

**NORTHUMBERLAND COUNTY WETLANDS BOARD  
OCTOBER 8, 2024  
MINUTES**

At the regular monthly meeting of the Northumberland County Wetlands Board held on October 8, 2024 in the Sheriff's Office in Heathsville, Virginia at 7:00 PM:

Present

Absent

Spencer Headley – Acting Chairman  
George Rew  
Robert Vanlandingham

Albert Fisher – Vice-Chairman

Spencer Headley, Acting Chairman, called the meeting to order.

On a motion by Robert Vanlandingham, seconded by George Rew, the minutes of the September 10, 2024 meeting were unanimously approved.

**Application No. 24-2157**

Cowart Properties, LLC. – to install 720 linear feet of riprap revetment along the shoreline of the Coan River and Tax Map Parcels #10-(1)—177 & 178 on Oyster Road.

Craig Palubinski, agent for the owner, described the project. He noted that there would be no impacts to wetlands.

Jeff Madden asked if a living shoreline was given consideration.

Craig Palubinski stated that a living shoreline would not work due to the long fetch to the NE.

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

**Application No. 24-2145**

Robert Jagger – to install 115 linear feet of riprap revetment along the shoreline of Henrys Creek and 555 Painter Point Road.

Joseph Scott, agent for the owner, described the project. He noted that a living shoreline would not be possible due to a quick drop off and its mucky.

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

**Application No. 24-1650**

Emilye Ford Pittman – to construct 118 linear feet, including return walls, of vinyl bulkhead channelward of an existing bulkhead along the shoreline of Cod Creek and 310 Potomac Shore Drive.

Bryan McDermon representative of Mac BROS, LLC, agent for the owner, described the project.

Spencer Headley asked if the wall could be installed in the same footprint.

Bryan McDermon stated that due to the cost of removing the old wall, the owner wants to install the bulkhead channelward of the old bulkhead rather than replacing it in the same footprint.

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

**Application No. 24-2187**

George Roscoe. – to install 95 linear feet of riprap revetment along the shoreline of Cubitt Creek and 2 Dixie Court.

Joseph Scott, agent for the owner, described the project.

George Rew asked about creating a living shoreline there.

Joseph Scott stated that due to the tall bank which would require a large structure in front, and there being a lot of bank cover, shading and a drop off, a living shoreline was not considered. He also noted water coming from the bank.

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

**Application No. 24-2191**

Michael Torbert. – to install two (2) armor stone groins, 88 and 68 feet from MHW, each with a 20-foot stone spur along the shoreline of the Chesapeake Bay and 425 Pelican Lane.

Roger McKinley, agent for the owner, described the project. He noted that with each storm, the owner loses more property. He noted that a living shoreline would not work due to the fetch.

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.

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.

