

A regular meeting of the Westmoreland County Wetlands Board was held on Monday, September 15, 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, Holly Harman, and Jerry Mulholland. Charlie Wrightson was also present. Jeff Madden, Virginia Marine Resources Commission (VMRC) representative, was not in attendance.

CALL TO ORDER

Following the resolution of technical difficulties with the online livestream, Chairman Johnson called the meeting to order at 2:03 PM. The roll was called and a quorum declared.

PRIOR MINUTES

Chairman Johnson asked if everyone on the Board had received copies of the August 2025 meeting minutes. Ms. Harman corrected the spelling of her name on the second page. Mr. Mulholland moved to approve the minutes as presented with that correction. Ms. Harman seconded the motion, and the minutes for August were approved unanimously.

CASE # 1497- Sheri & Aldo Gilotti Jr. 162 Fairfax Drive Colonial Beach VA 22443 and agent Bayshore Design LLC 8518 Cople Highway Hague VA 22469 request Wetlands Board approval to construct four low-profile timber groins with beach nourishment. This project is located at 213 Fairfax Drive Colonial Beach. TM# 10-33A. Washington Magisterial District. VMRC# 25-1904

Mr. Wrightson presented the facts of the project. Mr. Nininger asked about the oyster grounds adjacent to the property. Mr. Mulholland asked for clarification of the length of the groins in the water, and Charlie explained that the designer measured from Mean High Water at the time of his site work.

Craig Palubinski, agent for the landowner, went into greater detail on the proposed groins. Ms. Harman inquired if the neighbor's hardening of their shoreline impacted the erosion on this property, and Mr. Palubinski stated that he believes that it did. She then asked if the groins would impact the neighbor's property, and he stated that he doesn't think that it will.

The Board questioned the flow of sand in the area, and Mr. Palubinski explained that sand would build up on the left side of the groins. Mr. Mulholland and Mr. Palubinski discussed that non-vegetated wetlands would be created as a result of the project.

Chairman Johnson then opened the meeting for public comment. There being no further discussion, Mr. Mulholland moved to approve Case # 1497 as presented for three years; he also noted that any impacted wetlands will be offset by the expansion of the intertidal area, and therefore in-lieu fees will not be imposed. Ms. Harman seconded the motion, and Case # 1497 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

Ms. Bergeron inquired when Case# 1496 for the Whitleys will be heard (Case# 1496 was originally advertised for this meeting), and Mr. Wrightson explained that it has been rescheduled for the November 17th meeting. Mr. Mulholland requested that staff provide updated photographs of the site for that meeting.

ADJOURNMENT

There being no other business to come before the Board, Ms. Harman moved that they adjourn. Ms. Bergeron seconded, and the motion carried by unanimous vote with the meeting adjourning at 2:21 PM.

Chairman