

**STAFFORD COUNTY**  
**WETLANDS BOARD MINUTES**  
**December 16, 2013**

The regular monthly meeting of the Stafford County Wetlands Board of December 16, 2013, was called to order at 7:03 p.m. by Wetlands Board Chairman, Jim Riutta, in the Board of Supervisors Chambers in the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Jim Riutta, Mary Rust, Ben Rudasill and Andy Pineau

MEMBERS ABSENT: Sam Hess

STAFF PRESENT: Amber Forestier and Denise Knighting

Call to Order

Chairman Riutta called the meeting to order at 7:03 p.m.

Roll Call

Determination of a Quorum

Mr. Riutta called the roll and it was determined that four members were in attendance, which was a quorum.

Public Presentations

Mr. Riutta asked if there were any public presentations. He stated as there were no meeting minutes to approve and no public hearings, the Board would move on to Old Business.

APPROVAL OF MEETING MINUTES

None

PUBLIC HEARINGS

None

OLD BUSINESS

1. Wetlands Permit WB13-11 – A wetlands permit for Michael and Camille Degen, applicants, to construct a 201 foot long timber bulkhead on Assessor’s Parcel 49-38D, Potomac Creek.

Mr. Riutta read the title and stated the public hearing was held on November 18, 2013 and was deferred to this evening to allow time for additional information to be submitted. He asked staff to present the report.

Mrs. Forestier stated the application was deferred to this meeting to allow the adjoining property owner to see if they could locate additional information that they believed they had seen. She stated she spoke with the neighbor and he said he was not able to locate that information. She stated Sullivan, Donohue and Ingalls did not have that information in their records. She stated they were back to the original application, with the easement shown going straight down to the water as shown on the plats. She stated she promised the adjoining property owner that she would speak with someone in our department who works in Erosion and Sediment Control about his worries on this project. She stated they were going to

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review it during the grading permit application. But because this area is not within mean low and mean high water, he was not so worried about it being eroded quickly, because it was not a constant flow of water coming in and out. She stated nothing really changed from the last meeting.

Mr. Riutta opened the floor for discussion of the request.

Mrs. Forestier stated the applicant was present if the Board had additional questions.

Mr. Rudasill asked if Mr. Degen wanted to address the Board.

Mr. Degen stated he had nothing additional at this time.

Mrs. Rust asked if there had been an agreement between the neighbors.

Mr. Degen stated the neighbor believed there might have been a boat ramp at the end of this road at one time and that it was not just a 20 foot easement. He stated the community built a ramp a couple of door away, so that has replaced this, but there is nothing in his plat. He stated they did a title search and checked everything. He stated the neighbor was not able to find it, but remembered from 30 years ago that is what people did, but it does not mean there was a permit for it. He stated he did not think Mrs. Forestier found anything historic there either.

Mrs. Forestier stated there was no boat ramp ever permitted on that site.

Mr. Rudasill stated the dispute was where the easement was located.

Mr. Degen stated they agreed there was a 20 foot easement straight down. The neighbor believes that because they used to curve to the right at one time, that there might have been something else. He could not find it and I could not find it and he was invading that area with the retaining wall.

Mr. Riutta asked if there was any further discussion needed.

Mr. Rudasill stated his concern was location of the easement. He stated since it was not specified and Mr. Degen has agreed to maintain the easement, he did not have a problem.

Mrs. Forestier stated she did a deed search as well and could not find anything. She stated it has always been a 20 foot wide straight down the property line, since the lots were platted.

Mr. Degen stated it was paved all the way down to the water, so it was a permanent easement and he would not touch that area.

Mr. Rudasill made a motion to approve WB13-11.

Mrs. Forestier asked with the conditions.

Mr. Rudasill stated yes, with the conditions.

Mrs. Forestier stated there were three conditions.

Mr. Pineau seconded the motion.

The motion passed 4 to 0 (Mr. Hess was absent).

Mrs. Forestier told the applicant it would be ready in 10 working days.

Mr. Degen asked if Mrs. Forestier could send it to him with the conditions.

Mrs. Forestier stated she could.

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Mrs. Rust asked about the width of the walkway.

Mrs. Forestier stated the only thing approved was the wall. A grading plan has to be approved and when it goes through that process it would have to meet the Chesapeake Bay Act regulations and that was when the discussion would be held concerning the material used to build the walkway and replanting. She stated the remainder would be done with the grading permit because the fill was over 4,000 square feet and would require an Erosion and Sediment control plan.

Mr. Riutta stated the Board would now move on the new business and asked staff to review the recently submitted applications.

**NEW BUSINESS**

2. **Review of recently submitted applications**

VMRC#13-1839

Hartwood Landing

Mrs. Forestier stated there was only one at the time the agenda was written, which was for Hartwood Landing, a subdivision with non-tidal impacts. There are 3 or 4 more that have come in within the last 2 days. She stated one that would be of interest was Mr. Stan Dameron wants to put in bulkhead where there is an existing rip-rap revetment and a spur out on Belle Plains Road. She stated she would be doing a site visit this week and there may be an application for the January Board meeting. She stated because of the holiday, the January meeting will be held January 13, 2014. She stated if everyone was going to be around they could plan on holding the organizational meeting as well.

**CHAIRMAN'S REPORT**

Mr. Riutta stated he did not have anything to discuss for the Chairman's Report and moved on to the Staff Report.

**STAFF REPORT**

Mrs. Forestier stated she hoped everyone read the article that was in the packet. She stated John found it online and thought it would be wonderful addition to help everyone understand what was going on with the wetlands loss and how hard it was to get them back once they are gone. Between that and the January meeting, that was all she had.

**ADJOURNMENT**

Mr. Riutta asked if there was a motion to adjourn.

Mr. Rudasill made a motion to adjourn.

Mr. Pineau seconded the motion.

The motion to adjourn passed 4 to 0.

With no further business to discuss, the meeting was adjourned at 7:14 p.m. (Mr. Hess was absent).