

**TOWN OF WEST POINT
WETLANDS BOARD MINUTES
December 16, 2020**

I. Call to Order

The Wetlands Board held a scheduled meeting on Wednesday, December 16, 2020. Chairman Redd called the meeting to order.

Members Present: Charles Redd, Chairman
Linda Smith, Vice-Chairman
Stuart Daniel
Chase Evans
Garland Jenkins

Staff Present: Holly N. McGowan, Director of Community Development
Shari Carnell, Recording Aide

State Representative Present: Randy Owen, Virginia Marine Resources

II. Review of Agenda

Changes to the agenda are as follows. Public hearing changed to discussion as the public hearing from November 17, 2020 was closed. The minutes from November 17, 2020 will also reflect this change. Chairman Redd asked if there were any other changes that needed to be made to the agenda. There were no other changes to be made.

III. Citizens Address the Board

Chairman Redd opened the floor for any citizen to address the Wetlands Board on any matter not on the agenda. No citizens were present. The citizens address portion of the meeting was closed.

IV. Discussion

A. VMRC#2020-1631, WestRock, LLC

Ms. McGowan reported that the Wetlands Board approved an application in March 2020 for WestRock with a plan that did not include the cofferdam. After discussing WestRock's proposed plan to keep and repair the cofferdam, the Virginia Marine Resource Commission, Army Corp of Engineers, and the Virginia Institute of Marine Science, decided that WestRock would be required to apply for a new application for this project. WestRock Staff present: Trey Baldwin, Wayne Blake, Carole Hamner, Roy See, and Scott Wilson. Langan Staff present: Jeff Manuszak, and Aaron Williams.

Ms. McGowan stated that she has received proof of payment that WestRock has purchased the Tidal Wetland Credits but is unsure if the credits are still valid or if WestRock will need to contact the Wetlands bank and ask for an extension. There is a possibility the credits have an expiration date.

Chairman Redd asked Mr. Owens if he could explain the expiration date of the wetland credits. Mr. Owens stated that generally he has dealt with Heartquake Wetlands Bank and that he generally does not see a lot of that, but the Nature Conservancy may have different guidelines that he is unfamiliar with.

Mr. Jenkins asked what the letter from the Nature Conservancy states about the 60 day expiration date. Mr. Manuszak stated that the letter states that they have 60 days to use the purchased credits, and that WestRock purchased the credits on October 24, 2020. Mr. Redd stated that the credits letter will expire on December 24, 2020.

Mr. Jenkins asked should there be a plan for WestRock to place rip rap? In the event that there is a storm surge or a hurricane how will the erosion be mitigated? Mr. Manuszak from Langan and Trey Baldwin both stated that they are not required to install rip rap but that if that is a concern of the board or if there is a reason for rip rap in the future then Crofton will provide the Wetlands Board with an application and a plan for rip rap.

Mr. Evans asked what the long term maintenance plan is and projected lifespan of cofferdam, pipe repairs and diffuser pipe system? Mr. Manuszak and Mr. Williams both explained they are planning on this solution being a long time repair. The piping is HDPE with a lifetime expectancy of at least 50 years and can last 100 years with no regular maintenance required other than visual inspections to check for leaks. Mr. Baldwin added that WestRock personnel performs visual inspections of the piping and the cofferdam monthly. This solution should resolve and reduce the frequency of future repairs.

Mr. Daniel asked how deep is the cofferdam pipe, and what is the circumference? Mr. Blake stated that it was 14' deep and the circumference is 30". Mr. Daniel asked if the pipe is visible at the surface level? Mr. Baldwin responded that the cofferdam is not 100% sealed from water but it does prevent sediment from going into that area.

Mr. Evans asked how long WestRock is planning on leaving the cofferdam in place. Mr. Williams stated permanently. Mr. Evans continued, is the cofferdam that's installed intended to be a permanent solution. Mr. Manuszak explained that the cofferdam wasn't intended to be a permanent solution when it was originally installed, however they realized backfilling may cause other problems. Mr. Evans stated his main concern about the repair design is how it will fair during a storm surge if it originally wasn't designed to be there permanently, and asked if there was anyone from Crofton present that could answer this issue. No one was present from Crofton to answer.

Mr. Redd stated that his biggest concern is if a storm surge was to occur and the cofferdam were to break, would a lot of unwanted debris and material wash into the river? Mr. Redd also questioned why WestRock wouldn't ensure the project quality by adding rip rap. Mr. Baldwin stated that WestRock hasn't been recommended or required to place rip rap for

this project. WestRock is open to discuss installing rip rap as a solution. Ms. Hamner asked if that would require another Wetlands application. Mr. Manuzak stated that if WestRock increases the footprint it would impact additional wetland areas and increasing the footprint would require another application which would be one of the reasons for not doing the rip rap.

The letter from the Nature Conservancy of Virginia dated November 17, 2020 confirms the sale of 0.019 advance Tidal Wetland Credits to WestRock. The credits are being used as compensatory mitigation for impacts to 0.019 acres of tidal wetlands in the impact HUC 020810106 as authorized by permit number NAO-2012-00486 (20-1631)/VMR#20-1631.

Mr. Evans made a motion to approve the application as presented with the contingency that the engineer of record will provide documentation that the design previously presented with a repaired cofferdam can be kept as a permanent solution. Mr. Jenkins seconded the motion. All in favor responded "Aye." No one opposed. The motion carried.

V. Adoption of Minutes

A motion was made by Mr. Evans and seconded by Mr. Jenkins to approve the November 17, 2020 minutes. No one was opposed. The motion carried.



Charles T. Redd, Chairman
West Point Wetlands Board

Board Members Term's

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