
The motion carried unanimously.

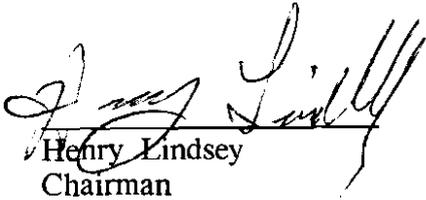
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E. MATTERS OF SPECIAL PRIVILEGE

Mr. Farmer provided to the board an update on the Walker Ware Case.

F. ADJOURNMENT

The meeting was adjourned at 8:00 P.M.


Henry Lindsey
Chairman


Bernard M. Farmer, Jr.
Secretary