

NORTHUMBERLAND COUNTY WETLANDS BOARD
MARCH 11, 2025
MINUTES

At the regular monthly meeting of the Northumberland County Wetlands Board held on March 11, 2025 in the Sheriff's Office in Heathsville, Virginia at 7:00 PM:

Present

Absent

Spencer Headley—Chairman
Albert Headley – Vice-Chairman
Robert Vanlandingham

George Rew

Spencer Headley, Chairman, called the meeting to order.

Wetlands Board Meeting Dates

January 14, 2025
February 11, 2025
March 11, 2025
April 8, 2025
May 13, 2025
June 10, 2025
July 8, 2025
August 12, 2025
September 9, 2025
October 14, 2025
November 2025 (To be determined.)
December 9, 2025

After reviewing proposed Wetlands Board meeting dates for the year 2025, Albert Fisher made a motion to approve. Robert Vanlandingham seconded the motion and the Board approved unanimously.

After consideration, Robert Vanlandingham made a motion, seconded by Albert Fisher, to schedule the meetings on the second Tuesday of each month to commence at 5:00 PM beginning in April 2025. The Board voted unanimously to approve

On a motion by Albert Fisher, seconded by Robert Vanlandingham, the minutes of the January 14, 2025 meeting were approved.

Application No. 25-0192

Fayette Associates, LP – to construct 131 linear feet of timber bulkhead channelward of a deteriorated bulkhead and construct 55 linear feet of riprap sills along the shoreline of the Yeocomico River and 151 Fort Point Lane.

Craig Palubinski, agent for the owner, described the project. He noted the protest received which indicated concern regarding potential damage to the adjoining property. He said the work would be done by a contractor and done very carefully by hand.

Spencer Headley asked why they did not remove the old bulkhead and install a new one in the footprint.

Craig Palubinski stated that removing the existing bulkhead would create too much land disturbance, so we want to go out 2 feet. He also stated that a living shoreline would not work on this site due to lack of sun.

After review of the project, Robert Vanlandingham made a motion to approve the application for 3 years. Albert Fisher seconded the motion and the Board unanimously approved.

Application No. 24-2689

Walter Hill – to install 104 linear feet of riprap sill along the shoreline of Owen Pond and 239 Watermans Way.

Kelsey English, agent for the owner, said that this is for a living shoreline but as VMRC does not have jurisdiction over Owens Pond we had to bring the project before this Board.

Jeff Madden informed the Board that the interior of Owens Pond, Gaskins Pond and Flag Pond are non-jurisdictional for VMRC.

After review of the project and there being no objections, Albert Fisher made a motion to approve the application for three years. Robert Vanlandingham seconded the motion and the Board unanimously approved.

Application No. 25-0264

Linda S. Morissette – to construct 152 linear feet of timber bulkhead along the shoreline of Presley Creek and 236 Winding Creek Lane.

Craig Palubinski, agent for the owner, noted that the applicants were present. He then described the project and stated that the bank was heavily wooded and has a north facing bank with some slumping. He said that installing riprap would be difficult and cause a lot of land disturbance, so they are asking for a bulkhead. He also noted that a living shoreline would not function well with the tree canopy, north facing and high bank.

Jeff Madden asked if they would have to excavate an access way through the bank if considering a revetment for this area.

Craig Palubinski said they would have to do that as well as take out a lot of trees.

After review of the project and there being no objections, Albert Fisher made a motion to approve the application as submitted for three years. Robert Vanlandingham seconded the motion and the Board unanimously approved.

Application No. 24-2887

Barrett G. Payne, III – to install two (2) low-profile armor stone groins each 42 feet channelward of MHW, refurbish two (2) existing groin-like stone structures, and refurbish 160 linear feet of riprap sill along the shoreline of the Chesapeake Bay and 383 Bayberry Lane.

Joseph Scott, agent for the owner, described the project and noted that the property is located on the Chesapeake Bay.

Albert Fisher noted this to be a highly volatile area.

After review of the project and there being no objections, Robert Vanlandingham made a motion to approve the application as submitted for three years. Albert Fisher seconded the motion and the Board unanimously approved.

Application No. 25-0261

Sylvia Sawyer – to install 85 linear feet of riprap revetment along the shoreline of Prentice Creek and Tax Map Parcel #52-(1)-7-B on Ditchley Road.

Joseph Scott, agent for the owner, described the project. He noted that the owner is not planning to develop the lot and with the bank and all the trees there, a living shoreline would not work. He said no existing wetland vegetation would be disturbed.

After review of the project and there being no objections, Robert Vanlandingham made a motion to approve the application as submitted for three years.. Albert Fisher seconded the motion and the Board unanimously approved.

Application No. 25-0142

Jonathan K. and Rosemary K. Williams – to install 118 linear feet of riprap revetment along the shoreline of Lodge Creek and 1453 Melrose Road.

Craig Palubinski, agent for the owner, described the project and noted that the site did not get enough sun for a living shoreline.

Albert Fisher noted a NW fetch.

Spencer Headley stated that he didn't think a living shoreline would work there with the boat traffic.

After review of the project and there being no objections, Robert Vanlandingham made a motion to approve the application as submitted for three years. Albert Fisher seconded the motion and the Board unanimously approved.

There being no further business to come before the Board, on a motion by Robert Vanlandingham seconded by Albert Fisher, the Board unanimously voted to adjourn.

