

**WETLANDS BOARD
MINUTES**

DECEMBER 10, 1997 - 7:00PM

A. ROLL CALL **ABSENT**

Henry Lindsey	James Jones
John Hughes	
Larry Waltrip	
David Gussman	

OTHERS PRESENT

Darryl E. Cook, Environmental Engineer

B. MINUTES

Approval of the November 12, 1997 minutes were approved as presented.

C. OLD BUSINESS - None

D. NEW BUSINESS

1. **W-37-97** Busch Properties, Inc. - 175 West Landing

Mr. Cook presented the case stating that Mr. Tom Dunn, on behalf of Busch Properties, has applied for a wetlands permit to construct 150 linear feet of riprap revetment at 175 West Landing in the Kingsmill subdivision. The property is further identified as parcel (12-13) found on James City County Real Estate Tax Map (50-3). This is a reapplication for an expired wetlands permit, (W-11-96), covering the same scope of work.

The property in question is along the James River. Environmental Division staff visited the site on November 17, 1997. The project area consists of eroding vertical bluffs ranging from 15 feet to 1 foot in height. There is an existing concrete rubble revetment over a portion of the project that is failing. The contractor intends to remove the concrete rubble and replace it with a properly sized rip rap revetment and spur. There will be a small amount of cut and more substantial fill of the cliff face during this operation. It is estimated that approximately 2800 square feet of tidal area will be impacted by this request.

It is staff's recommendation that this application be approved with the following conditions:

1. A preconstruction meeting shall be held onsite with Environmental staff prior to any land disturbance.
2. The location of an access road to the project and any clearing limits shall be agreed upon at the preconstruction meeting.
3. The toe of the rip rap revetment shall be buried a minimum one foot below mean low water.
4. Installation of filter fabric shall be inspected by Environmental Division staff prior to the placement of stone cover.
5. A turbidity curtain shall be installed prior to any work and shall remain in place until the project is complete.
6. All disturbed areas, including access road, shall be stabilized with trees, shrubs, and native grasses.
7. This permit shall expire on December 10, 1998.

Mr. Lindsey opened and closed the public hearing as no one wished to speak.

Mr. Lindsey questioned why the rubble was being removed in this case and was not removed in the previous two cases which were located in the same vicinity.

Mr. Cook responded that the slope had eroded behind this rubble riprap and in the other two cases, the slope was intact so the riprap could be placed on top of existing riprap and slopes.

Mr. Gussman moved that case W-37-97 be approved with staff's recommendations.

The motion was approved by a 4-0 vote..

E. MATTERS OF SPECIAL PRIVILEGE

ELECTION OF OFFICERS: 1998

Mr. Hughes moved that Henry Lindsey be re-appointed as Chairman.

The motion was approved by a 4-0 vote.

Mr. Lindsey moved that John Hughes be re-appointed as Vice-Chairman.

The motion was approved by a 4-0 vote.

Mr. Lindsey moved that Darryl Cook re-appointed as Secretary.

The motion was approved by a 4-0 vote.

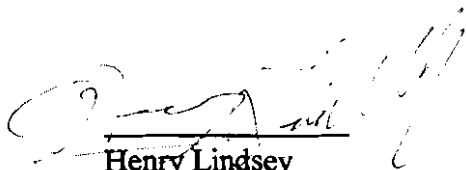
Mr. Gussman suggested staff create a mitigation policy. The policy would outline requirements as to when it would be appropriate to implement it.

Mr. Hughes suggested that the Board discuss this issue at the next Board meeting. He stated that one possibility would be for large developers to setup a mitigation plan rather than have individual property owners be responsible for mitigation.

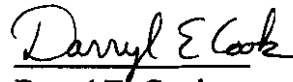
The Board held a short discussion on the No Wake Zone issue.

F. ADJOURNMENT

The meeting was adjourned at 7:32 P.M.



Henry Lindsey
Chairman



Darryl E. Cook
Darryl E. Cook.
Secretary