



**TOWN OF OCCOQUAN  
PLANNING COMMISSION**  
Town Hall - 314 Mill Street, Occoquan, VA 22125

**MEETING DATE: 2023-08-22**  
**MEETING TIME: 6:30 PM**

**Present:** Chairperson Eliot Perkins, Commissioners Darryl Hawkins (Remote), Ann Kisling, Robert Love, Ralph Newell, Ryan Somma, Don Wood

**Town Staff:** Matt Whitmoyer, Management Fellow; Adam Linn, Town Manager; Philip Auville, Town Clerk

**1. Call to Order**

The Planning Commission meeting was called to order by Chairperson Perkins on 2023-08-22, at 6:30 p.m.

**2. Citizen Comments**

None.

**3. Approval of Minutes**

**a. July 25, 2023 Meeting Minutes**

Commissioner Wood motioned to approve the minutes. Commissioner Kisling seconded. The motion passed unanimously by voice vote.

**4. Presentations**

**a. Chesapeake Bay Preservation Act (CBPA) Training**

Daniel Moore of the Virginia Department of Environmental Quality (DEQ) gave a presentation on the Chesapeake Bay Preservation Act. The presentation covered point versus non-point source pollution, the 1988 Chesapeake Bay Act, how the DEQ has five people to administer local programs for 84 localities, and which acts and programs cover different stages of the construction process. He explained the advisory review process for municipalities to look at ordinances for specific strategies and goals that could be added to Bay Act Program and the compliance review process where the municipality provides a sampling of approved site plans to get a sense whether local staff are reviewing plans as they should be, and from that review comes a staff report with conditions for improvement. He reviewed a map of Occoquan and noted the resource protection area, intensely developed area, and resource management areas. He said the Mill at Occoquan project is allowed because the area is designated an IDA due to existing conditions on waterfront and this is very unusual for a municipality. He reviewed site-specific determinations and water quality impact assessments. He said that the Town of Occoquan paid an

environmental planner to put together a packet of forms for the Town for these assessments. He reviewed the 2020 Regulatory Amendments concerning coastal resiliency, which includes a concerted effort to hold onto mature established trees and a requirement that each local government must have a website with public access to all 10 elements of your Bay program with a map and comprehensive plan. Chairperson Perkins said he appreciated the presentation being tailored to Occoquan.

Commissioner Love said Occoquan is low in terms of topography, sediments flow into the river, there are no retention ponds; therefore, all trash in sewers ends up in the river. He asked who in the state government is responsible for assisting with this problem as it goes beyond the Town's jurisdiction. Mr. Moore said he will get Mr. Whitmoyer contacts the Town can talk to.

Chairperson Perkins said this was a constant challenge for Occoquan, the Town left the Prince William County stormwater program and is now trying to form solutions. Mr. Moore said the Town is ideal for grants. He recommended the Potomac Watershed Roundtable, which meets four times a year, headed by Penny Gross with the Fairfax Board of Supervisors. It is a great organization for information and suggested Commissioners attend a meeting or two.

Chairperson Perkins said this will help Occoquan get better at what we are currently doing, like the current efforts of taking weekly measurements of water quality and putting muscles in the water. He asked when the last time Mr. Moore provided a report to the town. Mr. Moore said it was in 2017. It should be every five years. They are about to start a new round of compliance reviews. He has been through two cycles of reviews with Bruce Reece and the Town is well-served by his expertise. Chairperson Perkins asked if there are resources on permeable surfaces. Mr. Moore said he can provide that.

Commissioner Wood asked about the Occoquan map, and if the IDA and RPA overlap. Mr. Moore said they do, but the IDA extends further into the town than the RPA. Consider the IDA an overlay to the RPA. Commissioner Wood asked if the IDA takes precedence over RPA. Mr. Moore said it does not take precedence, but the IDA on the map is an acknowledgement that the state will not revert the area to a fully vegetated buffer.

## **5. Discussion Items**

### **a. Berkley Riverwalk Planning Update**

Mr. Whitmoyer said the Vision Plan deliverables were not up to expectations. They will be working with the Berkley Group on Friday to work on a new deliverable. It will be at least a month for that, meaning there is a need to re-plan out the Planning Commission work sessions.

## **6. Work Session**

### **a. 2024 Strategic Planning Workshop Session**

Chairperson Perkins recommended switching the Riverwalk session with the Increasing Walkability and Accessibility session. He recommended Commissioners get public meetings on the books for each group by the end of next week and work with Mr. Whitmoyer to schedule and advertise the public meetings. Mr. Whitmoyer said anytime from 9am to 5pm during the week. For FOIA compliance, members can discuss dates, but not substantive work. He welcomed Commissioners to reach out for documents such as the Town Parking Study or other reports.

## **7. Adjournment**

The meeting was adjourned at 7:30 p.m.

*Minutes Prepared by Ryan Somma, Planning Commission Secretary*