

Middlesex County Wetlands Board

Minutes

December 9, 2025

Call to Order

The December 9, 2025, meeting of the Middlesex County Wetlands Board was called to order by Chairman Dolezal, at 12:30 P.M. in the Boardroom of the Historic Courthouse, Saluda, Virginia.

Present: Wesley Dolezal

Monica Sanders

Chris Brewington

John Boyd

Scotty Schafer

Kylie Harris, VMRC Representative

Staff present: Marc Longest, Environmental and Code Compliance Officer

Absent: Alternate: Michael Indorf

Minutes

The Board considered the minutes of November 12, 2025, meeting. The motion to approve the minutes was made by Mrs. Sanders and seconded by Mr. Boyd and carried out with a 5-0 vote.

Public Hearings

A. Wetlands Application # 2025-1944 submitted by Davey Resource Group, Inc. on behalf of Dawn W. Toney. This request is to install a Quickreef living shoreline with a total length of 264 linear feet and 50 linear feet of bulkhead to be repaired with vinyl sheet-pile directly waterward of existing structure within the Wetlands Board's jurisdiction. The proposed project is located on the Piankatank River, at Tax Map Parcel # 37A-6-182. 61 Lakeside Drive

Jeff Corbin was present to represent the application and to explain the proposed project.

Chairman Dolezal opened the hearing for comments from the public.

There being no additional comments, the public portion of the hearing was closed.

Chairman Dolezal began a brief period of questions and comments between the Board and the agent.

Mr. Boyd, Mr. Brewington, Mr. Schafer, and Mrs. Sanders had no comment. Chairman Dolezal noted this was a living shoreline, did it have a grant – no VA cost share – monitoring schedule – yes 10 years with the cost share – damage repaired? – yes. Mr. Longest stated that the bulkhead, although part of the project, was outside the board's jurisdiction and would not have impacts on the wetlands. Kylie Harris, VMRC, had no comment.

There being no further questions or comments from the Board, Chairman Dolezal asked for disposition of the application.

The motion to approve the application as submitted was made by Mr. Brewington and seconded by Mrs. Sanders and carried unanimously with a 3-year time frame.

B. Wetlands Application # 2025-2067 submitted by Delta Marine Construction, LLC on behalf of Harbor House Association, Inc. This request is the demo of existing decking, walkways, and tie backs. Replace 108 bulkhead, 26'X14' walkway under Gazebo, 52'X8' walkway, 64'X8' walkway, replace decking for 40'X10' and 10'X10' L-head, 12'X6' decking, 51'X6' walkway, and 193'X8' walkway within the Wetlands Board's jurisdiction. The proposed project is located on Jackson Creek, at Tax Map Parcel # 41-72-A. 499 Jackson Creek Drive

Katherine Lester was present to represent the application and to explain the proposed project.

Chairman Dolezal opened the hearing for comments from the public.

There being no additional comments, the public portion of the hearing was closed.

Chairman Dolezal began a brief period of questions and comments between the Board and the agent.

Mr. Scagher noted it was necessary. Mr. Boyd asked if pilings would be replaced – just decking. Mr. Brewington and Mrs. Sanders had no comment. Chairman Dolezal noted no fill was behind the bulkhead – no – no loss – no – repair damage – yes – felt that a condition of the permit would be that no fill be placed behind the bulkhead. Kylie Harris, VMRC, no comment. Mr. Longest stated that no RPA Permit would be required as this was just decking replacement.

There being no further questions or comments from the Board, Chairman Dolezal asked for disposition of the application.

The motion to approve the application as submitted was made by Mrs. Sanders and seconded by Mr. Boyd and carried unanimously with a 3-year time frame with the following conditions:

No Fill Behind Bulkhead

C. Wetlands Application # 2025-2263 submitted by Bush Creek Estates HOA. This request is to remove existing 36' and 60' piers, install new 75'X5' pier in same footprint at a higher elevation within the Wetlands Board's jurisdiction. The proposed project is located on Bush Park Creek, at Tax Map Parcel # 39C (1) B. Mallard Dr

Michelle Meredith was present to represent the application and to explain the proposed project.

Chairman Dolezal opened the hearing for comments from the public.

There being no additional comments, the public portion of the hearing was closed.

Chairman Dolezal began a brief period of questions and comments between the Board and the agent.

Mr. Boyd, Mr. Schafer, and Mrs. Sanders had no comment. Mr. Brewington asked about access – both upland and in the water. Chairman Dolezal noted that this would be a commercial pier with two piers removed into one, RPA would be required as noted by staff. Ms. Harris, VMRC, had no comment. Mr. Longest had no comment.

There being no further questions or comments from the Board, Chairman Dolezal asked for disposition of the application.

The motion to approve the application as submitted was made by Mr. Boyd and seconded by Mr. Brewington and carried unanimously with a 3-year time frame.

Old Business:

New Business:

A. Possible one site visits next month.

Adjournment:

Mr. Brewington made a motion to adjourn the meeting; it was seconded by Mr. Boyd and carried unanimously.

Respectfully submitted,

Wetlands Board Chair

Date