



Wetlands/Coastal Dune Board

April 23, 2008

8:00 p.m.

At approximately 8:00 p.m. in Town Council Chambers, Vice-Chair Ann Haywood Walker called to order the Wetlands/Coastal Dune Board meeting. In addition to Ms. Walker, present were board members Ned Brinkley and Jim Weiner. Also present were Town Planner Tom Bonadeo, Hank Badger representing VMRC, Tom Langley of Langley & McDonald representing South Port, several members of staff and four members of the public.

Ms. Walker identified the application #JPA08-0104 and explained the permit application covered a number of items which included the following: construction of a new 600-ton Travelift including the pile supported piers and platform; modification of an existing concrete sheetpile bulkhead and excavation of the adjacent upland to create a 100'x28' travelift slip; construction of a 6'x50' pile supported pier to guide boats into the travelift; fill wetlands on the landside of the existing concrete bulkhead and mitigate those wetlands on a tidal site across the street; install a floating dock along the entire bulkhead face and install a single floating dock in the basin to hold boats before lifting; and dredging for access to the new travelift slip and basin.

She then turned the meeting over to Town Planner Tom Bonadeo. Mr. Bonadeo explained that the meeting had been originally scheduled for 4:00 p.m., but due to a lack of a quorum, the meeting was moved to the 8:00 p.m. time slot. He further explained that one member was out of the country, one had resigned and one had a conflict due to now being a member of the Northampton County Board of Supervisors. Mr. Bonadeo assured the members of the board and those attending the meeting that the vacant seats would soon be filled.

Mr. Bonadeo went into additional detail on the plans and how they would affect the Harbor area. He pointed out the wetlands being discussed had been created by erosion of the existing soil around the east dock and that poor maintenance over the years had allowed the soil to move into the harbor and into the federally maintained channel. He also indicated that the town outfall for the wastewater treatment plant was located at the south dock. The layout proposed was the least evasive to the wastewater outfall.

The dock would be an open pile structure along with additional floating docks. Mr. Bonadeo stated the open pile structure was important to keep the water flowing properly and maintain the water quality. Eyre Baldwin of Sugar Run was introduced to give a short overview of the commercial use of the property and the necessity of introducing the equipment and docks as discussed. His main point was the protection of the watershed by moving large boats out of the water for refit and maintenance.

Tom Langley of Langley & McDonald was then introduced to respond to questions posed by the Virginia Institute of Marine Science while evaluating the application. In his response, he pointed out that these wetlands had been compromised due to the improperly maintained bulkhead and he stated with crabbing being curtailed (winter crabbing has been banned) the addition of this commercial venture would be economically stimulating to the Town. He then addressed mitigation being the alternative and discussed two areas of interest for the mitigation.

Tom Bonadeo then read the VIMS report into the record. He followed the reading by stating the deliberation process should take into account the impact of the development on the public health,

safety and welfare. The economic advantages of increased job opportunities and the potential for a larger number of visitors to the area would benefit the welfare of the community. The health and safety would be improved by the repairs and improvements made to the area ridding it of a decaying concrete foundation and building.

Members of the public were then encouraged to share their views either in favor or against the project. No one chose to speak and one item was read into record (attached).

Several comments from the adjacent property owners and the developer were generated by the letter. Chairwoman Walker thanked all for the comments but then clarified the role of the Wetlands Board in deliberating only on the items as presented in the application.

Hank Badger asked the board to take into consideration whether the public/private benefits of the project would outweigh the detriments – currently the area was unsafe.

Board member Ned Brinkley pursued discussion of the mitigation and how important to the migrating bird population the mitigation would be. He asked that the mitigation be affirmed within any motion so it would not be considered as a loose end.

Motion made by Ned Brinkley, seconded by Jim Weiner and unanimously approved to accept the Southport at Cape Charles application JPA 08-0104 as presented with the condition that the location of the mitigation of 1427 square feet of wetlands would be determined at a future date and a new plan for mitigation would be submitted within 14 days and would be reviewed by VIMS.

Motion made by Jim Weiner, seconded by Ned Brinkley and unanimously approved to adjourn the Wetlands/Coastal Dune Board meeting at approximately 9:20 p.m.

Vice-Chairman

Town Clerk