



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.