

**NORTHUMBERLAND COUNTY WETLANDS BOARD  
NOVEMBER 10, 2025  
MINUTES**

At the regular monthly meeting of the Northumberland County Wetlands Board held on November 10, 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.

Chairman Headley thanked Joseph Scott for putting up signs that make it easy to find his projects.

On a motion by George Rew, seconded by Robert Vanlandingham, the minutes of the October 14, 2025 meeting were approved with Albert Fisher abstaining.

Jeffrey Madden gave a brief overview of the Wetland Mitigation Compensation Policy, the in-lieu fee program (VARTF) now known as SWMV, and off-site mitigation.

**Application No. 25-2091**

Sean Johnson – to install 200 linear feet of riprap revetment along the shoreline of Dividing Creek and 409 Whittaker Lane.

Kelsey Haynie, agent for the owner, described the project. She noted that a living shoreline was considered. However, she noted the bank would require too much grading and the water depths drops quickly.

Jeff Madden noted that there were no vegetated wetland impacts here.

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. 25-2203**

Mark Roy – to install 125 linear feet of riprap revetment along the shoreline of Sloop Creek and 168 Barnstable Road.

Craig Palubinski, agent for the owner, described the project and stated that no wetland vegetation would be impacted.

Richard Baase said he owned the piers in the center of the project. He asked if the rock would impact the docks or if the rock would go under the dock.

Craig Palubinski said it would.

Richard Baase described the impact that the rock would have on his gangway.

Craig Palubinski said it will come to the top of the wall. "He may have to adjust his gangway."

Chairman Headley asked, "We do not have any control over the piers at all and we are just trying to help the man save his land, right?"

Philip Marston said, "that is correct."

After further review of the project, Robert Vanlandingham made a motion to approve the application as submitted for three years. George Rew seconded the motion and the Board unanimously approved.

### **Other Business**

Philip Marston informed the Board that VARTF credits are available for the Lucas S. & Sherri M. Geiger project (V.M.R.C. #25-2105) which was tabled last month. Craig Palubinski said that an application has been submitted. After review and there being no objections, George Rew made a motion to approve the project upon proof of payment to VARTF. Robert Vanlandingham seconded the motion and the Board approved.

The Board then heard the Henry Ross project (VMRC #25-1861) which was tabled in order to obtain a VIMS report. Chairman Headley said as far as he could tell, they saw no impacts to the adjoining property owners. After review, Robert Vanlandingham made a motion to approve the application. George Rew seconded the motion and the Board approved with Albert Fisher abstaining.

Philip Marston informed the Board that Robert Muzzio had a project (V.M.R.C. 25-1926) approved with wetland impacts. He said that since then, Mr. Muzzio had applied to VARTF to compensate for those impacts as the Board's decision might have been reviewed.

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

