



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

TO HEAR VOICES IN ROLL CALL @ 1:38 HAYDEN AT 1:55

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 used for building the dock.

Mr. Hayden @13:40 asked about the smaller parcel shown in 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 of the smaller lot was to be complete in August but has not gone to closing yet. Mr. Hayden asked if we should consider approving the Application contingent upon the purchase of the parcel and without the current owner being present.

Mr. Beck stated we initially were going to do one application for both owners. However, after the applicant decided to purchase the smaller lot, we combined both parcels into this application. We do leave this matter to the boards discretion as to whether we can do the work.

Ms. Rust asked if access of 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 unforeseen 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. Hayden agreed @16:51

Mr. Fiorello made a comment that we can put a condition on the resolution that states the permit will only be valid after the purchase of the smaller lot.



Mr. Pineau stated to the Board Members that we can 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 agreed we should make it contingent upon the sale in the resolution and leave it at that to keep the owner or owners from having to resubmit and come back before the board at a later date. Mr. Hayden agreed.

Mr. Pineau asked Mr. Beck why was a vegetative or natural shoreline not considered? Mr. Beck stated they did consider a living shoreline, but it was not necessary because of subaqueous vegetation that exists.

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.

22:59

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. Proposed condition 180 linear feet of rip rap revetment along the shoreline. There will be 800 square feet 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 at this point. Only the revetment is mentioned here because that is what is within our jurisdiction.

Mr. Hayden @27:30 asked if this project was discussed and was approved in June. Mr. Fiorello stated we did discuss this application in a Chesapeake Bay Board meeting for the retaining walls in the rpa as a Chesapeake Bay application. The board has 60 days to respond to an application. The applicant had notified VIMS (VA Institute of Marine Science). However, VIMS did not get back to us within the 60-day time frame.

When VIMS did get back to us, they did not want a living shoreline because they value the SAV's (submerged aquatic vegetation) more than the living shoreline. They suggested we put in the riprap revetment instead. With this change it 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

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. We are proposing riprap. It does 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 approved. 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 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 here on the image is where 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 you have no inter tidal zone. This is way 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 @ 34:15 made a motion to approve. Ms. Rust asked if there was a second. Mr. Pineau seconded the motion. The motion passed 5-0.

Ms. Rust asked if there is any other public hearing 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.

Mr. Pineau wanted to mention how much better the website looks and wanted to say thank you for the efforts of providing more information on the site. Mr. Beck agree and want to say thank you as well.

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.