



Mathews County Wetland Board

Wednesday, January 7, 2026 at 7:00 PM

MINUTES

1. CALL TO ORDER

2. ROLL CALL

Board Members Present: Chair, Katy Walden
Vice Chair, Richard Marshall
Member, Dan Desmond
Member, Melody Goodwin
Member, Nicholas Koch

Board Members Absent:

Team Members Present: Mathews County Wetlands Coordinator - Teresa Sanger
VMRC - Alternate, Olivia Upton

3. APPROVAL OF MINUTES

MOTION: On Motion of Nicholas Koch, seconded by Richard Marshall, the Mathews County Wetlands Board voted 5-0-0 as follows: Nicholas Koch, Richard Marshall, Daniel Desmond, Melody Goodwin, Katy Walden - aye; None - nay; to Approve the December 3, 2025 Minutes.

Roll Call:
Katy Walden, Chair
Richard Marshall, Vice Chair
Daniel Desmond, Member
Melody Goodwin, Member
Nicholas Koch, Member
3.A. December 3, 2025 Hearing

4. GENERAL PUBLIC COMMENTS

5. PUBLIC HEARINGS

- 5.A. **Elizabeth A. White, 231 Anchorage Way, VMRC #25-0982, TM #25-20-8** - Request to install 104 LF Quick Reef living shoreline, clean sand fill between MHW & the living shoreline structure and planted with wetland vegetation, along a portion of Woodas Creek shoreline.

Katy Walden: The first hearing tonight was Elizabeth A. White, 231 Anchorage Way, VMRC #25-0982, TM 25-20-8: Request to install a Quick Reef Living Shoreline on Woodas Creek. This application for tonight has been withdrawn at the request of the applicant and will be coming back at a later date.

- 5.B. **Deborah Davis, 62 Sweet Gum Drive, VMRC 25-2426, TM# 11A4-A-196** - Request to construct a 101' L x 10' W x 6' H Class I Armor Stone and Class II/III Stone revetment against an existing bulkhead, backfill area is approximately 860 SF, and remove and replace steps in the same footprint, along a portion of the Chesapeake Bay shoreline.

Katy Walden: Read the CBPA report, which stated: "Request to construct a 101'L x 10'W x 6'H Class I Armor Stone and Class II/III Stone revetment against an existing bulkhead, backfill area is approximately 860 SF, and remove and replace steps in the same footprint, along a portion of Woodas Creek shoreline. Does the Board consider this application complete?"

Daniel Desmond: Yes, it is considered complete.

Katy Walden: Is there someone to speak for this project?

Jaclyn Wilburn: Agent — Coastal Wetland Consulting, LLC, addressed the Board in favor of the application, discussed the need for the project and presented the project as an "After The Fact Application."

Daniel Desmond: It looks like the groin is failing as well?

Jaclyn Wilburn: We are not doing it at this time, the owner is aware.

Nicholas Koch: The portion of the bulkhead that's washed out, what do you plan to do there?

Jaclyn Wilburn: We plan to leave the portions of the bulkhead that's not busted out, clean it up and then place the rock there with the backfill against it and filter cloth.

Daniel Desmond: So you are going to remove the existing rock that you put in place. It's temporary, you are going to build it up inline with the other revetment?

Jaclyn Wilburn: Yes

Katy Walden: Anyone else here to speak in favor of this project?

Carl Thiel-Goin: of 134 Bingo Blvd, the adjacent neighbor to the north, spoke in favor of securing Mrs. Davis's land to ensure she keeps her house.

Katy Walden: Is there anyone opposed who would like to speak at this time?

Daniel Desmond: I think this absolutely needs to be repaired.

Nicholas Koch: I looked at records for the timeframe of when the house was built. This house is now much closer to the water than the other adjoining homes, which is a real disadvantage and I think this project is really necessary in this case and wouldn't take much more for it to be washed away.

Richard Marshall: I agree with that, this project is really necessary.

Katy Walden: Well, basically this is putting back what was approved before, and at the time it was working well. Nothing is guaranteed forever, but I think, given the fetch and wave action on that side of the bay, this is the logical and responsible thing to do, given that it connects to neighbors on either side, it also makes it that much more valuable in terms of protection for the neighbors.

Daniel Desmond: I would also like to add there is no Living Shoreline opportunity at that site due to the fetch.

Katy Walden: With no one else to speak on this application, the public comment period was closed. The Board discussed the application and made a motion.

Motion: On motion of Daniel Desmond, seconded by Melody Goodwin, the Mathews County Wetland Board voted 5-0-0 as follows: Daniel Desmond, Melody Goodwin, Nicholas Koch, Richard Marshall, Katy Walden - aye, none - nay; to approve the application. The rationale being: "A failing bulkhead and at least 25 miles of fetch, the rip-rap is the only thing to continue to protect the property and there is no impact of vegetation." The "After The Fact" JPA Application was approved.

6. NEW BUSINESS

7. OLD BUSINESS

8. VIOLATIONS

9. GENERAL PUBLIC COMMENTS

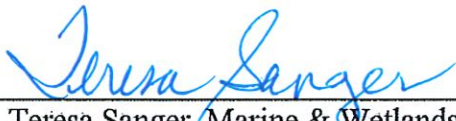
10. ADMINISTRATIVE MATTERS

Katy Walden: In front of you tonight, the Board has been given a new packet. It's something that Teresa and Sherry and I have been working on for a couple of months. I encourage you to take it home and read it, bring your laminated copy with you from time to time to help give you confidence in determining your rationale, working on a way to improve our communication.

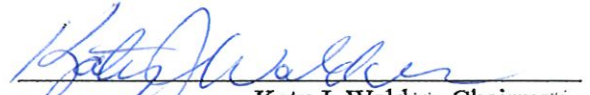
Nick Koch: I would like to thank Teresa for having the multiple signs at the location. Some are tricky locations to find, thank you very much.

Richard Marshall: Thank you for the work and time used on the Guidance Packets for Motions and Voting Rationale.

11. ADJOURNMENT



Teresa Sanger, Marine & Wetlands
Projects Coordinator


Katy J. Walden, Chairman
Mathews County Wetlands Board