



## MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY

### MEMORANDUM Amended 10-6-2004

**TO:** Middle Peninsula Chesapeake Bay Public Access Authority  
**FROM:** Lewis Lawrence, Dir. of Regional Planning  
**DATE:** September 30, 2004  
**SUBJECT:** Public Access Authority Meeting

#### MEMBERS

**Essex County**  
Mr. R. Gary Allen  
*Treasurer*

**Town of Tappahannock**  
Vacant

**Gloucester County**  
Hon. Louise D. Theberge

**King and Queen County**  
Mr. Ronald A. Hachey

**King William County**  
Mr. Frank Pleva  
*Vice Chairman*

**Town of West Point**  
Mr. Trenton Funkhouser

**Mathews County**  
Mr. Steve Whiteway  
*Chairman*

This is to call a meeting of the Chesapeake Bay Public Access Authority for Wednesday October 6, 2004, at 12:00. **This is a change from the originally scheduled meeting date.** Most of the Access Authority Board will be on the Northern Neck for a meeting and thus we needed to pick another meeting date. The meeting will be held in the MPPDC Board Room. Lunch will be provided.

The agenda and related material are attached. If you have any questions, please do not hesitate to call or e-mail. I can be reached at 804-758-2311.

#### AGENDA

1. Welcome and Introductions
2. Election of Officers
3. Approval of August minutes
4. Treasure Report
5. Public Comment
6. Town of West Point- Public Fishing – Bridge
7. State Park Discussion
8. Brown Tract Management Plan
9. Brown Tract Division
10. CELP Acquisition
11. NOAA Fellow
12. Hunt Club Stewardship
13. New Point Project Update
14. Other Business
15. Chairman Observations
16. Next Meeting
17. Adjourn

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FINAL

**MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY  
MINUTES**

**August 11, 2004  
Middle Peninsula Planning District Commission  
Saluda, Virginia**

**1. Welcome and Introductions**

The Middle Peninsula Chesapeake Bay Public Access Authority held its meeting in the Middle Peninsula Planning District Commission Regional Board Room at noon in Saluda, Virginia, on August 11, 2004. Members present were Vice Chairman Frank Pleva, King William County Administrator; Ron Hachey, King and Queen County Administrator; Trenton Funkhouser, Town Manager of West Point; Louise Theberge, Gloucester County Board of Supervisors; Dan Kavanagh, Executive Director MPPDC; Lewis Lawrence, Director of Regional Planning MPPDC; David Fuss, Program Director of Dragon Run Special Area Management Program MPPDC; and Josh Bateman, Regional Planner MPPDC.

Vice Chairman Pleva welcomed everyone in attendance.

**2. Approval of June Minutes**

Vice Chairman Pleva requested a motion to approve the June Minutes. Louise Theberge moved that the Minutes be approved; Ron Hachey seconded the motion; motion carried.

**3. Treasurer's Report**

Ron Hachey inquired about purchasing property in Middlesex County using CELP funds. Lewis said that the PAA could not do business with a locality if they are not a part of the PAA. Lewis reviewed the Treasurer's Report and stated that no new Revenues or Expenditures were reported. Lewis said that the PAA had \$35,000 available at this time.

**4. Public Comment**

There were no public comments.

**5. Mobility Study**

Lewis said that the Regional Alternative Transportation Study has been completed and will be used to determine density levels for public access. Lewis referred the Authority to the regional and county maps of Gateways and Trails showing existing facilities. Lewis stated that the study represents a guiding document for future public access decisions. Vice Chairman Pleva pointed out that the location of the proposed Reservoir was incorrect on the regional and county Gateways and Trails map. Trenton Funkhouser said that some items appearing on the regional

map are missing on the county maps. Trenton Funkhouser introduced a motion to adopt the Middle Peninsula Planning District Commission Regional Alternative Transportation Study. Ron Hachey seconded, motion approved.

## **6. Brown Tract**

- A. Lewis referred the Authority to the land survey for the Brown Tract and stated that the property contains more acreage than shown in the original proposal for a split with DOF.
- B. Lewis stated that a deed would be needed to convey Parcel C to the Virginia Department of Forestry.
- C. Lewis and Josh Bateman reviewed the Brown Tract Management Plan with Lewis referred the Authority to a graph in the document that shows differences in the emphasis of the various alternatives. Lewis said that the Authority would need to provide direction when the stakeholders reconvene by selecting a preferred alternative. Ron Hachey suggested that the Authority remove Alternative 1 from the document since the Authority's role is to actively manage the property for the benefit of all users. A discussion followed concerning the merits of the remaining alternatives. The Authority agreed that Alternative 3 was the best way to manage the property. Lewis countered that the Coastal Program has indicated that they prefer Alternative 4. Several members of the Authority suggested that the group adopt Alternative 3 while incorporating at a later date some of the implementation strategies from Alternative 4. Ron Hachey made a motion for the Authority to adopt this revised alternative, Louise Theberge seconded the motion; motion carried.

## **7. Land Acquisition CELP**

- A. Lewis reported on the results of the CELP Strategy Meeting. He stated that between \$90,000 and \$200,000 was available for fee-simple property acquisition within the Dragon Run Watershed.
- B. Lewis reported on the availability of a piece of property for sale that he referred to as the Foster Tract. He stated that the PAA could put in a contract for the land with the \$35,000 available in budget. Louise Theberge suggested that the Authority offer to purchase an option to buy the property for \$500. She inquired whether she had the ability to act on behalf of the PAA. A discussion followed. The Authority discussed the political implications of purchasing the property and whether to use Land Trust money on the acquisition of this piece of property or only on the Brown Tract. Several members of the Authority suggested that Lewis discuss the acquisition with a real estate agent to obtain background information before offering an option to buy the property. The Authority authorized Lewis to obtain advice from a real estate professional and offer up to \$2700 for an option to buy the Foster Tract, subject to a review and an offering of comments by the Virginia Department of Transportation.