



MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY

MEMORANDUM

TO: MPCBPAA
FROM: Lewie Lawrence , PAA Staff
DATE: April 9th 2018
RE: April 12th, 2019 MPCBPAA Meeting

This announcement serves as notice to call a meeting of the Public Access Authority on Friday, **April 12th, 2019** or about **11:00 p.m.** The meeting will be held at the MPPDC Board Room in Saluda, VA. Lunch will be provided. If you have any questions, please call (804-758-2311) or email me (LLawrence@MPPDC.COM) at your convenience.

AGENDA

1. Call to Order
2. Approval of January 2019 Minutes
3. Approval of Financial Report: GMS Accounting system upgrade. Report will be at your place
4. Public Comment
5. Marina Donation Discussion
6. Go Va Grant- PAA Nutrient Bank
7. USFW Acquisition Update
8. Captain Sinclair's
 - A: Signage
 - B: Well purchase at Rancher
10. Virginia Water Trails Phase 3
 - a. DHCD application under their Community Business Launch program. The Community Business Launch (CBL) is designed to assist communities in taking a systems approach to defining and pursuing an asset-based small business development strategy. CBL will provide the tools to effectively prepare multiple entrepreneurs to operate successful businesses on PAA lands that can be used for Eco-Business creation and allow them to compete for funding to start up their new endeavor
 - b. Pub and Paddle Concept: <https://paddleforpints.com/>
 - c. Corporate Sponsorship Program for PAA
 - d. Chmura Economics & Analytics will conduct an economic analysis for the Middle Peninsula region focusing on the economic impact of eco-tourism and related industries.
11. Other Business
12. Next meeting

MEMBERS

Essex County

Hon. Margaret H. Davis
(Vice Chair)

Gloucester County

Hon. Christopher A. Hutson

King and Queen County

Hon. Doris Morris

King William County

Mrs. Bobbie Tassinari

Mathews County

Mrs. Melinda Conner
(Chair)

Middlesex County

Mr. David Kretz

Town of Tappahannock

Mr. Jimmy Sydnor

Town of Urbanna

Hon.. Boyd C. Wiley

Town of West Point

Mr. John B. Edwards, Jr.
(Treasurer)

Saluda Professional Center

125 Bowden Street

P. O. Box 286

Saluda, VA 23149-0286

Phone: (804) 758-2311

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email:

PublicAccess@mppdc.com



MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY

MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY MINUTES

MPPDC Board Room

April 14th 2018 for the January 11th 2019

AGENDA

MEMBERS

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1. Call to Order: PAA Chair Ms. Mindy Conner, Mathews County called the meeting to order at 11:00 a.m. Attending were: ; John Edwards, Town of West Point; Louise Theberge, Gloucester County, Mr. David Kretz, Middlesex County; Tom Swartzwelder, King and Queen, Lewie Lawrence.

2. Election of Officers: Motion was made by Tom Swartzwelder, King and Queen for the current slate of officers to serve another term. Seconded by David Kretz, Middlesex County. Motion passed.

3. Approval of August 2018 Minutes: Ms. Melinda Conner requested a motion to approve the August minutes. Tom Swartzwelder moved that the minutes be approved. John Edwards seconded the motion. Motion carried

4. Approval of Financial Report: Due to rescheduled meetings, Chairman's absence, and scheduling conflicts a delayed draft FY19 budget was presented by Beth Johnson for consideration. One change was made to the budget. The addition of a PAA internship of \$2,000 at \$10 per hour was added. Motion to approve the FY19 budget was made by Louise Theberge, Gloucester County and seconded by Tom Swartzwelder, King and Queen. Beth Johnson presented the 2019 Audit for review. No findings. Motion to accept the Audit as presented was made by David Kretz, Middlesex County and seconded Tom Swartzwelder, King and Queen. Motion carried. Discussion was held regarding the refund of reservation fees as requested by users. Motion was made by Tom Swartzwelder, King and Queen that no refunds be given for reservations made on the PAA website. Seconded By David Kretz, Middlesex County. Motion carried. Beth Johnson presented the PAA Financials. Motion to accept PAA financials as presented was made by David Kretz, Middlesex County and seconded by Louise Theberge, Gloucester County, motion carried.

5. Public Comment: No Comment

6. Legislation: Marina Donation: Lewie provided an update House Bill 2482 Land preservation tax credits; operation of facility on donated land; agreements between the

Commonwealth and a third party related to donated land and Tax Credits: Lewie also provided an update on HB 2483 Income tax credit for donation to public access authority.

7. Virginia Water Trails Website Presentation. Lewie demonstrated the <https://viriniawatertrails.org/middle-peninsula/> website. A question was asked about capturing user experiences with both the website and trails. Lewie will consult with Consociate Media.

8. Virginia Outdoors Foundation Funding: Lewie presented a review of the VOF Public Access Easement for Captain Sinclair. Motion was made by Tom Swartzwelder, King and Queen to authorize Lewie Lawrence to sign necessary documents to finalize the VOF Easement. The motion was seconded by Louise Theberge, Gloucester County. Motion Carried.

9. NFWF Final Report: Postponed until next meeting

10. USFW Acquisition: . Lewie Lawrence reported that home owners are returning willing seller sheets for small outparcels around Capt Sinclairs.

11. FEMA Grant Pool House: Lewie reported that the application to rebuild the residential structure next to the pool at Captain Sinclair's has been submitted to VDEM. As part of the discussion, staff was directed to purchase flood insurance for the Manor House and Brick Rancher.

12 Perrin Wharf: The Board again discussed long term strategies for managing Perrin Wharf. Lewie advised that NOAA has allowed the wharf use to be limited to commercial use only should that be needed to help manage the facility as long as the public can still walk of the Wharf and launch a boat on the gravel ramp. The Board directed staff to put Gloucester on notice again that the PAA owns the wharf because Gloucester asked the



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PAA to take ownership and that The PAA expects Gloucester to be a contributing partner and the current management strategy isn't working and its not sustainable. The PAA needs a management agreement that is mutually beneficial. If Gloucester does not assist, potential options include closing, leasing, or selling the wharf.

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12. Next Meeting: Estimated to be April 12th

13. Adjourn

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From: McMenamin, Margaret <mmcmenamin@wetlands.com>
Sent: Friday, March 22, 2019 8:33 AM
To: Lewie Lawrence <LLawrence@mppdc.com>
Subject: Re: Nutrient Bank Middle Peninsula Question Good morning Lewie

Below is some information regarding your inquiry into setting up a nutrient bank at the parcel in Land's End. Attached is a manual for establishing a nutrient bank and calculating nutrient offsets, as well as a map showing the basins.

This site you've indicated is located within the York River basin, East of I-95. The most likely candidate for nutrient credits would be land conversion from pasture to forest, resulting in 3.24 pounds of nitrogen and 0.95 pounds of phosphorous per acre converted (per the manual). Keep in mind that point sources looking to purchase your credits would need to do so at a 2:1 ratio. For example, say you convert 10 acres of pasture to forest and "make" 30 lbs of TN and 10 lbs of TP. A 1-acre development will need about 1.75 lbs TP in credit, meaning that developer will purchase 3.5 lbs of TP. That means your 10-acre bank can be used for approximately *three* 1-acre developments. You've expressed that you are not interested in profits, but I wanted to make you aware of the limitations.

If you proceed to move forward with making the nutrient bank, you'll need to establish an offset broker. It is my understanding that you and/or your agency can be the broker if you choose. Once you've converted the land and credits are available for sale, you'll also need to obtain a Nutrient Reduction Certificate. This will require a certain amount of paperwork, organization with agencies, and at least one agency site visit. Note that land conversion banks of this type do not require "baseline BMPs" so those steps/costs are moot. Per the COE wetland delineation manual, an area can be considered forested if it has 30% or more tree cover. In WSSI's wetland mitigation experience, we plant about 650 stems per acre and aim for 400 stems per acre survival. There is precedent for DEQ approving a natural succession to forested conditions if planting costs are deemed too high. Note that this would delay your credit release until the site achieves the 400 stems per acre rate on its own which may take years. I've also inquired about the possibility of partitioning off this parcel into nutrient credits and tidal and/or non-tidal wetlands. My understanding is that a parcel needs to be about 20-acres in size to make a wetland mitigation bank worthwhile and that the agency-approval process is currently in excess of two years (nutrient bank approval should be shorter). Let me know if you're still interested in pursuing wetland mitigation banking regarding these considerations and I'll make further inquiries.

While you consider the possibilities of what to do with this parcel, I suggest you continue to mow/maintain it as pasture. The nutrient credits are based on what land use was active on July 1, 2005 but you'd get more wetland credits (if you go that route) for converting pasture than naturally grown mixed brush. Not to mention it'll be easier to defend the land conversion nutrient credits if the site is still pasture.

Thank you and please let me know if you have any questions.

--

Margaret McMenamin, Senior Engineer
[Wetland Studies and Solutions, Inc.](#)
703.679.5659

USFW Acquisitions

“Yellow PAA has closed”



USFW Acquisitions

Yellow circle= PAA closed

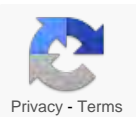
Red circles purchase contract underway





Trail News

Paddle and Pub Crawl Across the Middle Peninsula





Google “beer and workouts.”

Seriously. Open a new tab and do it right now.

See all those results? How could you possibly determine what’s real and what’s the myth of internet lore with all those hits?

Some links lead to articles that cite science. Some are personal athlete experience tales. Many seem to be contradictory.

There’s “The Beer After Your Workout Probably Isn’t Helping” right after “4 Reasons Why Drinking Actually Helps Your Exercise Efforts,” or “How Beer Can Motivate You to Exercise” just before “This is What a Post-Workout Beer Really Does.”

But after taking time to run down that internet rabbit hole of information, we’ve come to one conclusion: people who enjoy beer responsibly often

also enjoy a good beer after a good workout.

The key, nearly all reports say, is to hydrate and follow all the other rules you ordinarily would for safety.

That got us thinking.

Paddling – whether in a kayak or on a stand-up paddle board – is some of the best exercise out there. In fact, in a kayak, it’s a full-body, low-impact workout, engaging your arms, torso back and legs. And if it’s a nice day, you’ll be soaking up all those yummy doses of Vitamin D while generating those feel-good endorphins.

That leads us here, to the Virginia Water Trails.

For our Virginia residents and visitors, thanks to the openings of the first two micro-breweries in Gloucester in 2018, there is now a very real and very tasty paddle and pub crawl you can take through the **Middle Peninsula**.

Here’s how.

PADDLE: Plan Your Paddle

While there are thousands of miles of waterways across the **Middle Peninsula**, the second of three large peninsulas on the western shore of Chesapeake Bay, we recommend planning your paddle and pub crawl from Gloucester, which is home to the two Middle Peninsula breweries (others are under construction now, and once they open we will update this list).

Gloucester and its 506 miles of shoreline is home to the Gloucester Blueways, a system of water trails spanning five tidal rivers, dozens of navigable creeks and a lake formed by a man-made impoundment. Used by the area’s native inhabitants for generations, Gloucester’s waterways were explored extensively by Captain John Smith’s shallop in the early 1600s.

Thanks to the Middle Peninsula Chesapeake Bay Public Access Authority, locals and visitors can also access hundreds of acres of waterfront land for recreation.

Start the planning for your paddle and pub crawl here where you can play around with the interactive map of the water trails on the Middle Peninsula.



PUBLIC SERVICE ANNOUNCEMENT

Before heading out to the pub part of your crawl, be sure you drink and **paddle responsibly**, obey all Virginia laws, and hydrate-hydrate-hydrate!

PUB: Gloucester Brewing Company

Located in the heart of the **Gloucester Village on Main Street**, the Gloucester Brewing Company



opened in late 2018 with a mission to “make beer local, Gloucester local.” The partners renovated an old building in the historic district and brewed beers that taste as local as their names, which include:

-DeadRYEz, a lighter brew rye ale that appeals to the tastes of those more aligned with mass market beers.

-Shucking Good Oyster Stout with a dark, malty and sweet/roasty flavor.

-Low Ground, a traditional brown ale made with roasted special malts that give it an easy-drinking flavor.

Gloucester Brewing Company serves its flights as floats and can be found at 6778 Main Street, Gloucester.



PUB: That Damn Mary

Exceptional beers for the Very Mary. That’s what **That Damn Mary Brewing Company** promises – and delivers.

Located on George Washington Memorial Highway since the summer of 2018, That Damn Mary’s beers “are not only exceptional in taste,” but are also made in ways that are as “green and

sustainable as possible and use as many Virginia sources as we can find—the better to do right by our community.”

They brew everything on site and have a 7-barrel system for mainstays and a

half-barrel pilot system for experimental brews and collaborations.

As for the names and styles of their beer, you'll find a *Tried and True* pale ale, *Easy Money* amber ale, *Oh Mama!* milk stout, and *Funked Cluster* American style IPA, to name a few.

Hungry? Also on site is the Mobjack Tavern restaurant with a full menu.

POST-PADDLE & PUB

As you take the crawl across the Middle Peninsula, be sure to POST about your PADDLE and PUB visits on **social media** with hashtags #RuralCoastalVA and #RCVA so we can follow along!

Thank you, **Sara Harris Photography**, for allowing Virginia Water Trails the use of these images, which were made for **The Scout Guide Williamsburg & The Chesapeake Bay**.

CATEGORIES

[Eastern Shore](#)

[Middle Peninsula](#)

[News](#)

[Northern Neck](#)

TAGS

[Art Beach](#) [Bethel Beach](#) [Capt. Sinclair's](#) [Captain Sinclair's](#) [Deltaville](#) [Dining Gloucester](#)
[Gloucester Arts Festival](#) [Gloucester Brewing Company](#) [Gloucester Daffodil Festival](#) [Gloucester Main](#)

Street Gloucester Point Heritage History Inn at Warner Hall Kayak Lodging Mathews Mathews
County Middle Peninsula Middlesex Museums NN Burger Oysters Paddle Board Plein
Air Painting Pub Crawl Restaurant Saluda Scoot's BBQ Stand Up Paddle Board Tappahannock
That Damn Mary Brewing Company Urbanna Virginia Virginia Certified Ecotour Guide Course
Ware House Road Waterfront Painting

Getting out on a water trail in rural coastal Virginia?

Be sure to share your
experiences with fellow paddlers
and nature lovers – and us, too! –
by posting your photos to
Facebook and Instagram with our
hashtags!

#RuralCoastalVA
#RCVA

Newsletter

Enter your email below.

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