



Mathews County Wetland Board

Wednesday, December 3, 2025 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 Nicholas Koch
Alternate David Rowland

Board Members Absent: Melody Goodwin

Team Members Present: Mathews Country Wetlands Coordinator — Teresa Sanger
VMRC — Mike Johnson
Sherry Ashe

3. APPROVAL OF MINUTES

MOTION: On Motion of Richard Marshall, seconded by David Rowland, the Mathews County Wetlands Board voted 5-0-0 as follows: Dan Desmond, Richard Marshall, Katy Walden, Nicholas Koch, David Rowland - aye; None - nay; **to Approve the November 5, 2025 Minutes.**

Roll Call:

Katy Walden, Chair
Richard Marshall, Vice Chair
Daniel Desmond, Member
David Rowland, Alternate
Nicholas Koch, Member

4. GENERAL PUBLIC COMMENTS

5. PUBLIC HEARINGS

- 5.A. Curtis Van Cleve, 756 Whites Creek Lane, VMRC 25-2246, TM# 22-A-120 - Request to install 230 LF of armor stone revetment with Class I stone & Class II stone, along a portion of the Chesapeake Bay shoreline.

Katy Walden: Read the CBPA report, which stated "request to install 230 LF of armor stone revetment with Class I stone & Class II stone, along a portion of the Chesapeake Bay 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?

Joseph Scott: Agent for SalTerra Solutions, LLC, addressed the Board in favor of the application and discussed the need for the project and recent revision submitted.

Daniel Desmond: The revetment doesn't come right up to the upland, it's right in the middle. Are you going to backfill up to the revetment from the uplands?

Joseph Scott: Essentially, what it's going to do is, It will start right at the eroded edge of the yard and go onto the beach area. I started this in August, and it has been hit by two storms. The eroded edge could be slightly different from when it was staked originally. If there is any need for backfill, I will add it, as well as a filter cloth to stay with the original alignment.

Daniel Desmond: So you had to make it that wide because?

Joseph Scott: We are going to use Class II & Class III stone, and mentioned the Jones project and the public pier project nearby also used the same size stone.

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.

Daniel Desmond: I think this is exactly what they have to do in order to protect the shoreline, and I move to approve the project.

Nicholas Koch: I second that.

Katy Walden: Motion has been made and seconded. Let's take a vote.

Motion: On motion of Daniel Desmond, seconded by Nicholas Koch, the Mathews County wetland Board voted 5-0-0 as follows: Daniel Desmond, Nicholas Koch, David Rowland, Richard Marshall, Kay Walden - aye, none - nay; to approve the application. The rationale being: "Basically, the original alternative was to have the ready reef installed which was put in before the current owner moved there and, like you said, Rigby Island is no longer a breakwater for them. So there is no other option for a living shoreline on this property. Given the amount of fetch you have and there is quite a bit of active erosion, it seems like it's exactly what needs to be done, and appropriate for the application".

- 5.B. Carey Living Trust, , 261 E. Shore Dr., VMRC 25-2306, TM# 11A2-6-41 - Request to replace a 3.5' H x 65' L section of existing timber bulkhead with a new vinyl bulkhead 2' channelward of the existing bulkhead, install 14' L x 8'W x 2.75' H section of rip-rap on top of the existing rock bed, along a portion of Kibble Pond shoreline.

Katy Walden: Read the CBPA report, which stated: "Request to replace a 3.5'Hx65'L section of existing timber bulkhead with a new vinyl bulkhead 2' channelward of the existing bulkhead, install 14'Lx8'Wx2.75'H section of rip-rap on top of the existing rock bed, along a portion of Kibble Pond shoreline. I would like to add, after this project was advertised in the paper, some concerned neighbors expressed their concerns about the narrowness of the channel. The property owner took this into consideration, and the project was revised to 1' vs 2' channelward.

Katy Walden: Does the Board consider this application complete? Hearing no comment, we shall proceed. Is there someone here to speak for this application?

Bailey McDearmon: representing Agent, Bryan McDearmon, Mac Bros, LLC, addressed the Board in favor of the application and discussed the need for the project.

Katy Walden: Does anyone have questions for Mr. McDearmon?

David Rowland: I have a couple of questions. The adjacent property owner has staked out his portion of the same failing bulkhead. Do you know if that property owner is going to also replace his bulkhead?

Bailey McDearmon: Yes, sir, we are doing that project as well.

David Rowland: My 2nd question, there seems to be a lot of timber, cinder block and brush adjacent to and on the existing rock pile. Is it your intent to clear that out before putting the rock down?

Bailey McDearmon: I know we are clearing out some of the brush and branches, and we are aware there is wetlands grass to the south end where we are putting the rip-rap, it will not be disturbed. The rock will be taken up, and filter cloth will be put down and put the rock back and then the new rock.

Dan Desmond: Did you modify the drawings to reflect the 1' distance from the existing bulkhead?

Katy Walden: Yes, we do. They are included in our packet.

Katy Walden: Any other questions?

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

Katy Walden: Speaking for myself, I don't see any alternatives to this project. We certainly can't infringe upon the channel anymore. I would like to thank the property owner for being considerate and for taking into mind the concerns of the adjoining property owners. Quite gracious of him.

Motion: On motion of Daniel Desmond and seconded by Richard Marshall, the Mathews County Wetland Board voted 5-0-0 as follows: Daniel Desmond, Richard Marshall, Nicholas Koch, David Rowland, Katy Walden - aye, Nonce - nay; The rationale being, "This is not a new project, basically replacing a failing bulkhead and as you mentioned Katy it's the only solution and adding additional rock to the existing rip-rap is also necessary for that site.

- 5.C. **Kathleen O'Neal, 16 Northview Lane, VMRC 25-2452, TM# 23-1-7A** Request to refurbish an existing marsh toe by adding 2' of rock to the existing structure, making the new measurements 3.7'x8'x88', along a portion of the North River shoreline.

Katy Walden: Read the CBPA report, which stated "Request to refurbish an existing marsh toe by adding 2' of rock to the existing structure, making the new measurements 3.7'x8'x88', along a portion of the North River shoreline.

Katy Walden: Does the Board consider this application complete? Hearing no comment, we shall proceed. Is there someone here to speak for this application?

Jaclyn Wilburn: Agent for Coastal Wetlands Consulting, LLC, addressed the Board in favor of the application and discussed the need for the project.

Katy Walden: Does anyone have questions for Ms. Wilburn?

Daniel Desmond: Are you going to do any backfilling and leave the grass like it is?

Jaclyn Wilburn: Will leave the grass like it is, there is washout happening behind it, adding rock and no new footprint.

Katy Walden: There might be a change in the footprint?

Jaclyn Wilburn: Yes, it would be on the front end where the rock would lay.

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

Katy Walden: The history on this piece of property, the upland is prone to flooding. They are trying to keep the water back without going to extreme measures and this was decided as the simplest, and hopefully most effective, way to block the wave action.

Daniel Desmond: Your staking of the existing revetment beyond the marsh toe on the uplands, are you adding additional rock on the uplands?

Jaclyn Wilburn: The stakes should all be still there where the marsh toe is, there is an old drawing with a berm, and we decided against that.

Katy Walden: The upland staking was prior to the application and not part of this. I think that you get the idea, what they have is a wetland as I said a few minutes ago. They were torn about what to do and what is practical and feasible. Thinking this might give them a reprieve from the incoming water.

Motion: On motion of David Rowland, seconded by Daniel Desmond, the Mathews County Wetland Board voted 5-0-0 as follows: David Rowland, Daniel Desmond, Richard Marshall, Nicholas Koch, Katy Walden, - aye, None -nay; The rationale being "The rock is going in on a similar footprint, it protects the existing plants, It prevents any erosion around that area".

- 5.D. **Kimberli R. Vida, 264, 278 & 308 Chesapeake Shr. Rd., VMRC 25-2464, TM# 44B-1-A –** Request to install three low profile timber groins, lengths vary 46' to 76' channelward with 20' timber spurs & construct a 30' timber spur off an existing terminal groin, install 1,500 CY beach nourishment & plant beach vegetation plantings, along a portion of the Chesapeake Bay shoreline. **Katy Walden** read the CBPA report, which stated: "Request to install three low-profile timber groins, lengths vary 46' to 76' channelward with 20' timber spurs and construct a 30' timber spur off an existing terminal groin, install 1,500 CY of beach nourishment and plan beach vegetation plantings, along a portion of the Chesapeake Bay shoreline".

Katy Walden: Does the Board consider this application complete? Hearing no comment, we shall proceed. Is there someone here to speak for this application?

Craig Palubinski: Agent for Bayshore Design, LLC, addressed the Board in favor of the application and discussed the need for the project.

Katy Walden: Does anyone have questions for Mr. Palubinski?

Daniel Desmond: The existing revetment seems to be doing its job protecting the upland, so you want to make more beach by putting the groins in?

Craig Palubinski: Trying to preserve the beach, they are losing the beach.

Daniel Desmond: How is that nourishment/soil that you are going to put in between the groins going to stay there, with the plantings you put there, if there is that much activity, seems it would get washed away?

Craig Palubinski: The spurs will help that, will lock that in.

Kimberli R. Vida: Introduced herself as the property owner, the groins that Mr. Palubinski was talking about that are existing to the south, the nearshore breakwaters just to the south of my property. We have two different kinds of now, three different sets of groins with spurs off of them to the south of the nearshore breakwaters. So, Sonny Fauver has established some grass, he had the water coming up underneath his house, he and his wife had logs hitting up under the house. There was nothing to hold the water back. They put in rip-rap and later put in a groin with spurs on both sides, and they were just south of the existing nearshore breakwaters. They have established plants in that area. This is a perfect example to view.

Katy Walden: Does anyone have questions for Mr. Palubinski?

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

Motion: On motion of Daniel Desmond, seconded by David Rowland, the Mathews County Wetland board voted 5-0-0 as follows: Daniel Desmond, David Rowland, Nicholas Koch, Richard Marshall, Katy Walden - aye, None - nay; The rationale being, "There is no alternative for a living shoreline here, although the owner is going to backfill and plant some grass to increase the

vegetation on the wetlands. Erosion is very active. As you said, the sand moves quite dramatically over time and I can see how that could happen. Your argument in terms of supporting the existing rip-rap by protecting the sand that is butting up against it, makes a lot of sense and is the right thing to do".

6. **NEW BUSINESS** *Allen Farmer, VMRC #23-2800, 11A5-11-1A – Request to install a 160' Rock Sill with appropriate fill and 28' riprap outfall. This project takes place along portions of the Billups Creek shoreline.*

6.A. Extension Request for:

Allen Farmer, VMRC #23-2800, 11A5-11-1A – Request to install a 160' Rock Sill with appropriate fill and 28' riprap outfall. This project takes place along portions of Billups Creek shoreline. **Approved**

MOTION: On Motion of Dan Desmond, seconded by Katy Walden, the Mathews County Wetlands Board voted 5-0-0 as follows: Richard Marshall, Nicholas Koch, Daniel Desmond, David Rowland, Katy Walden - aye; None - nay; **to Approve the Extension for two years (expires on December 3, 2027), requested by Agent, Joseph Scott, SalTerra Solutions, LLC.**

Roll Call:

Katy Walden, Chair

Richard Marshall, Vice Chair

Daniel Desmond, Member

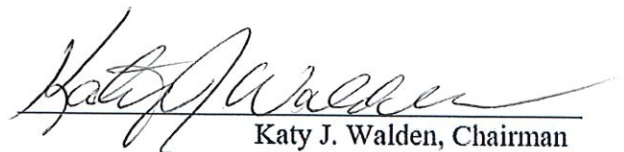
David Rowland, Alternate

Nicholas Koch, Member

7. **OLD BUSINESS**
8. **VIOLATIONS**
9. **GENERAL PUBLIC COMMENTS**
10. **ADMINISTRATIVE MATTERS**
11. **ADJOURNMENT**



Teresa Sanger, Marine & Wetlands
Projects Coordinator



Katy J. Walden, Chairman
Mathews County Wetlands Board