

A regular meeting of the Westmoreland County Wetlands Board was held on Monday, July 21, 2025 in the George D. English, Sr. Memorial Building, 111 Polk Street, Montross, Virginia. This meeting was also live-streamed and recorded for the public on the Westmoreland County website. The members present were: Kelvin Johnson, Jane Bergeron, Elgin Nininger, and Jerry Mulholland. Charlie Wrightson was also present. Jeff Madden, Virginia Marine Resources Commission (VMRC) representative, was in attendance.

CALL TO ORDER

Chairman Johnson called the meeting to order at 1:30 PM. The roll was called and a quorum declared.

PRIOR MINUTES

Chairman Johnson asked if everyone on the Board had received copies of the May and June 2025 meeting minutes. Mr. Mulholland moved to approve both sets of minutes as presented. Mr. Nininger seconded the motion, and the minutes for the months of May and June were approved with three votes in favor of the motion. Ms. Bergeron abstained as she did not attend those meetings.

CASE# 1489- Laura Moldowan 1335 Harbor View Circle Colonial Beach VA 22443 and agent Superior Coastline Services PO Box 1934 Stafford VA 22554 request Wetlands Board approval to replace a bulkhead. This project is located at 1335 Harbor View Circle Colonial Beach. TM# 6A-1-4 Washington Magisterial District. VMRC# 25-0515

*Action on this case was deferred until this meeting at the June Wetlands Board meeting.

Charlie Wrightson read a letter from Lyle Varnell with the Virginia Institute of Marine Science's (VIMS) Office of Research and Advisory Services (ORAS), supporting the replacement bulkhead application. He also explained that Mr. Varnell conducted a site visit prior to his determination.

Jim Beck, the engineer representing the application at this meeting, outlined the project. Mr. Mulholland inquired about the updated plan that the Board had requested at their last meeting. Mr. Beck explained that the schematic section had been updated, and the applicant's intent was to update the engineering following the Board's approval. Mr. Wrightson clarified that the revised elevation view was received after the Board's packets had been mailed and displayed the revised plan for the Board. Mr. Madden suggested that a benchmarked plan view drawing be submitted prior to issuance of construction permits.

During public comment, adjacent landowner Steve LaPaglia spoke in favor of the application.

On motion, Mr. Mulholland moved to approve Case # 1489 as submitted, for three years, with the provision that an engineered plan view drawing be provided with the permit application. In-lieu fees were to be waived as there are no new wetlands impacts proposed by the project. Mr. Nininger seconded the motion, and Case # 1489 was approved with unanimous vote.

Chairman Johnson advised the agent/applicant that there is an appeal process, which requires that there be a 10-day waiting period prior to starting construction.

CASE # 1492- Steven Vonderheide 389 Creek View Lane Colonial Beach VA 22443 and agent Bayshore Design LLC 8518 Cople Highway Hague VA 22469 request Wetlands Board approval to construct a replacement bulkhead with two riprap sills, beach nourishment, and plantings. This project is located at 389 Creek View Lane Colonial Beach on lots 4A, 5 & 6. TM# 6D-1-5. Washington Magisterial District. VMRC# 25-1238

Charlie Wrightson presented the case to the Board. Craig Palubinski, representative from Bayshore Design, expounded on the project.

Mr. Madden pointed out that the new bulkhead is proposed two feet channelward of the current failing bulkhead, meaning that intertidal area would be lost and that loss would need to be mitigated. He referred to the new state code requirements for wetlands mitigation and added that he would be providing the Board with additional information on that topic at the next meeting. He also explained that the new regulations address both vegetated and non-vegetated wetland areas.

The Board then discussed the possibility of replacing the bulkhead in the same location to eliminate the non-vegetated wetlands area loss. The agent explained that the height of the bank in the original position will likely require more grading. He accepted the idea of replacing the bulkhead in the same location but suggested that he will research the Virginia Aquatic Resources Trust Fund and may return to the Board with a modification if his clients wish to pursue that option. There were no further public comments.

On motion, Mr. Mulholland moved to approve Case # 1492 for three years, with waived in-lieu fees. The motion included the provision that the 34-foot section of the bulkhead be replaced in the same position. Mr. Nininger seconded the motion, and Case # 1492 was approved with the altered location by unanimous vote.

Chairman Johnson advised the agent/applicant that there is an appeal process, which requires that there be a 10-day waiting period prior to starting construction.

CASE# 1493- Barbara, Steven & Katherine Paris 176 Silverleaf Drive Hague VA 22469 and agent Bayshore Design LLC 8518 Cople Highway Hague VA request Wetlands Board approval to construct riprap revetment. This project is located at 176 Silverleaf Drive Hague. TM #39-6G. Cople Magisterial District. VMRC# 25-1084

Charlie Wrightson presented the facts of the case. Craig Palubinski, representative from Bayshore Design, reviewed the details of the project.

Mr. Mulholland asked about the small portion of the project on the neighbor's property. The applicant explained that the neighbor had signed an explicit acknowledgment of the project. Mr. Madden from VMRC expressed concern that the adjacent landowner wasn't listed as a joint applicant.

There being no further public comment, Ms. Bergeron moved to approve Case # 1493 as presented with the understanding that the adjacent landowners Kevin and Sherry Carlin agreed to eight feet of the work occurring on their property. The motion was for a three-year permit with waived in-lieu fees. Mr. Mulholland seconded the motion, and Case # 1493 was approved with unanimous vote.

Chairman Johnson advised the agent/applicant that there is an appeal process, which requires that there be a 10-day waiting period prior to starting construction.

OTHER MATTERS

No other matters were discussed.

ADJOURNMENT

There being no other business to come before the Board, Mr. Mulholland moved that they adjourn. Ms. Bergeron seconded, and the motion carried by unanimous vote with the meeting adjourning at 2:35 PM.

Chairman