

Wetlands/CBPA Board
Neighborhood Services & Planning Departments
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MARKED AGENDA

Chesapeake Wetlands/CBPA Board

MAY 20, 2009 – 6:00 pm
Human Resources Training Room

- A. Call to Order: 6:05 PM by Vice-Chair W.S. Katchmark
- B. Roll Call 7 members present, (with Lane late), Greene (alt.) in audience
- C. Approval of Minutes: **APRIL 15, 2009 Board Meeting**
APPROVED (6-0, Midgette/Allbritton)
- D. CBPA Application:
 - 1. **CBPA-09-12**
PROJECT/LOCATION: Opal Street
APPLICANT/AGENCY: Benter Homes, LLC & Bohican, LLC / Pinnacle Group Engineering, Inc.
PROPOSAL: In accordance with Section 26-527 of the Chesapeake City Code, the applicant is seeking an **EXCEPTION** to construct three (3) single family homes and concrete driveways, as well as a road to access the properties, on three (3) pre-existing lots within the 50-foot landward and 50-foot seaward portions of the 100-foot RPA buffer. Based on the extent of all proposed improvements to these lots, the overall net increase in impervious area will be 8,903 SF.
SUBDIVISION/LOT #: 407, 408, 409 Wilmund
WATERSHED: Eastern Branch of the Elizabeth River
TAX MAP SECTION/PARCEL: 1600000001030, 1600000001040, 1600000001050

APPROVED with the following stipulations: (6-0, Hinch/Allbritton)
 - 1. **A City sewer extension is required.**
 - 2. **Filter strips must be shown on the site plan.**
 - 3. **Eleven large canopy trees (11 LCTs) or their equivalent are**

required, as determined by the City Arborist. Please indicate their placement on a revised site plan.

4. Install a pervious driveway and apron to the extent possible.

E. Wetlands Applications:

1. [W-09-02](#)

PROJECT/LOCATION: 4114 Mingo Trail

APPLICANT/AGENT: Davis Mellott/Mike Elliott

PROPOSAL: Install approximately 1,000 LF of riprap with filter cloth, to transition in and out of CBPA and vegetative and non-vegetative wetlands. (VMRC # 09-0124)

WATERSHED: Indian River, Eastern Branch of the Elizabeth River

SUBDIVISION: Indian River 3.58 AC

TAX MAP SECTION/PARCEL: 0133009000010

(Continued from the April 15, 2009 Board Meeting)

APPROVED for a period of two years with the following stipulation:
(7-0, Hinch/Allbritton)

- To compensate for the hardening of approximately 250 SF of the shoreline, sprig the mud flat with *Spartina alterniflora*, one-foot (1') on center in three rows (1' apart) outside toe of the proposed riprap revetment. Include a three-year compensation plan in accordance with the Wetland Management Handbook. This plan must be submitted and approved by staff prior to issuance of a permit.

2. [W-09-04\(Revised\)](#)

PROJECT/LOCATION: 4102 Little Beaver Road

APPLICANT/AGENT: Mr. & Mrs. James P. Estes/Robert O. Gaskins

PROPOSAL: Construct approximately 104 LF of riprap, emplace approximately 252 LF of coir logs with approximately 26 LF of marsh toe revetment, and construct an 8'x16' pier with a 5'x8' catwalk. (VMRC #09-0395, formerly VMRC #09-0143)

SUBDIVISION/LOT #: 47 Seminole Park, Sec 2

WATERSHED: Indian River, a tributary to the Eastern Branch of the Elizabeth River and the Chesapeake Bay.

TAX MAP SECTION/PARCEL: 0133001000470

(Continued from the March 18, 2009 Board Meeting)

APPROVED for a period of two years with the following stipulations:
(7-0, Hinch/Midgette)

1. Coir logs and associated planting will compensate for riprap impacts.

2. **Include a three-year monitoring plan in accordance with the Wetland Management Handbook. This plan must be submitted and approved by staff prior to issuance of a permit.**

3. **W-09-19**

PROJECT/LOCATION: 700 Rosemont Avenue

APPLICANT/AGENT: Oceaneering International, Inc./Davis Environmental Consultants, Inc.

PROPOSAL: Construct a Landing Craft Air Cushion (LCAC) maintenance facility with a concrete boat ramp at 700 Rosemont Avenue, adjacent to the Southern Branch of the Elizabeth River, a tributary to the Chesapeake Bay. (VMRC # 09-0508)

SUBDIVISION/LOT #: Par A Unrecorded Plat – Star Enterprises 54.8531 AC

WATERSHED: Southern Branch of the Elizabeth River, Chesapeake Bay

TAX MAP SECTION/PARCEL: portion of 1440000000010

APPROVED for a period of three years with the following stipulations: (7-0, Lane/Ottinger) **PREVIOUS STAFF REPORT**

1. **Applicant must compensate for the tidal impacts of 2416 SF (according to Board policy non-vegetated wetlands are assessed at ½ times the rate for vegetated wetlands).**
2. **Compensation options in order of preference are:**
 - a. **In kind on site at 1:1 ratio of square foot impacts (mitigation plan approved by staff required).**

or

 - b. **In kind off site at 1:1 ratio of square foot impacts (mitigation plan approved by staff required).**
3. **Include a three-year monitoring plan in accordance with the Wetland Management Handbook. This plan must be submitted and approved by staff prior to issuance of a permit.**
4. **Work may not commence until compensation credits have been verified and permit issued.**

F. Other Business:

1. Attendance of Alternate Members

It has been staff's understanding that the attendance of alternates was optional, depending on need. We have clarification from the City Clerk. A letter will be sent explaining the attendance standards.

2. At present there are two applications for the June meeting.
3. New Members - Congratulations
 - a. Ed Weeden is our new Board member, filling the space vacated by Jim Cahoon.
 - b. Vickie Greene is our new Alternate Board member, filling the space vacated by Ed Weeden.

G. Adjournment: 7:40PM

Copies of the aforementioned Wetlands applications, related maps and documents are available for public review in the office of the Department of Neighborhood Services, second floor, in the City Hall building, and the CBPA applications are available for public review in the Planning Department, second floor, in the City Hall building, Chesapeake Civic Center during regular municipal hours. Copies of the applications and staff reports are available at the Chesapeake City Libraries. It is also available for viewing online at <http://cityofchesapeake.net/services/depart/planning/chesbaypreservation.html> through a link under **Chesapeake Wetlands/CBPA Public Hearing Agenda/Marked Agendas** on the Planning Department home page.

All interested parties will be afforded the opportunity to be heard or to present written statements at the public hearing. Those members of the public interested in attending the public hearing should be advised that, for reasons the Chesapeake Wetlands/CBPA Board deems appropriate, certain items on the agenda may be heard out of order and that it should not be assumed that the order listed above will be exactly followed during the public hearing. Also, due to advertising deadlines, items that have been continued from previous Chesapeake Wetlands/CBPA Board meetings may not appear on this agenda.

For information on Wetlands applications, please contact Roxanne Stonecypher, Assistant City Arborist, at 382-6442 and for CBPA applications please contact Brian Swets, Chairperson of the CBPA Review Committee, at 382-6176.