



Stafford County Wetlands Board

Agenda

Monday, January 27, 2025, at 6:00 pm
Board Chambers of the George L. Gordon, Jr. Government
Center

- A. Call to Order
- B. Roll Call
- C. Determination of a Quorum
- D. Election of Officers
 - Election of Chairman
 - Election of Vice-Chairman
- E. Approval of Meeting Minutes
 - September 16, 2024
- F. Public Hearings
 - None
- G. Old Business
 - None
- H. New Business
 - Board Changed from 7 members to 5 members with 2 alternates
 - Alternate Procedures
 - Years of service change to 5 years
 - Board By-laws to be updated
- I. Chairman's Report
 - Open
- J. Staff Report
 - None
- K. Adjournment

ROLL CALL



STAFFORD COUNTY WETLANDS BOARD

Roll Call

Monday, January 27, 2025, at 6:00 pm
Board Chambers of the George L. Gordon, Jr. Government
Center

CTO: _____ p.m.

<u>Members:</u>	Present	Absent
Sue Henderson	_____	_____
Mary Rust	_____	_____
Benjamin Rudasill	_____	_____
Anthony Pineau	_____	_____
Dan Adams	_____	_____
Robert Hayden	_____	_____
Zachary Harrison	_____	_____

<u>Staff:</u>	Present
Joe Fiorello	_____
Emily Torrey	_____
_____	_____
_____	_____
_____	_____
_____	_____

Adjourn: _____ p.m.

ELECTION OF OFFICERS

**APPROVAL OF SEPTEMBER 16, 2024
MEETING MINUTES**



STAFFORD COUNTY WETLANDS BOARD

Meeting Minutes

Monday, September 16, 2024, at 6:00 p.m.

Board Chambers | George L. Gordon Government Center

A. Call to Order

The meeting was called to order at 6:00 p.m. by Mary Rust.

B. Roll Call

Members Present: Mary Rust (Vice-Chair), Anthony Pineau, Dan Adams, Robert Hayden,
and Zachary Martinez

Members Absent: Sue Henderson (Chair), Benjamin Rudasill

Staff Present: Emily Torrey, Assistant Director; Joe Fiorello, Environmental Planner

C. Determination of a Quorum

A quorum was established with 5 of the 7 members present.

D. Approval of Meeting Minutes

Mr. Pineau made a motion to approve the January 22, 2024, Wetlands Board meeting minutes. The motion was second by Mr. Hayden. The motion to approve the January 22, 2024, meeting minutes was unanimously approved.

E. New Business

Wetlands Permit Application WB24-01 – Mr. Andy Bonilla, applicant, is requesting a wetland permit under Section 27-19 – Application for Permit of the Stafford County Wetlands Ordinance for the purpose of installing a 183 linear foot riprap revetment. The revetment will stabilize the bank and retard erosion along a portion of Aquia Creek on TMP 31A-2-25C.

Mr. Jim Beck, the Engineer for the project, reiterates the purpose is to mitigate the erosion on the shore slope. We propose a five-foot-wide section of riprap. There was no need for living shoreline



because of the subaqueous vegetation. Mr. Beck opened the floor for discussion.

Ms. Rust asked for clarification on how the barge would be used for the project. Mr. Beck stated the barge will be used to bring in stone and for building the dock.

Mr. Hayden asked for explanation of the smaller parcel shown on the plan. Mr. Beck stated the smaller lot is currently owned by the neighbor. The Applicant is under contract to purchase the smaller parcel. The purchase was to be complete in August, but unforeseen circumstances has pushed the closing date further out. Mr. Hayden asked if we should consider approving the Application without the current owner being present.

Mr. Beck stated initially it was to be one application for both property owners. However, once the applicant decided to purchase the smaller lot, we combined both parcels into this application. I leave this matter to the board's discretion for approval of the project.

Ms. Rust asked if access to the smaller lot is needed to get to the lot owned by the applicant. Mr. Beck stated the smaller lot is not needed to access the applicant's property.

Mr. Pineau asked if there was consideration by staff to delay this project until there was complete ownership of both parcels. Mr. Beck stated he had discussed the project with Mr. Fiorello. At that time the purchase of the smaller parcel was to take place in August. When they went to closing in August, the seller had unexpected issues with his mortgage which caused the delay.

Ms. Rust stated the approval of the application should be contingent upon the sale. Mr. Beck said that would be his recommendation as well. Mr. Fiorello suggested to add a condition on the resolution that states the permit will only be valid after the purchase of the smaller lot. Mr. Pineau agreed the Board should put a condition on the resolution that states the permit is only good if this other parcel is purchased by the Applicant. If it is not purchased, then the Applicant would have to come back in to request an approval for the portion he owns.



Ms. Rust stated the applicant should not have to come back to the board for project approval if the sale does not go through on the smaller lot. We should consider approving this application for the property he owns now with a resolution contingency for approval of the smaller lot if purchased. Mr. Hayden agreed.

Mr. Hayden made a motion to approve the work for the parcel currently own and add a contingency approval upon ownership of the other lot. Ms. Henderson made a motion to approved and Mr. Martinez seconded the motion. The motion passed unanimously 5-0.

Application 2 (AP24155680):

Wetlands Permit Application WB24-03 – Mr. David & Karin Lynch, applicants, are requesting a wetland permit under Section 27-19 – Application for Permit of the Stafford County Wetlands Ordinance for the purpose of installing a 180 linear foot riprap revetment. The revetment will stabilize the bank and retard erosion along a portion of Aquia Creek on TMP 40-59.

Mr. Fiorello stated the bank of the shoreline has washed away from the wave action over time. The proposed revetment will be installed to stop the erosion. This would provide 180 linear feet of rip rap revetment along the shoreline. There will be 800 square feet of vegetative SAV tidal wetland impacts due to the installation. The loss of 800 square feet of tidal wetlands will be compensated by the fee payment of \$6,800. Mr. and Ms. Lynch are requesting the board favorably consider their application for a wetlands board permit.

On our location map you will notice the existing riprap is failing and what is being proposed by the applicant is going to cap this area. The bulkhead will be replaced but is not mentioned in this application because there is no inner tidal zone in this area of the bulkhead. This is within the VMRC jurisdiction. Only the revetment is mentioned here because that is what is within our jurisdiction.

Mr. Hayden asked if this project had already been discussed in June. Mr. Fiorello stated we did discuss this parcel for retaining walls in the rpa as a Chesapeake Bay application. The board has



60 days to respond to any application. VIMS (VA Institute of Marine Science) did not respond within the 60-day time frame. Once VIMS did respond, they did not want a living shoreline because they value the SAV's (submerged aquatic vegetation) more than the living shoreline. They suggest we allow a riprap revetment instead. This change from VIMS now makes this project a wetlands board application. On the location map you can see the bulkhead is strictly within VMRC's jurisdiction.

Staff Observations

Mr. Fiorello stated a portion of Aquia Creek located at 1 George Street has slowly eroded over the years due to wave action. The proposed riprap revetment will stop the erosion of the bank and a proposed fee of \$6,800 for the wetland loss is acceptable.

Mr. Beck stated this project is similar to the previous application. It will impose some impacts but will stabilize the shoreline primarily to support the slope above the shoreline.

Ms. Rust asked if the shoreline and bank controls will remain the same as when it was previously built. Mr. Beck confirmed that is correct. The only change will be removing the living shoreline from this application.

Mr. Pineau asked if the existing bulkhead is on the outside. In the photograph it looks like the bulkhead is on the same line of the existing riprap. Mr. Fiorello stated the high tide, and the low tide are up against the wall. Where the wall stops you see the riprap which allows wave action to go past the bulkhead. At the bulkhead the high tide and low tide is right at the wall which means there is no intertidal zone. This is why we have no jurisdiction there.

Mr. Beck stated they are going to put up a veneer of vinyl sheet pile in front of the timber bulkhead. Ms. Rust asked if the bulkhead would line up with the new riprap. Mr. Beck said yes.

Mr. Hayden made a motion to approve this application. Ms. Rust asked if there was a second. Mr. Pineau seconded the motion. The motion passed 5-0.



Ms. Rust asked if there are any other public hearings at this time and Mr. Fiorello said there is not.

Ms. Rust asked if there is any new business at this time and Mr. Fiorello said there is not.

F. Old Business

None

G. Chairman's Report

None

H. Staff Report

Adjournment

With no further business to discuss, Ms. Rust made a motion to adjourn. The motion was seconded by Mr. Pineau. The Wetlands Board meeting adjourned at 6:38.



Stafford County Coastal Primary Sand Dunes Board

Agenda

Monday, January 27, 2025, at 6:30 pm
Board Chambers of the George L. Gordon, Jr. Government
Center

- A. Call to Order
- B. Roll Call
- C. Determination of a Quorum
- D. Election of Officers
 - Election of Chairman
 - Election of Vice-Chairman
- E. Approval of Meeting Minutes
 - January 22, 2024
- F. Public Hearings
 - None
- G. Old Business
 - None
- H. New Business
 - Board Changed from 7 members to 5 members with 2 alternates
 - Alternate Procedures
 - Years of service change to 5 years
 - Board By-laws to be updated
- I. Chairman's Report
 - Open
- J. Staff Report
 - None
- K. Adjournment

ROLL CALL



STAFFORD COUNTY COASTAL PRIMARY SAND DUNES BOARD

Roll Call

Monday, January 27, 2025, at 6:30 pm
Board Chambers of the George L. Gordon, Jr. Government
Center

CTO: _____ p.m.

Members:

Present

Absent

Sue Henderson

Mary Rust

Benjamin Rudasill

Anthony Pineau

Dan Adams

Robert Hayden

Zachary Harrison

Staff:

Present

Joe Fiorello

Emily Torrey

Adjourn: _____ p.m.

ELECTION OF OFFICERS

APPROVAL JANUARY 22, 2024
MEETING MINUTES



STAFFORD COUNTY COASTAL PRIMARY SAND DUNES BOARD

Meeting Minutes

Monday, January 22, 2024 at 7:00 p.m.

Board Chambers | George L. Gordon Government Center

A. Call to Order

The meeting was called to order at 7:42 p.m. by Paul Santay

B. Roll Call

Members Present: Sue Henderson (Chair), Mary Rust (Vice-Chair), Anthony Pineau, Dan Adams, and Benjamin Rudasill

Members Absent: Robert Hayden, Zachary Martinez

Staff Present: Paul Santay, Chief Director of Community Development; Joe Fiorello, Environmental Planner; and Savannah Wimbush, Development Services Administrative Manager

C. Determination of a Quorum

A quorum was established with 5 of the 7 members present.

D. Election of Officers

➤ Election of a Chairman

Mr. Santay called for the election of officers, starting with the nomination for the chair position. Mr. Rudasill nominated Ms. Henderson, which was seconded by Mr. Pineau. Ms. Henderson was unanimously elected as the chair.

➤ Election of a Vice-Chairman

Ms. Henderson called for nominations for the Vice Chair position. Mr. Pineau nominated Ms. Rust, and Mr. Rust seconded the nomination. Ms. Rust was elected as the Vice Chair unanimously.

E. Approval of Meeting Minutes

Mr. Pineau made a motion to approve the January 30, 2023 Coastal Primary Sand Dunes Board minutes. Ms. Rust seconded. The motion was unanimously approved.

F. New Business



None

G. Chairman's Report

None

H. Staff Report

None

I. Adjournment

With no further business to discuss, Mr. Rudasill made a motion to adjourn. The motion was seconded by Mr. Pineau. The Coastal Primary Sand Dunes Board meeting adjourned at 7:43 p.m.



Stafford County Chesapeake Bay Board

Agenda

Monday, January 27, 2025, at 7:00 pm
Board Chambers of the George L. Gordon, Jr. Government
Center

- A. Call to Order
- B. Roll Call
- C. Determination of a Quorum
- D. Election of Officers
 - Election of Chairman
 - Election of Vice-Chairman
- E. Approval of Meeting Minutes
 - December 16, 2024
- F. Public Hearings
 - None
- G. Old Business
 - None
- H. New Business
 - Board Changed from 7 members to 5 members with 2 alternates
 - Alternate Procedures
 - Years of service change to 5 years
 - Board By-laws to be updated
 - 2/4 Appeal to BOS
- I. Chairman's Report
 - Open
- J. Staff Report
 - None
- K. Adjournment

ROLL CALL



STAFFORD COUNTY CHESAPEAKE BAY BOARD

Roll Call

Monday, January 27, 2025, at 7:00 pm
Board Chambers of the George L. Gordon, Jr. Government
Center

CTO: _____ p.m.

<u>Members:</u>	Present	Absent
Sue Henderson	_____	_____
Mary Rust	_____	_____
Benjamin Rudasill	_____	_____
Anthony Pineau	_____	_____
Dan Adams	_____	_____
Robert Hayden	_____	_____
Zachary Harrison	_____	_____

<u>Staff:</u>	Present
Joe Fiorello	_____
Emily Torrey	_____
_____	_____
_____	_____
_____	_____
_____	_____

Adjourn: _____ p.m.

ELECTION OF OFFICERS

**APPROVAL OF DECEMBER 16, 2024
MEETING MINUTES**



STAFFORD COUNTY CHESAPEAKE BAY BOARD

Meeting Minutes

Monday, December 16, 2024, at 6:00 p.m.

Board Chambers | George L. Gordon Government Center

A. Call to Order

The meeting was called to order at 6:01 by Sue Henderson.

B. Roll Call

Members Present: Sue Henderson (Chair), Mary Rust (Vice-Chair), Benjamin Rudasill, Dan Adams, Zachary Martinez

Members Absent: Anthony Pineau and Robert Hayden

Staff Present: Emily Torrey, Assistant Director of Environmental Programs; Joe Fiorello, Environmental Planner; and Vicki Sowers, Administrative Manager

Guests: Nick Wrisley, Matan; Allen Watkins; Kristen Maxson

C. Determination of a Quorum

Vicki Sowers conducted a roll call and confirmed a quorum with 5 of the 7 members present

D. Approval of Meeting Minutes

Benjamin Rudasill made a motion to approve November 18, 2024, Chesapeake Bay Board minutes. Mary Rust seconded. The motion was unanimously approved 5-0 with 2 absent.

E. New Business

Exception Application (Resolution CBB24-01) for Matan Crossroads LLC, applicant, requesting a special exception under Sec. 278-14 of the Stafford County Chesapeake Bay Preservation Area Ordinance (Chapter 278) from the requirements of Sec. 278-7 "Development Conditions" in order to construct a second private entrance to the project site which will cross a perennial stream and impact a portion of the Chesapeake Bay Resource Protection Area (CRPA) buffer located on Tax Map Parcel 46-4.

Prior to Mr. Fiorello's overview, Ms. Henderson questioned the reason for the request for a one-year validity was changed to a 19-month validity. Mr. Fiorello explained that it was requested by the applicant due to a scheduling issue.

Joe Fiorello presented the details of the permit extension request, including the project's impact area and proposed mitigation measures. The project involves a second private driveway crossing, with specific conditions and mitigation efforts outlined. Mr. Fiorello explained the proposed RPA mitigation, including revegetation and street tree planting. The board was asked to consider the mitigation efforts as compensation for the loss of RPA due to the second crossing. Joe Fiorello provided visual aids to illustrate the project site and proposed crossings. Ms. Henderson asked if

any of the conditions in the previous applications had changed. Mr. Fiorello said only the date of expiration. Ms. Henderson opened the floor for public comments, and Nick from Matan Crossroads addresses the board. Nick explained the delay in project completion and the need for the extension to finalize the overall project. The board discussed the timeline and the need for the extension. Benjamin Rudasill made a motion to approve the extension and Mary Rust seconded. The motion to extend to August 1, 2026 was approved, 5-0.

PUBLIC COMMENTS

Allen Watkins, 12 England Run Lane, addressed the board, expressing concerns about the impact of river crossing proposals on the England Run stream. Mr. Watkins highlights the environmental concerns and the potential negative impact on the stream and its tributaries. He discussed the Friends of the Rappahannock's grading of streams and the preferred option for the crossing. Watkins emphasizes the importance of avoiding Option A due to its proximity to the stream and potential environmental damage. The board acknowledged the concerns and discussed the next steps in the decision-making process.

Kristen Maxson, 1816 Richmond Highway, addresses the board, raising concerns about the wetlands board agenda and minutes availability. She highlights issues with cable right-away work, including soft shoulders and increased bank erosion. Ms. Maxson discussed discrepancies in project addresses and the need for better public education on environmental mandates. The board acknowledged the comments and discussed the efforts to improve the agenda and minutes posting.

F. Old Business

None

G. Chairman's Report

None

H. Staff Report

- I. Joe Fiorello provides an update on the workload and the number of applications reviewed by the board. In 2024 there were 35 wetland joint permit applications submitted to the county, of which three come to the wetlands board for approval. For Chesapeake Bay compliance plan applications, for mapping of the RPA and RPA studies, there were 23 applications, 3 of which came to the board for approval. From Planning and Zoning, there has been a review of 331 applications of various sorts and for plan CBA reviews for building permits such as sheds and pools and decks there have been 1561 application reviewed. Ms. Henderson thanked Mr. Fiorello for all the work done in 2024.

J. Adjournment

With no further business to discuss, Benjamin Rudasill made a motion to adjourn. The motion was seconded by Dan Adams. The Chesapeake Bay Board meeting adjourned at 6:40 p.m.