

NORTHUMBERLAND COUNTY WETLANDS BOARD
AUGUST 12, 2025
MINUTES

At the regular monthly meeting of the Northumberland County Wetlands Board held on August 12, 2025 in the Sheriff's Office in Heathsville, Virginia at 5:00 PM:

Present

Absent

Spencer Headley–Chairman
Albert Fisher – Vice-Chairman
Robert Vanlandingham
George Rew
Tylynn Lewis

Spencer Headley, Chairman, called the meeting to order.

On a motion by George Rew, seconded by Robert Vanlandingham, the minutes of the July 8, 2025 meeting were approved with correction.

Application No. 25-1600

Mark Allen – for an after-the-fact permit to repair 141 linear feet of existing failing riprap revetment channelward of a failing bulkhead and construct a 25' x 28' beach access along the shoreline of Kingscote Creek and 172 Old Barn Lane.

Lisa Flittner, acting as agent for her father, described the project.

Philip Marston noted that there were impacts to the non-vegetated area between MHW & MLW where the riprap was removed.

Spencer Headley asked if the after-the-fact fees were paid.

Philip Marston said the fees were paid.

Jeff Madden stated that there was a small conversion of square footage of non-vegetated wetlands. "That was when the rock was pulled off and replaced with a jurisdictional beach. Mr. and Mrs. Allen have agreed to remove rock over submerged land in order to make it in line with the original footprint.

Philip Marston said, "If approved, this will also permit the existing so he can maintain it."

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

Application No. 25-1436

Linda A. Messick Trustee – to construct a replacement bulkhead channelward of an existing failing bulkhead along the shoreline of Bridge Creek and 504 Oyster Point Drive.

Lee Bowles, agent for the owner, said that after meeting with Jeff Madden at the site, he revised the drawing showing the bulkhead removed and replaced. He said the rock would be left as it is and continue 6 feet landward with more rock.

Albert Fisher asked if he could keep the bank in place when the wall is removed.

Lee Bowles said he could as he planned to double wall it. “The drawing shows a second wall at the top. It will be tight, but I think we can do it.”

Robert Vanlandingham asked if it would have been better to put stone there.

Lee Bowles said, the problem with stone is it will be put so far out in the water.

After review of the project and there being no objections, Albert Fisher made a motion to approve the application with revised drawings for three years. Tylynn Lewis seconded the motion and the Board unanimously approved.

Application No. 25-1545

John Pitts Contractors, LLC – to install 170 linear feet of armor stone revetment and remove and replace three (3) 80’ low-profile timber groins along the shoreline of the Chesapeake Bay and Tax Map Parcel #39-(1)-11- on Shipwatch Lane.

Lee Bowles, agent for the owner described the project.

Albert Fisher noted that he needs lots of protection.

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

Application No. 24-1377

Carol Price – to construct 315 linear feet of vinyl bulkhead channelward of a failing bulkhead and install 46 linear feet of riprap revetment along the shoreline of Indian Creek and 2430 Bluff Point Road.

Mrs. McDearmon, agent for the owner, described the project.

There were questions regarding the location of the bulkhead and if it was in the Board's Jurisdiction.

After reviewing the bulkhead, Spencer Headley said that we have determined that the bulkhead is not in the Board's jurisdiction. "Only the 46 feet of revetment and the spur at the north end are before the Board."

After further review of the project and there being no objections, Albert Fisher made a motion that the bulkhead is determined to be outside the Board's jurisdiction and to approve the 46 linear feet of revetment and spur portion of the application for three years. Tylynn Lewis seconded the motion and the Board unanimously approved.

Other Business

Philip Marston gave an update on the Vernon Fridley project (V.M.R.C. #25-1197) which was tabled at the July meeting. He stated that he had received an email from the agent, Roger McKinley, who wrote that he was withdrawing the application and moving the construction above MHW. "I am coordinating with VIMS to confirm that it is 1 ½ times above MHW."

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

