

WETLANDS BOARD

MINUTES

APRIL 10, 1996

A. ROLL CALL

ABSENT

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

OTHERS PRESENT

Bernard Farmer, Zoning Administrator
Jay Lipscomb, VMRC

B. MINUTES

Minutes of March 13, 1996 were approved.

C. OLD BUSINESS

None

D. NEW BUSINESS

W-4-96/VMRC 96-0208; Charles Sears

Mr. Farmer reported that Charles Sears had applied for a wetlands permit to construct 75 linear feet of bulkhead and a boat lift (16' x 28') at 3016 N. Riverside Drive in the Chickahominy Haven subdivision. The property is further identified as parcel (3-8) found on James City County Real Estate Tax Map (18-2)

The property has an existing pier. The existing bulkhead indicated on the application is nonfunctional and overtopped at high tide. There are also two pipes, of unknown source, coming from the property into the water. It is staff's recommendation that this permit be approved with the following conditions:

1. The existing bulkhead and any debris along the shore be removed prior to construction.

2. The bulkhead be aligned with the toe of the bank and the alignment be staked and approved by the office of Code Compliance prior to construction.
3. The bulkhead ends and any significant bends be identified in relation to at least two permanent features on the property for future alignment verification.
4. The office of Code Compliance inspect the tie backs, deadmen and filter cloth prior to backfilling.
5. The permit shall expire April 10, 1997.

Mr. Gussman asked if adjacent property owners had been contacted and if the property owners had given their approval.

Mr. Farmer stated that approvals were not included in the permit application. He further stated the statute does not require agreement of the adjacent property owners, that it requires notification of the application be sent to the adjacent property owners and this has been completed by staff.

Mr. Hughes asked if the bulkhead was moved 2 feet channelward, would the applicant still be required to remove the debris prior to filling. Mr. Farmer stated yes.

Mr. Hughes opened the public hearing.

Mr. Daniel Winall, contractor for the proposed project, stated that they proposed to have the bulkhead 2 feet channelward of the existing bulkhead because of the pipe noted in the photos. The pipe is access to the well. When the original proposal was given to Mr. Sears, the old bulkhead was in much better shape than it is currently, and they wanted to protect the well pipe.

Mr. Hughes asked Mr. Winall if his client Mr. Sears was aware that all of the existing bulkhead and surrounding debris has to be removed prior to the building of the new bulkhead. Mr. Winall stated no.

Mr. Lipscomb, VMRC, stated that Mr. Sears has probably received a letter from VIMS explaining their requirements.

Mr. Hughes closed the public hearing.

Mr. Gussman stated that he did not have a problem with the project.

Mr. Hughes stated that the staff's recommendations were reasonable. Mr. Waltrip agreed.

Mr. Jones moved that case W-4-96 be approved with staff recommendations.

The motion was approved unanimously.

E. MATTERS OF SPECIAL PRIVILEGE

Mr. Farmer advised the Board he would notify them of the hearing date for Mr. Ware, if any of the members were interested in attending the hearing.

F. ADJOURNMENT

The meeting was adjourned at 7:20 P.M.

 
Henry Lindsey Bernard M. Farmer, Jr.
Chairman Secretary

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